AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 20, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

10 - 18 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Oct 16 2024 - Minutes - Html

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

5.1. **CASE 6308** - ADDED TO AGENDA FOR ABATEMENT OF FINE

5.2. **CASE 6954** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.3. **CASE 8441** - ADDED TO AGENDA FOR AN EXTENSION OF TIME

5.4. **CASE 8786** - ADDED TO AGENDA FOR AN EXTENSION OF TIME

5.5. **CASE 8885** - ADDED TO AGENDA FOR AN EXTENSION OF TIME

5.6. **CASE 9377** - ADDED TO AGENDA FOR ABATEMENT OF FINE

5.7. **CASE 9652** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.8. **CASE 9977** - REMOVED FROM AGENDA, RESPONDENT WAS APPROVED FOR AMNESTY

5.9. **CASE 10195** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.10. **CASE 10197**- REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE COMPLIANCE OFFICER JEAN GUSTIN

7.1. **CASE 6954** - VILA,CLARIVEL & VILA,PABLO & VILA,AGUSTIN C - 2517 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING -SECTION(s) 5-103(a)(c)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

19 - 38 7.2. **CASE 9066** -BARBARA GARCES, CARLOS GARCES & ROBERT PLACER ALVAREZ - 329 LONE PINE LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

Case Overview 9066

7.3. **CASE 9652** - I-95 REALTY INC 2790 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

39 - 58 7.4. **CASE 9694** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 SW 19 ST #662 / #562, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-40(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

Case Overview 9694

59 - 73 7.5. **CASE 9698** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19(a)PROHIBITED SIGNS - **REPEAT OFFENSE**

Case Overview 9698

74 - 95 7.6. **CASE 9768** - MAXIMILLANO GUILLERMO PINOL - 3120 W HALLANDALE BEACH BLVD, LOT 14, PEMBROKE PARK, FL 33009 - FORMAL HEARING -SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

Case Overview 9768

96 - 113 7.7. **CASE 9828** - PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER, PEGGY TRSTEE- 2521 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE;12-42 - RESPONSIBILITY OF PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 27-33 - MAINTENANCE - **FIRST OFFENSE**

Case Overview 9828

114 - 142 7.8. **CASE 9976** - DARREN RUDNICK - 2311 SW 30TH CT, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 27-33 - MAINTENANCE; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9976

7.9. **CASE 9977** - GLADYS SAMPOR - 2313 SW 31 CT, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 27-33 - MAINTENANCE - **FIRST OFFENSE**

7.10. **CASE 10195** - BH 2550 LLC - 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103(h)(i)- EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 RESPONSIBILITY OF PROPERTY OWNER; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 27-33 - MAINTENANCE - **FIRST OFFENSE**

7.11. **CASE 10197**- AMERICAN BANK OF HALLANDALE % THOMSON REUTERS - 3131 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103(h)- EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-34 - RESPONSIBILITY OF PROPERTY OWNERS; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 RESPONSIBILITY OF PROPERTY OWNER; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; E - **FIRST OFFENSE**

8. HEARING TO CONFIRM FINE - CODE COMPLIANCE OFFICER JEAN GUSTIN

143 - 198 8.1. **CASE 6134** - RUTH MARTINEZ CEDANO / WALESKA MARTINEZ CEDANO - 3140 W HALLANDALE BEACH BLVD, LOT 14, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(b) NUISANCES: DUTY OF PROPERTY OWNRS AND TENANTS TO PREVENT; 28-260(8) PROHIBITED USES - **FIRST OFFENSE**

Case Overview 6134

199 - 265 8.2. **CASE 6137** - ANGELA EXPOSITO - 2303 SW 31 AVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(c)(h)(j). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105. - REPAIRS AND INSTALLATIONS;
12-48. - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

Case Overview 6137

266 - 301 8.3. **CASE 7710** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE- SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Case Overview 7710

302 - 341 8.4. **CASE 8714** - ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ - 104 DAVID DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE – SECTION(s) - 5-17 - PERMIT APPLICATION; 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **REPEAT OFFENSE**

Case Overview 8714

342 - 382 8.5. **CASE 8789** - DANY GREINER - 3100 W HALLANDALE BEACH BLVD, LOT 702, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 8789

383 - 450 8.6. **CASE 8966** - CONAX PROPERTIES LLC - 1904 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 8966

451 - 489 8.7. **CASE 8994** - PEMBROKE CROWN II LLC - 2517 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s)- 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS **- FIRST OFFENSE**

Case Overview 8994

490 - 547 8.8. **CASE 9069 -** AMAURY ALVAREZ RODRIGUEZ - 133 STEVEN STREET, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(S) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9069

9. HEARING TO EXTEND TIME - CODE COMPLIANCE OFFICER JEAN GUSTIN

548 - 581 9.1. **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME – SECTION(s)
5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

Case Overview 9222

582 - 620 9.2. **CASE 9596 -** MEAT BAR HOLDINGS LLC - 2542 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

Case Overview 9596

9.3. **CASE 8885 -** WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #E15, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**

9.4. **CASE 8786** - LAKE VILLA ASSOCIATES LTD - 2300-2490 S PARK ROAD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

10. HEARING TO ABATE FINE - CODE COMPLIANCE OFFICER JEAN GUSTIN

621 - 653 10.1. **CASE 9377** - JUNHALLA LLC - 3149 JOHN P CURCI BAY #1, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

Case Overview 9377

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

654 - 710 11.1. **CASE 7379** - CLAUDE LEGENDRE - 84 W LAKE DRIVE PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-340(b) - DOCKS - **FIRST OFFENSE**
Case Overview 7379

711 - 740 11.2. **CASE 8393** - TAI GROUP INC - 2520 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 11-16 - LOCATION PLACEMENT FOR COLLECTION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY - **FIRST OFFENSE**
Case Overview 8393

741 - 775 11.3. **CASE 8441** - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8441

776 - 891 11.4. **CASE 9160** - BNUMO INC - 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-21(7) TEMPORARY SIGNS - **REPEAT OFFENSE**
Case Overview 9160

11.5. **CASE 8825 -** WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #B17-B18, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-177 - INITIAL CERTIFICATE OF USE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

Case Overview 8825

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

892 - 952 12.1. **CASE 4469** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST #153, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT; 15-24 - NO BUSINESS TAX RECEIPT - **REPEAT OFFENSE**
Case Overview 4469

953 - 1014 12.2. **CASE 4746** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST #154 - #155, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES; - **REPEAT OFFENSE**
Case Overview 4746

1015 - 1065 12.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5707

1066 - 1168 12.4. **CASE 5996** - CAROLINA ESTE GUZMAN MARTILLO - 3120 W HALLANDALE BEACH BLVD, LOT #718, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s)- 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5996

1169 - 1219 12.5. **CASE 6308** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) FL BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6308

13. ADJOURNMENT

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

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

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

MINUTES
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 16, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:05 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: Andre McKenney.
CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.
CODE COMPLIANCE OFFICER: Jean Gustin
CODE COMPLIANCE CLERK: Nazly Cardona.
TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

8 - 18 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Aug 21 2024

19 - 28 4.2. CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Sep 18 2024

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

5.1. CASE 5272 - REMOVED FROM THE AGENDA, PROPERTY OWNER IS APPROVED FOR AMNESTY

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

29 - 48 7.1. **CASE 6620** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-23(a) - PERMIT - **FIRST OFFENSE** Case Overview 6620

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

49 - 86 7.2. **CASE 8315** - ROSE ESPERATIZ PEREZ - 3100 W HALLANDALE BEACH BLVD, LOT G9, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 8315

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Rose Perez.	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	12/15/2024.

87 - 113 7.3. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 2250 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 8365

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

114 - 164 7.4. **CASE 9026** - GEOFFREY JACOBS - 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 553.73 - FLORIDA BUILDING CODE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 105.1 - PERMIT REQUIRED - **FIRST OFFENSE** Case Overview 9026

Respondent or Representative	Action
- Absent.	Case to be continued until further notice.

165 - 198 7.5. **CASE 9090** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-375 - PERMIT REQUIRED (a)(b); 15-375(a) - APPLICATION; 15-378 - APPROVAL OF PERMIT; 15-380(c) - FEES PENALTIES AND APPEALS - **FIRST OFFENSE** Case Overview 9090

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

199 - 226 7.6. **CASE 9195** - LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 9195

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Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Mitza Lacroix.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	01/14/2025.

227 - 250 7.7. **CASE 9443** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** Case Overview 9443

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Randel Perez.	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	12/15/2024.

251 - 273 7.8. **CASE 9628** - JAHOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) - DELINQUENT TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** Case Overview 9628

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Steve Sookdeo - Marlene Sookdeo	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	12/15/2024.

274 - 289 7.9. **CASE 9839** - 3200 REALTY CORP - 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES; 21-19(d) - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 9839

Respondent or Representative	Action
- Sybrena Singletery.	Case to be continued until further notice.

290 - 309 7.10. **CASE 9937** - 3680W LLC - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a) DELINQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **FIRST OFFENSE** Case Overview 9937

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

310 - 338 7.11. **CASE 9958** - PROLOGIS 2 L P - SW 38 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES - **FIRST OFFENSE** Case Overview 9958

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

339 - 362 7.12. **CASE 9982** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023 - FORMAL - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 9982

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Julian Donald.	60 Days to Comply $350.00 Per Diem $100.00 Admin Fee	12/15/2024.

363 - 376 7.13. **CASE 9981** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 9981

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

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

8.1. **CASE 5272** - BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL - 311 MARINE DR PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Respondent or Representative	Supplemental order/code compliance lien issued
- Absent.	Removed from the agenda, the respondent is approved for amnesty

377 - 406 8.2. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5518

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of $212,850.00.

407 - 446 8.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 5707

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of $134,100.00.

447 - 495 8.4. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** Case Overview 7112

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Absent.	Confirmed Fine of $30,300.00.

496 - 522 8.5. **CASE 7174** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC - 3707 SW 56 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7174

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Patrick Brinson.	Confirmed Fine of $182,100.00.

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

523 - 571 9.1. **CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS PREVENT - **FIRST OFFENSE**
Case Overview 8547

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Albert Montoto.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/15/2024.

572 - 606 9.2. **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8742

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Rena Adan.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	1/14/2025.

607 - 646 9.3. **CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** Case Overview 8797

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	1/14/2025.

647 - 685 9.4. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** Case Overview 9004

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	1/14/2025.

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

686 - 765 10.1. **CASE 6131** - ANA JULIA LABRADA BATISTA - 3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 6131

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Ana Labrada.	Fine Abated to $2,792.00 Payable in 120 Days or Reverts to $26,450.00.	02/13/2025.

11. TOWN'S MOTION TO VACATE FINAL ORDER

766 - 767 11.1. **CASE 7068** - ROBERT GRANGER - CHARLES RD, PEMBROKE PARK, FL 33009 - 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7068

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

768 - 772 11.2. **CASE 5678** - WEAVER,BRINDA L - 5405 SW 41 ST, PEMBROKE PARK, FL 33023 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED - **FIRST OFFENSE** Case Overview 5678

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

773 - 776 11.3. **CASE 6892** - HOLIDAY HALLANDALE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPRUTENCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMENANT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION SATUS - **FIRST OFFENSE** Case Overview 6892

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

777 - 780 11.4. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPRUTENCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMENANT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION SATUS - **FIRST OFFENSE** Case Overview 6893

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

12. ADJOURNMENT: 11:48 A.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Barbara Garces, Carlos Garces & Robert Placer Alvarez	329 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #329 Lone Pine Lane

Folio

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

Case Status Open **Case #** 9066 **Date Next Inspection** 11/20/2024

Notes

1. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
2. Enclosed screen room without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed -2- A/C window units installed in wall/shed and -3- A/C mini split units with slabs without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed railings and stairs without a permit. Obtain plans for an after the fact permit and inspections.
6. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/14/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	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: 11/20/2024

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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024
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: 11/20/2024



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

CERTIFIED MAIL®

MIAMI FL 330
24 OCT 2024 PM 6 L
9589 0710 5270 1814 2154 58

As in past elections, USPS is ready.
If you choose to vote by mail, please mail early.
$009.64
10/24/2024 ZIP 33023
043M30245597
US POSTAGE

NOV 05 2024

BARBARA AND CARLOS GARCES
ROBERT PLACER ALVAREZ
NOH/ANC #9066
2500 SW 30 AVE
PEMBROKE PARK, FL 33009

NIXIE 331 EE 1 2211/02/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2606-02143-24-41

ANK
33009302000
33023541350

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BARBARA AND CARLOS GARCES
ROBERT PLACER ALVAREZ
NOH/ANC #9066
2500 SW 30 AVE
PEMBROKE PARK, FL 33009

9590 9402 6379 0303 8596 16

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

9589 0710 5270 1814 2154 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BARBARA GARCES, CARLOS GARCES, AND ROBERT PLACER ALVAREZ CASE NO. 9066

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARBARA GARCES, CARLOS GARCES, AND ROBERT PLACER ALVAREZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 329 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: BARBARA GARCES, CARLOS GARCES, AND ROBERT PLACER ALVAREZ AT 12:49 P.M. ON THE 04 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

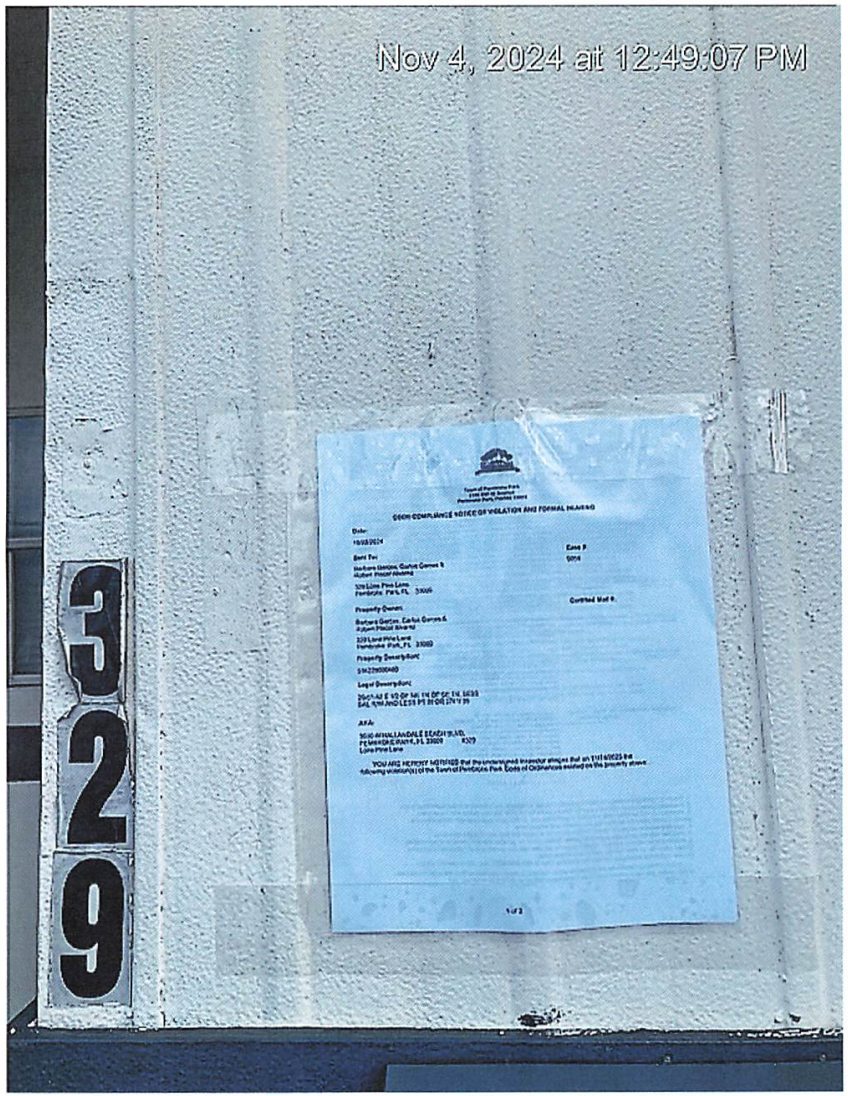
AFFIANT

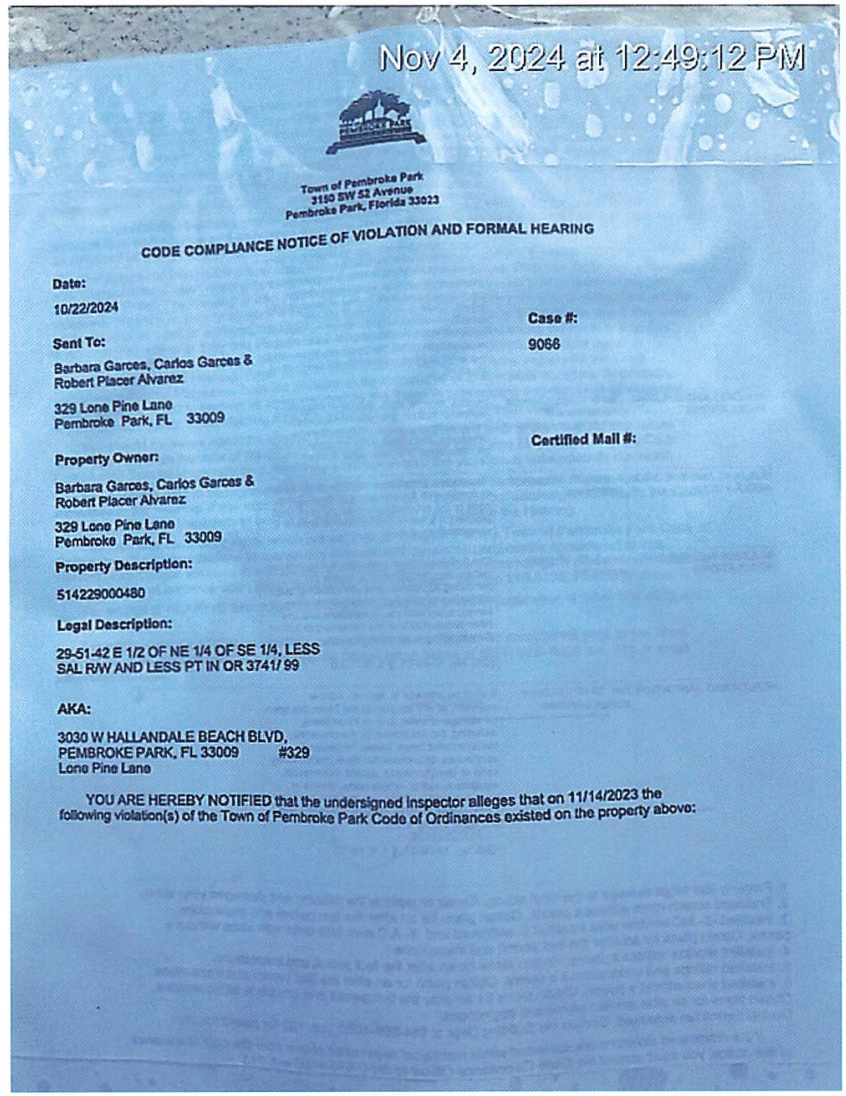
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

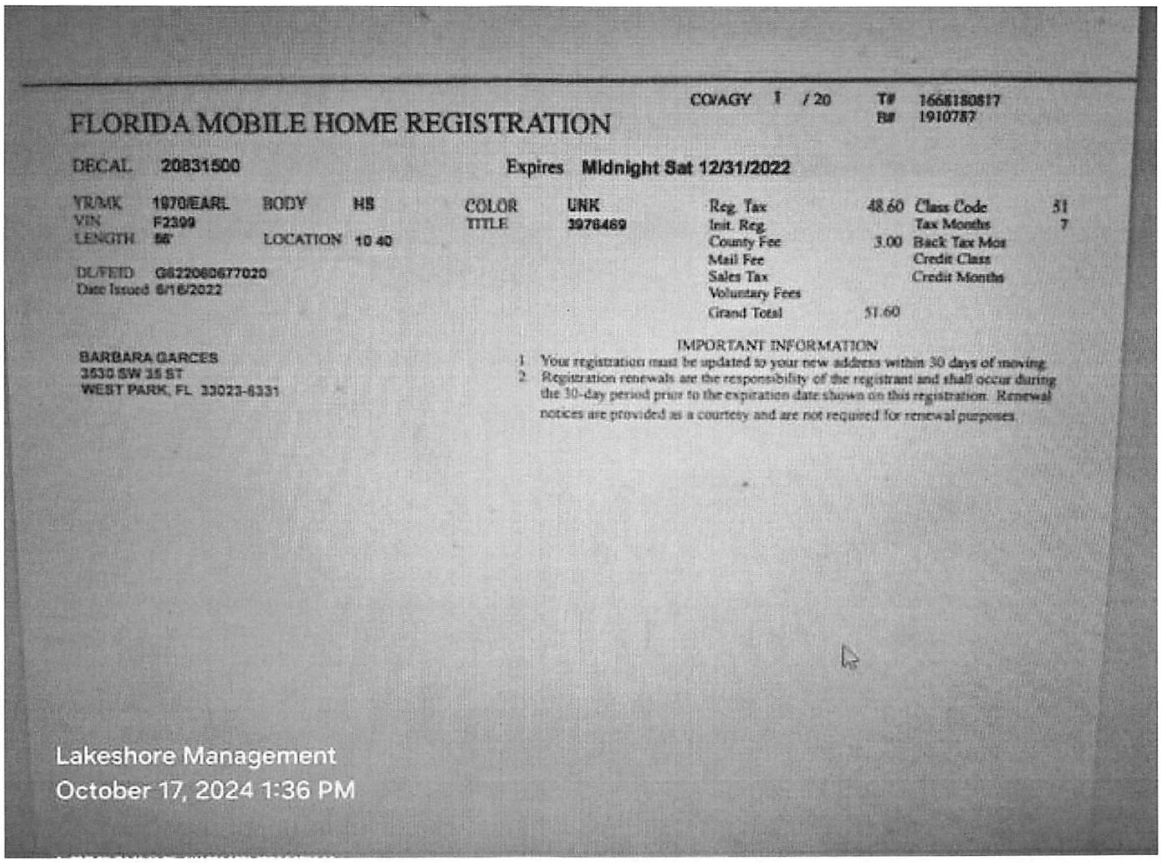
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 4, 2024 at 12:49:07 PM
329


Nov 4, 2024 at 12:49:12 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/22/2024
Case #:
9066
Sent To:
Barbara Garces, Carlos Garces &
Robert Placer Alvarez
329 Lone Pine Lane
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Barbara Garces, Carlos Garces &
Robert Placer Alvarez
329 Lone Pine Lane
Pembroke Park, FL 33009
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/ 99
AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #329
Lone Pine Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2023 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

329 LONE PINE LANE



COUNTY 1 / 20 T# 1668180817
B# 1910787

FLORIDA MOBILE HOME REGISTRATION

DECAL 20831500 Expires Midnight Sat 12/31/2022

YR/MK	1970/EARL	BODY	HS	COLOR	UNK	Reg. Tax	48.60	Class Code	51
VIN	F2399			TITLE	3976469	Init. Reg.		Tax Months	7
LENGTH	56'	LOCATION	10 40			County Fee	3.00	Back Tax Mos	
						Mail Fee		Credit Class	
DL/FEID	G822060677020					Sales Tax		Credit Months	
Date Issued	6/16/2022					Voluntary Fees			
						Grand Total	51.60		

BARBARA GARCES
3530 SW 35 ST
WEST PARK, FL 33023-6331

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

Lakeshore Management
October 17, 2024 1:36 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Barbara Garces, Carlos Garces &
Robert Placer Alvarez

329 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

9066

Property Owner:

Barbara Garces, Carlos Garces &
Robert Placer Alvarez

329 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 #329
Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
2. Enclosed screen room without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed -2- A/C window units installed in wall/shed and -3- A/C mini split units with slabs without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed railings and stairs without a permit. Obtain plans for an after the fact permit and inspections.
6. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

10/22/2024



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage
$

Postmark Here

9589 0710 5270 1814 2154 58

Sent To: BARBARA AND CARLOS GARCES
ROBERT PLACER ALVAREZ
NOH/ANC #9066
Street and Apt.: 2500 SW 30 AVE
City, State, ZIP: PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
$ 9.64

Total Postage
$

Postmark Here

9589 0710 5270 1814 2154 34

Sent To: PARKER LONE PINE WEST LLC
NOH/ANC #9066
Street and Apt.: 8800 N BRONX AVE 2ND FL
City, State, ZIP: SKOKIE, IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
$ 9.64

Total Postage
$

Postmark Here

9589 0710 5270 1814 2154 41

Sent To: PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
NOH/ANC #9066
Street and Ap: 1201 HAYS STREET
City, State, Zi: TALLAHASSEE, FL 32301

PS Form 3800, January 2023 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:

PARKER LONE PINE WEST LLC
NOH/ANC #9066
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

9590 9402 6379 0303 8598 14

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

9589 0710 5270 1814 2154 34

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:

PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
NOH/ANC #9066
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 6379 0303 8596 23

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

9589 0710 5270 1814 2154 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X MonaLisa Hart ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MonaLisa Hart | 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 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.

Barbara Garces, Carlos Garces & Robert Placer Alvarez
3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #329 Lone Pine Lane

Respondent(s)

Case #:

9066

On 10/18/2024 I JEAN GUSTIN 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:	Barbara Garces, Carlos Garces & Robert Placer Alvarez
Address:	329 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #329 Lone Pine Lane
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/18/2024

Notes/Means of Correction:

1. Property has blight damage to the vinyl siding. Some vinyl siding is missing or damaged. Not Corrected.
2. Enclosed screen room without a permit. Enclosed screen room - No permit has been obtained. Not Corrected.
3. Installed -2- A/C window units installed in wall/shed and -3- A/C mini split units with slabs without a permit.
Installation of -2- A/C window units installed in wall/shed and -3- A/C mini split units with slabs - No permit has been obtained. Not Corrected.
4. Installed window without a permit. Installation of windows - No permit has been obtained. Not Corrected.
5. Installed railings and stairs without a permit. Installation of railings and stairs - No permit has been obtained. Not Corrected.
6. Installed shed without a permit. Installation of shed- No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

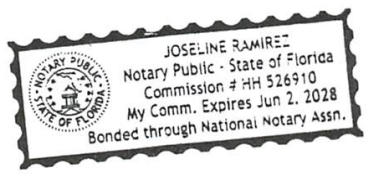
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024

NOTARY PUBLIC, STATE OF FLORIDA



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Barbara Garces, Carlos Garces & Robert Placer Alvarez 329 Lone Pine Lane Pembroke Park, FL 33009	9066	11/14/2023

Property Owner:	Property Description:	Certified Mail #:
Barbara Garces, Carlos Garces & Robert Placer Alvarez 329 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 #329 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Notes/Means of Correction:

1. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.

2. Enclosed screen room without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed -2- A/C window units installed in wall/shed and -3- A/C mini split units with slabs without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed railings and stairs without a permit. Obtain plans for an after the fact permit and inspections.
6. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

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

Corporation Service Company
Nov #9066.

1201 Hays street,
Tallahassee, FL 32301.

quadient
FIRST-CLASS MAIL
IMI
$000.63 ⁰
11/20/2023 ZIP 33023
043M30245597
US POSTAGE

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

Parker Lane Pine [illegible] LLC
Nov #9066.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 ⁰
11/20/2023 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Parker Lane Pine Nest NC

Nov#9066.

8800 N Bronx Ave, 2nd Fl,

Skokie, IL 60077.



quadient

FIRST-CLASS MAIL

IMI

$000.63 0

11/20/2023 ZIP 33023

043M30245597

US POSTAGE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$6,146,540	$312,980	$6,459,520	$6,459,520	
2023	$6,146,540	$312,980	$6,459,520	$6,071,830	$133,638.61
2022	$6,146,540	$312,980	$6,459,520	$5,519,850	$122,349.42

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$6,459,520	$6,459,520	$6,459,520	$6,459,520
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	$6,459,520	$6,459,520	$6,459,520	$6,459,520

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



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

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 #3140 SW 19 ST, 662/562

Folio

514220000441

Legal Description

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

Case Status Open **Case #** 9694 **Date Next Inspection** 11/20/2024

Notes
1. Charlie Iron Works. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 954-966-4600.
3. Display Business License within unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/30/2024		Notice of Violation	Regular Mail
10/22/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 11/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 9694

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, #662/562, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 03:57 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

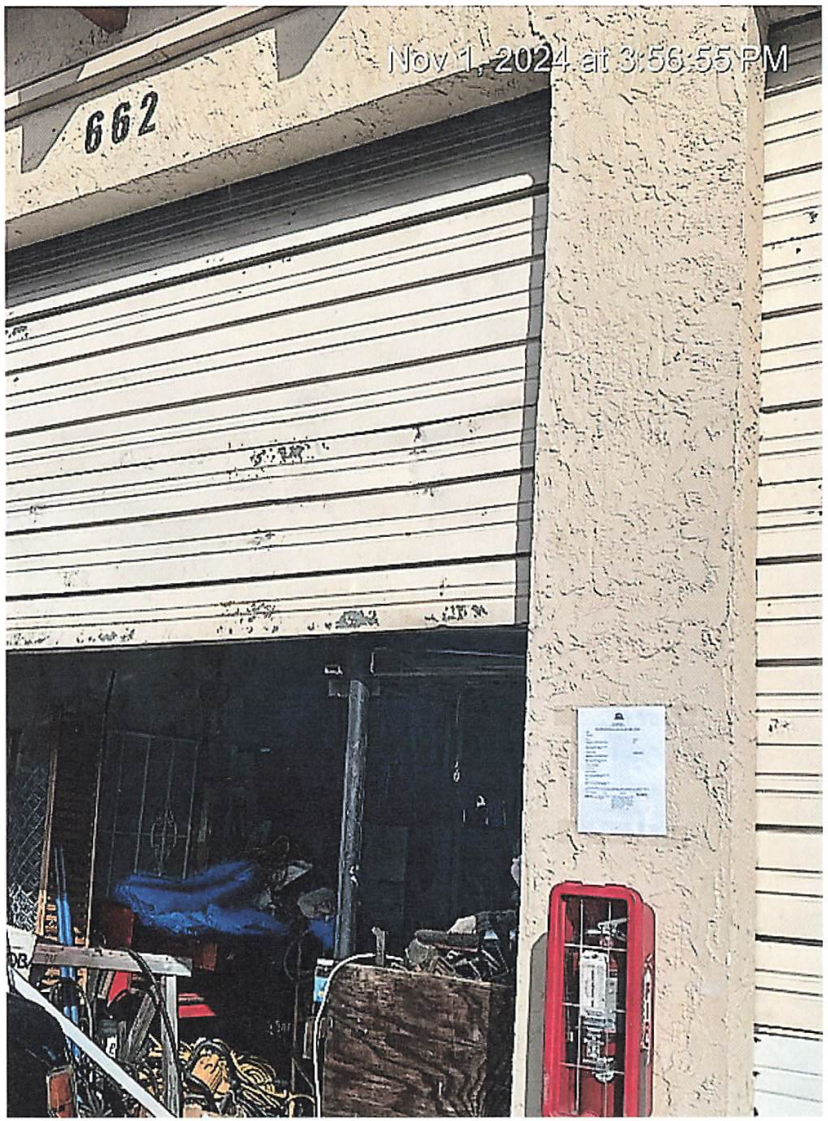
AFFIANT

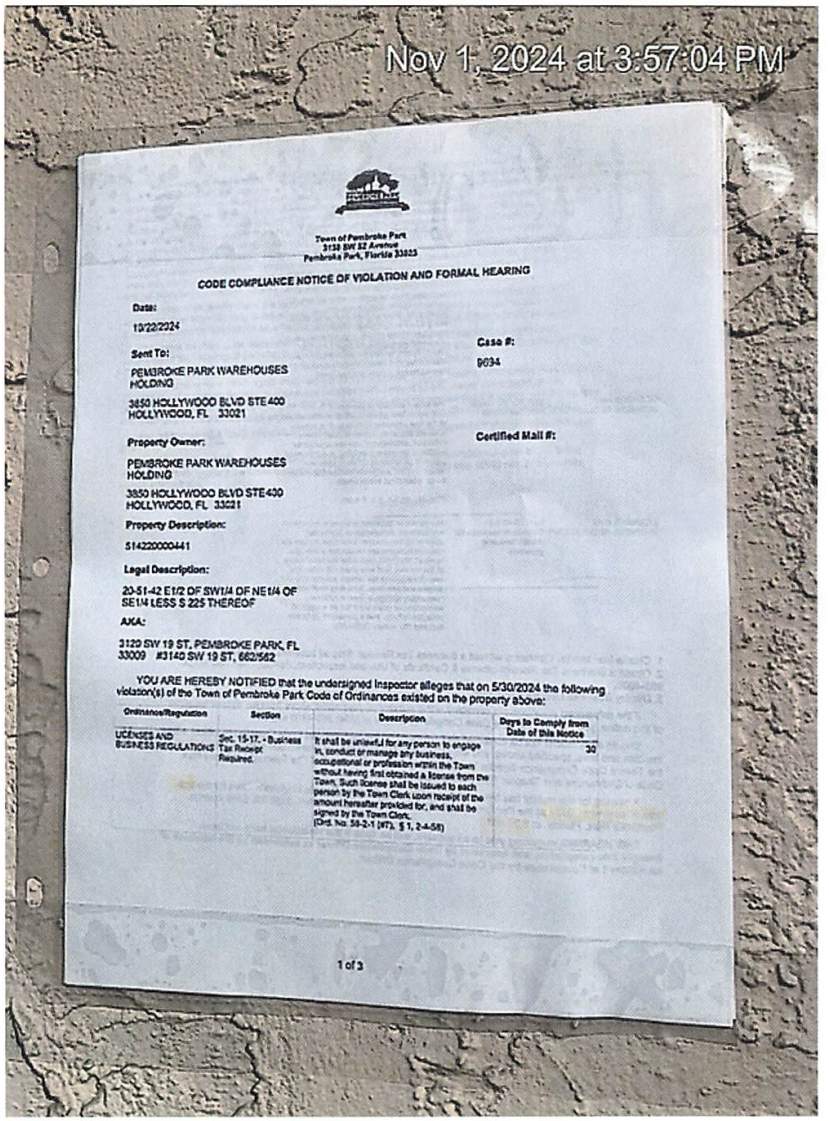
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 1, 2024 at 3:56:55 PM
662


Nov 1, 2024 at 3:57:04 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/22/2024
Case #:
9094
Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
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 #3140 SW 19 ST, 662/562
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 5/30/2024 the following violation(s) of the 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. 38-2-1 [97], § 1, 2-4-58)
30
1 of 3



U.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
$ 9.97

Total Postage and
$

Sent To FRANKLIN L ZEMEL
C/O SAUL EWING, LLP
NOH/ANC #9694 HAF #4469

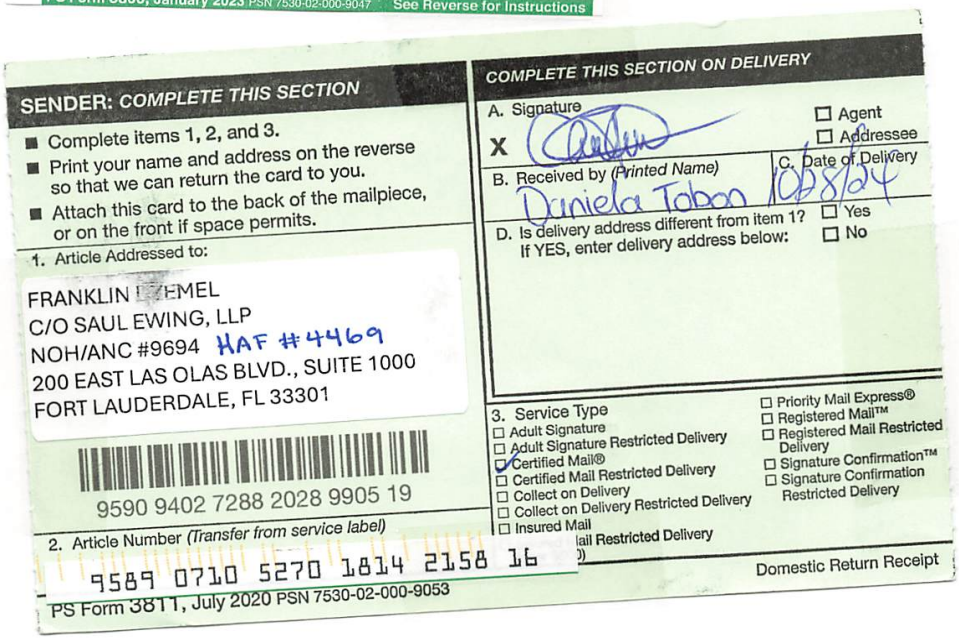
Street and Apt. No. 200 EAST LAS OLAS BLVD., SUITE 1000

City, State, ZIP+4® FORT LAUDERDALE, FL 33301

Postmark Here

9589 0710 5270 1814 2158 16

PS Form 3800, January 2023 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:

FRANKLIN ZEMEL
C/O SAUL EWING, LLP
NOH/ANC #9694 HAF #4469
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 7288 2028 9905 19

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2158 16

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

COMPLETE THIS SECTION ON DELIVERY

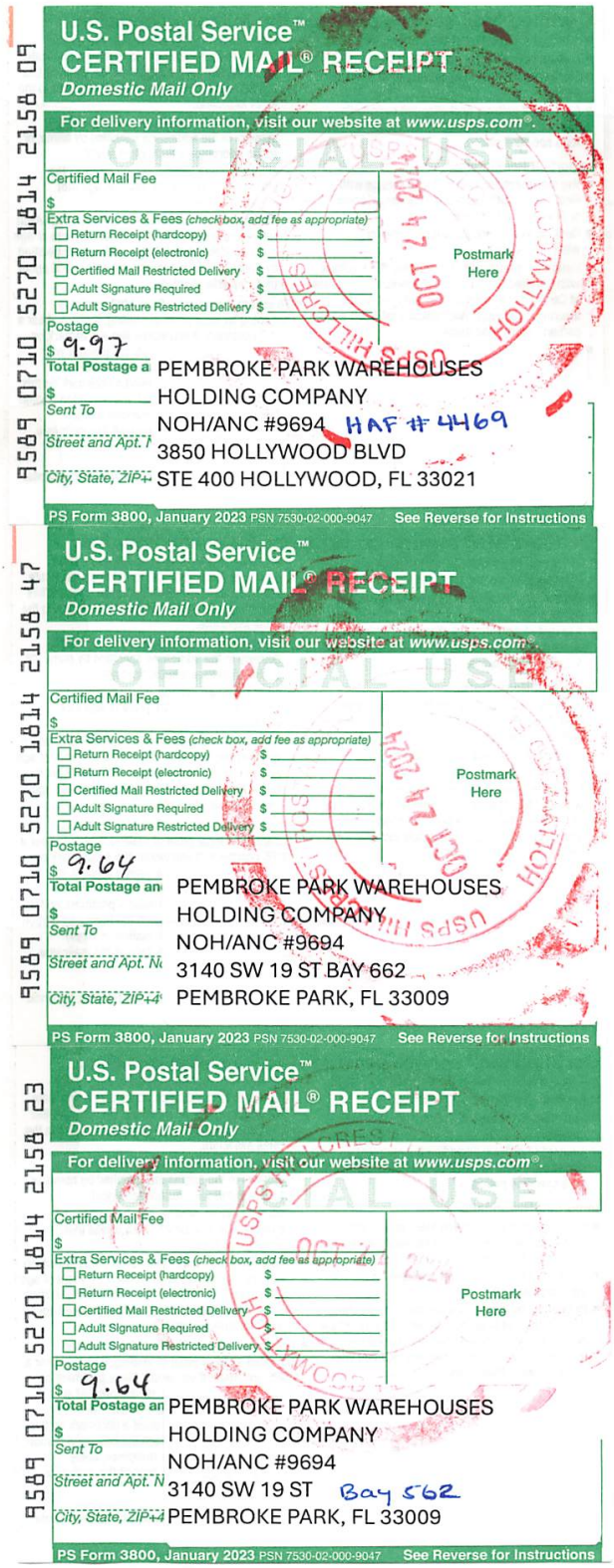
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Daniela Tabon
C. Date of Delivery 10/8/24

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

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

Domestic Return Receipt



9589 0710 5270 1814 2158 09

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.97

Total Postage a
$

Sent To
Street and Apt. I
City, State, ZIP+

PEMBROKE PARK WAREHOUSES
HOLDING COMPANY
NOH/ANC #9694 HAF # 4469
3850 HOLLYWOOD BLVD
STE 400 HOLLYWOOD, FL 33021

Postmark Here

OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2158 47

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE PARK WAREHOUSES
HOLDING COMPANY
NOH/ANC #9694
3140 SW 19 ST BAY 662
PEMBROKE PARK, FL 33009

Postmark Here

OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2158 23

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

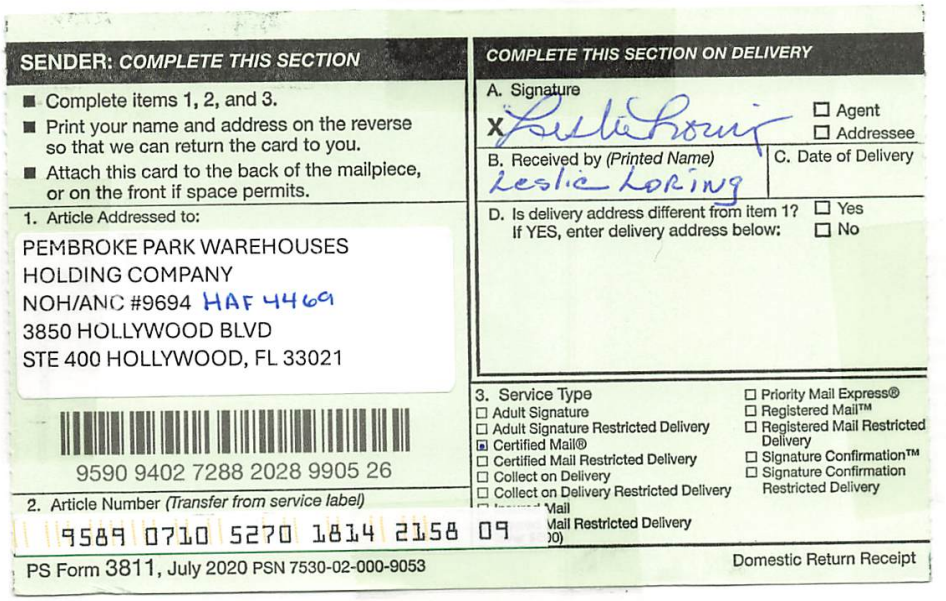
Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE PARK WAREHOUSES
HOLDING COMPANY
NOH/ANC #9694
3140 SW 19 ST Bay 562
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 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:

PEMBROKE PARK WAREHOUSES
HOLDING COMPANY
NOH/ANC #9694 HAF 4469
3850 HOLLYWOOD BLVD
STE 400 HOLLYWOOD, FL 33021

9590 9402 7288 2028 9905 26

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2158 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Loring ☐ Agent ☐ Addressee

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

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

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

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

9694

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 #3140 SW 19 ST, 662/562

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/30/2024 the following violation(s) of the 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)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	30

1. Charlie Iron Works. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at954-966-4600.
3. Display Business License within unit.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

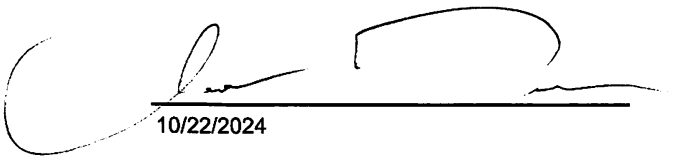
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



10/22/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #3140 SW 19 ST, 662/562

Respondent(s)

Case #:

9694

On 10/22/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000441
Site Address:	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #3140 SW 19 ST, 662/562
Legal Description:	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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: 10/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 10/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 10/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 10/17/2024

Notes/Means of Correction:

1. Charlie Iron Works. Operating without a Business Tax Receipt. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at954-966-4600. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

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



quadient

FIRST-CLASS MAIL

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$000.66[illegible]

NOV 1694

05/30/2024 ZIP 33023

043M30245597

US POSTAGE

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400

HOLLYWOOD, FL 33021

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	9694	05/30/2024

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #3140 SW 19 ST, 662/562

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/30/2024 the following violation(s) of the 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)	30

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Notes/Means of Correction:

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3. Display Business License within unit.

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

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

Jean Gustin



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	48-01
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$299,310	$1,052,570	$1,351,880	$1,351,880	
2023	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,563.68
2022	$299,310	$1,070,190	$1,369,500	$1,369,500	$28,924.40

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,351,880	$1,351,880	$1,351,880	$1,351,880
Portability	0	0	0	0
Assessed/SOH	$1,351,880	$1,351,880	$1,351,880	$1,351,880
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	$1,351,880	$1,351,880	$1,351,880	$1,351,880

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
06								
W								
71346								



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 Saul Ewing, LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 03/08/2024

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	**Filed Date**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK WAREHOUSES HOLDING Respondent(s)	Case No.: 5378

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(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: 3182 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0300

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

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. 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 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held19th day of August 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 19th day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221280021

Legal Description

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Case Status Open **Case #** 9698 **Date Next Inspection** 11/20/2024

Notes 1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21 -19.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/31/2024		Notice of Violation	Regular Mail
10/15/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 11/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 9698

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 PR LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: 1730 PR LLC AT 04:09 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

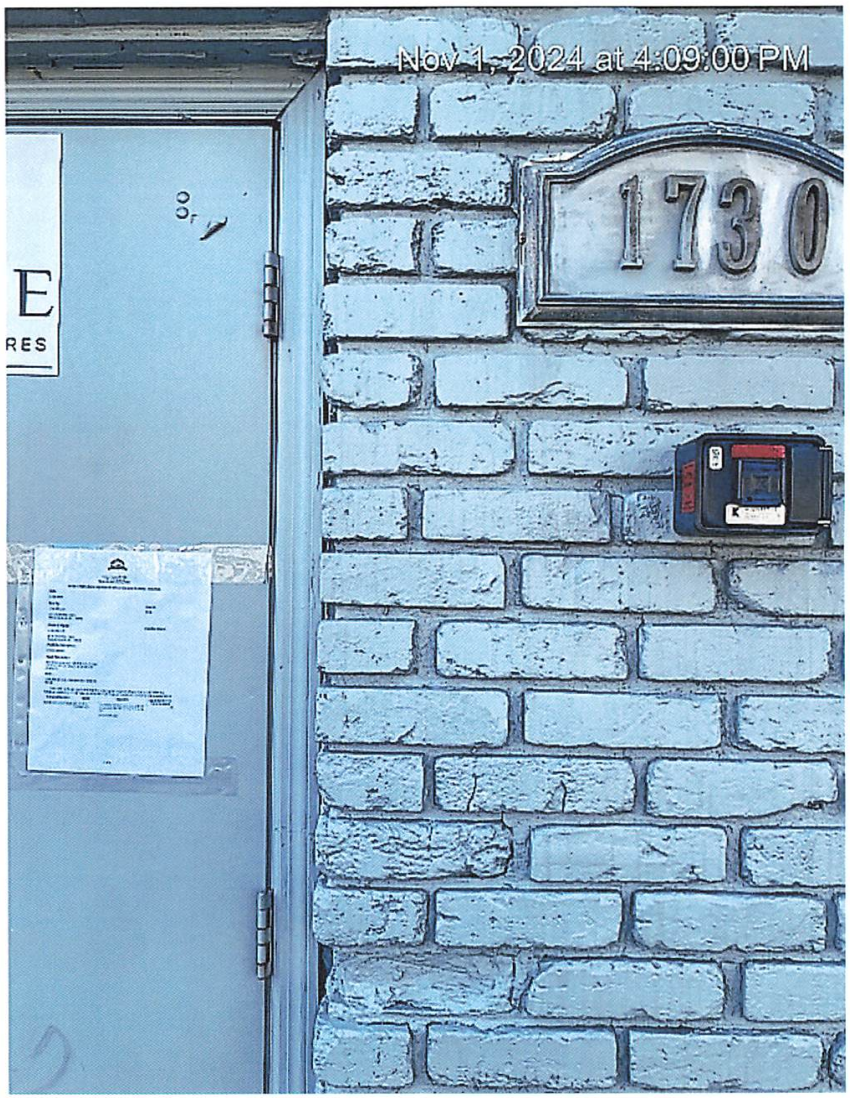
AFFIANT

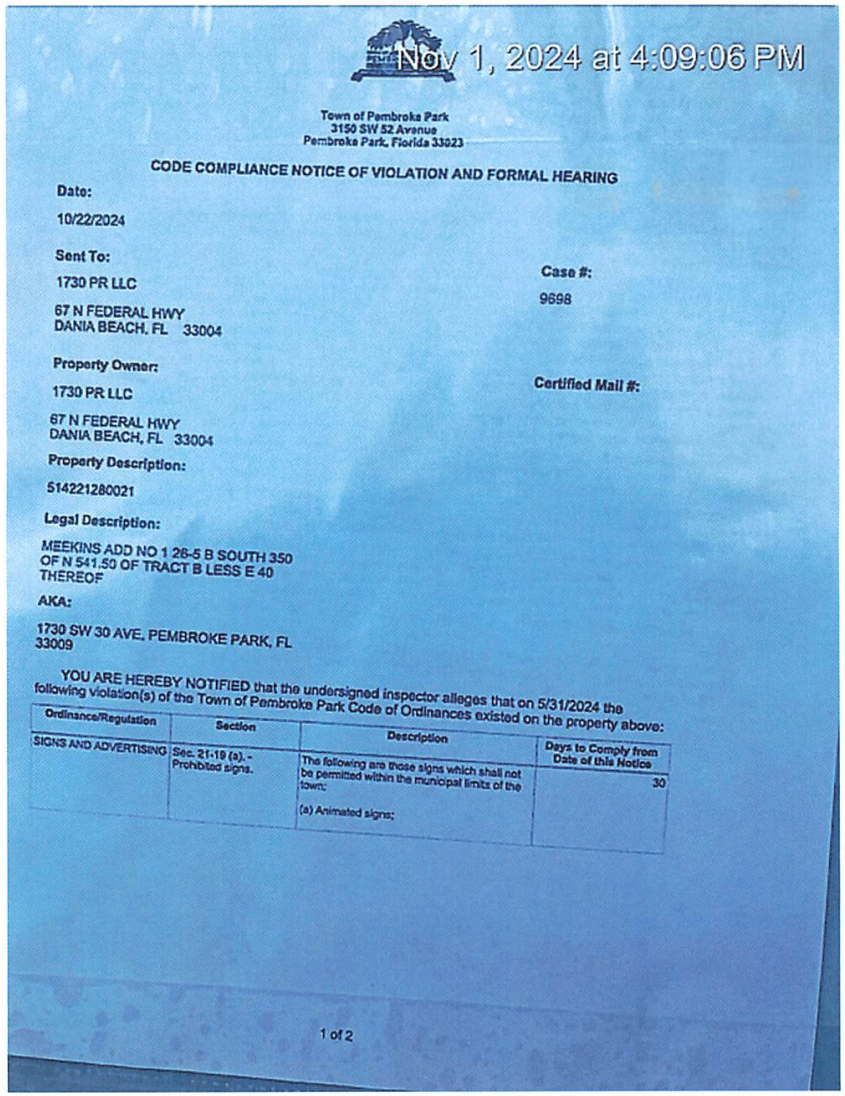
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/22/2024

Sent To:
1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:
9698

Property Owner:
1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:
514221280021

Legal Description:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:
1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the 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 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	30

1 of 2

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

9698

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the 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 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	30

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



10/22/2024

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

1730 PR LLC
SHLOMO MELLOUL
NOH/ANC #9698
67 N FEDERAL HWY
DANIA BEACH, FL 33004

9590 9402 7288 2028 9905 40

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

9589 0710 5270 1814 2157 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)* Ernest Ordaz

C. Date of Delivery 10/28/24

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

3. Service Type

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

1730 PR LLC
NOH/ANC #9698
1730 SW 30 AVENUE
PEMBROKE PARK FL 33009

9590 9402 7288 2028 9905 33

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

9589 0710 5270 1814 2157 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* MARC GUTMAN

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



9589 0710 5270 1814 2157 93

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
1730 PR LLC

Street and Apt. No.
NOH/ANC #9698
1730 SW 30 AVENUE

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

Postmark Here

USPS HIALEAH

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 86

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
1730 PR LLC
SHLOMO MELLOUL

Street and Apt. No
NOH/ANC #9698
67 N FEDERAL HWY

City, State, ZIP+4
DANIA BEACH, FL 33004

Postmark Here

USPS HIALEAH

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9698

On 10/15/2024 I JEAN GUSTIN 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: 1730 PR LLC

Address: 67 N FEDERAL HWY DANIA BEACH, FL 33004

Folio: 514221280021

Site Address: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 10/15/2024

Notes/Means of Correction:

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

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 10/15/2024

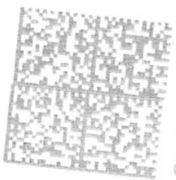
NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE.
PEMBROKE PARK, FL 33023

NOV 9698

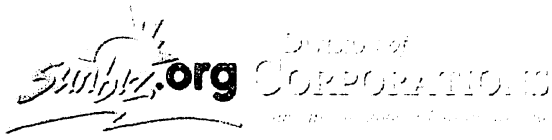




quadient
FIRST-CLASS MAIL
IMI
$000.64 0
05/31/2024 ZIP 33023
043M30245597

US POSTAGE

1730 PR LLC
69 N FEDERAL HWY
DANIA BEACH, FL 33004



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	**Filed Date**



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$656,350	$5,055,390	$5,711,740	$5,361,630	
2023	$492,260	$4,381,950	$4,874,210	$4,874,210	$105,220.55
2022	$492,260	$4,380,790	$4,873,050	$4,873,050	$102,920.77

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,711,740	$5,711,740	$5,711,740	$5,711,740
Portability	0	0	0	0
Assessed/SOH	$5,361,630	$5,711,740	$5,361,630	$5,361,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,361,630	$5,711,740	$5,361,630	$5,361,630

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	**117678610**
2/24/2016	WD-T	$100	**113542346**
2/24/2016	QCD-T	$100	**113542345**
9/9/2002	WD*	$100	**33787 / 476**
7/31/2002	WD*	$1,800,000	**33620 / 212**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	54,296	SF
$12.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
37485								

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	9698	05/31/2024

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the 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 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	30

Notes/Means of Correction:

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

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

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

Jean Gustin

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6771
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC, 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 21-19 and 28 – 346(a)(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)

21-19 **WITHIN 14 DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on March 2, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

5-105; 5-17; 15-17; 28-346(a)(f) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Dayana A.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Maximillano Guillermo Pinol	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 9768 **Date Next Inspection** 11/20/2024

Notes

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new door without a building permit. Obtain plans, permit and inspections.
3. Installed new windows without a building permit. Obtain plans, permit and inspections.
4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/13/2024		Notice of Violation	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024
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: 11/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MAXIMILLANO GUILLERMO PINOL CASE NO. 9768

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAXIMILLANO GUILLERMO PINOL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 434, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MAXIMILLANO GUILLERMO PINOL AT 12:20 P.M. ON THE 04 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

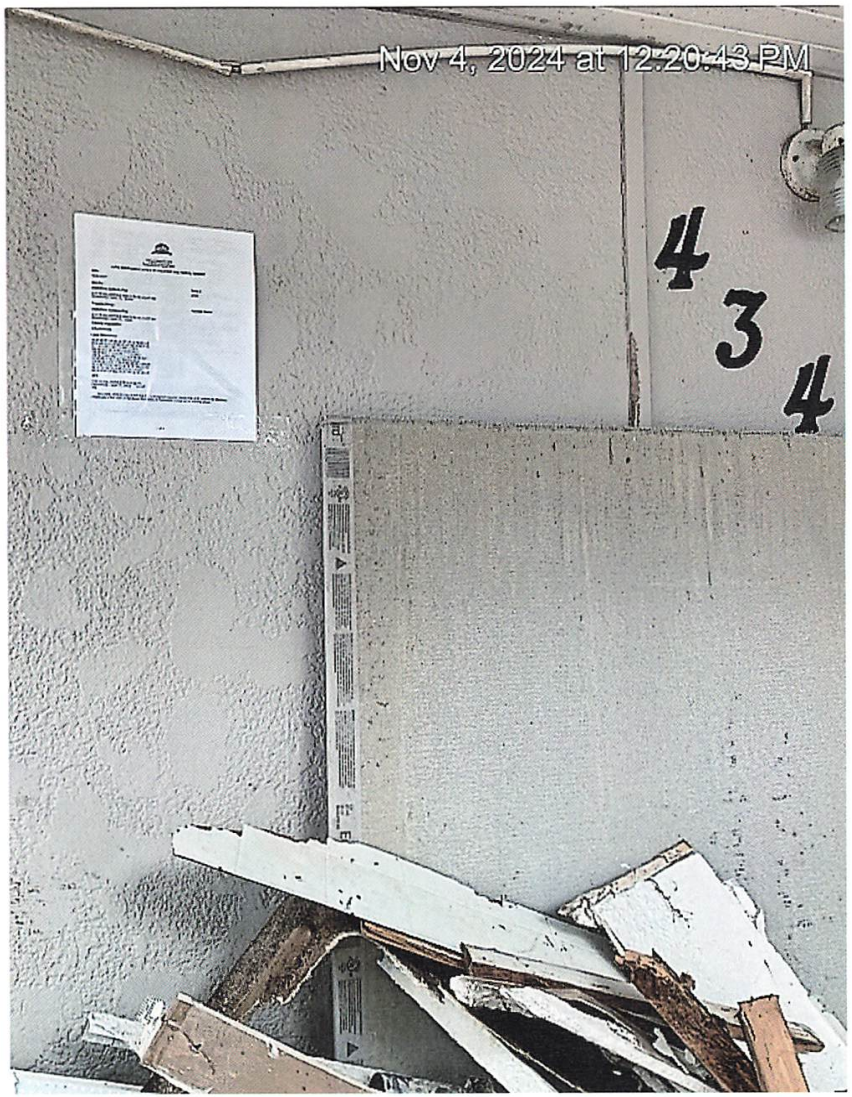
AFFIANT

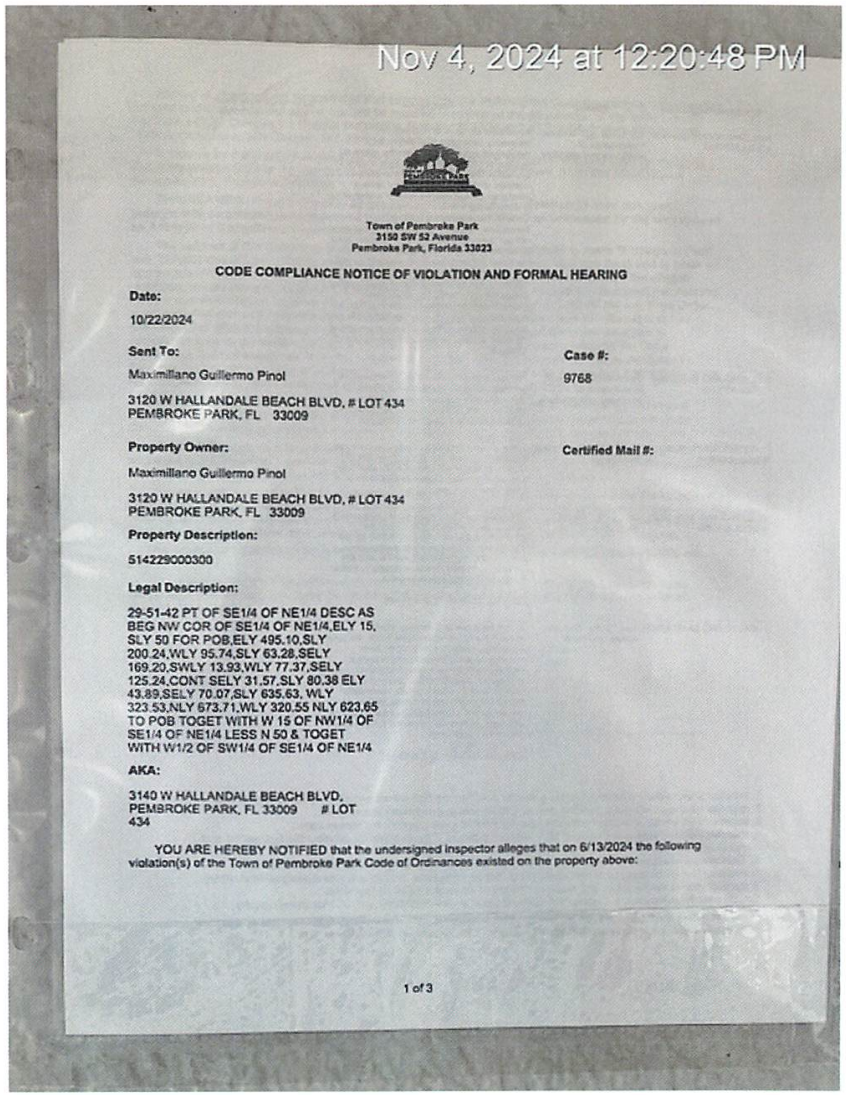
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Maximiliano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Case #:

9768

Property Owner:

Maximiliano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

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

CERTIFIED MAIL®

MIAMI FL 330
24 OCT 2024 PM 6 L

9589 0710 5270 1814 2155 71

As in past elections, USPS is ready.
If you choose to vote by mail, please mail early.
$009.64
10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 04 2024

MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768
3140 W HALLANDALE BEACH BLVD
LOT #434
PEMBROKE PARK, FL 33009

VAC

NIXIE 331 DE 1 0011/02/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *2606-00010-24-41

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768
3140 W HALLANDALE BEACH BLVD
LOT #434
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8701 59

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

9589 0710 5270 1814 2155 71

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

9589 0710 5270 1814 2155 88

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.97

Total Postage and
$

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
NOH/ANC #9768, HAF #5996

Street and Apt. No.
1201 HAYS STREET

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

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 71

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD
LOT #434

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

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 95

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.97

Total Postage a
$

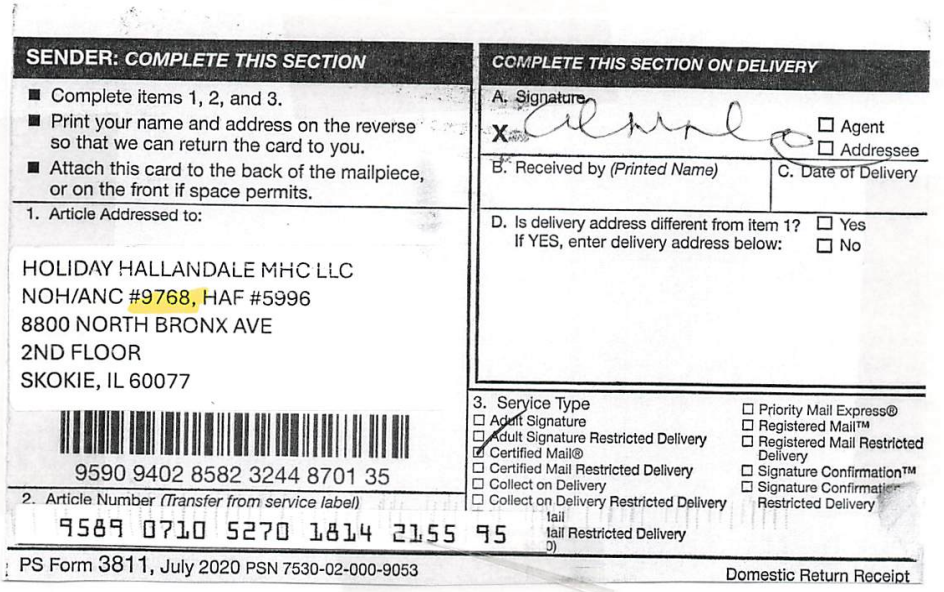
Sent To
HOLIDAY HALLANDALE MHC LLC
NOH/ANC #9768, HAF #5996

Street and Apt. N
8800 NORTH BRONX AVE
2ND FLOOR

City, State, ZIP+4
SKOKIE, IL 60077

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 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:

HOLIDAY HALLANDALE MHC LLC
NOH/ANC #9768, HAF #5996
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

9590 9402 8582 3244 8701 35

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2155 95

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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Maximillano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Case #:

9768

Property Owner:

Maximillano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new door without a building permit. Obtain plans, permit and inspections.
3. Installed new windows without a building permit. Obtain plans, permit and inspections.
4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

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

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

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

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

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

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

Jean Gustin

10/22/2024



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.

Maximillano Guillermo Pinol

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # LOT 434

Respondent(s)

Case #:

9768

On 10/18/2024 I JEAN GUSTIN 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:	Maximillano Guillermo Pinol
Address:	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2024
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Notes/Means of Correction:

1. Installed shed without a permit. Demo Minor Repair permit #24371761-0 was completed/passed. Corrected.
2. Installed new door without a building permit. No permit has been obtained. Not Corrected.
3. Installed new windows without a building permit. No permit has been obtained. Not Corrected.
4. Installed wooden stair steps (side of MH) without a permit. Demo Minor Repair permit #24371761-0 was completed/passed. Corrected.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture. Not Corrected.
6. Property has blight damage to the vinyl siding. Not Corrected.
7. Exterior maintenance of building required. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

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

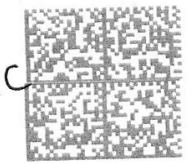
Holiday Hallandale MHC LLC

NOV #9768

8800 North Bronx Ave 2nd Floor

Skokie, IL 60077.





quadient

FIRST-CLASS MAIL

IMI

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06/14/2024 ZIP 33023

043M30245597

US POSTAGE

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



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06/14/2024 ZIP 33023
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US POSTAGE

NOV.

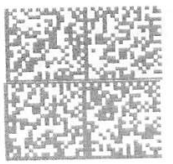
Sent To: **Case #:**

Maximillano Guillermo Pinol 9768

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

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





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06/14/2024 ZIP 33023
043M30245597
US POSTAGE

Holiday Hallandale MHC LLC
NOV #9768.
3120 w Hallandale Beach Blvd,
Pembroke Park, Fl 33009.



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title Authorized Representative



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$7,940,170	$220,080	$8,160,250	$5,803,240	
2023	$5,972,850	$220,080	$6,192,930	$5,275,680	$119,955.31
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,160,250	$8,160,250	$8,160,250	$8,160,250
Portability	0	0	0	0
Assessed/SOH	$5,803,240	$8,160,250	$5,803,240	$5,803,240
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	$5,803,240	$8,160,250	$5,803,240	$5,803,240

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

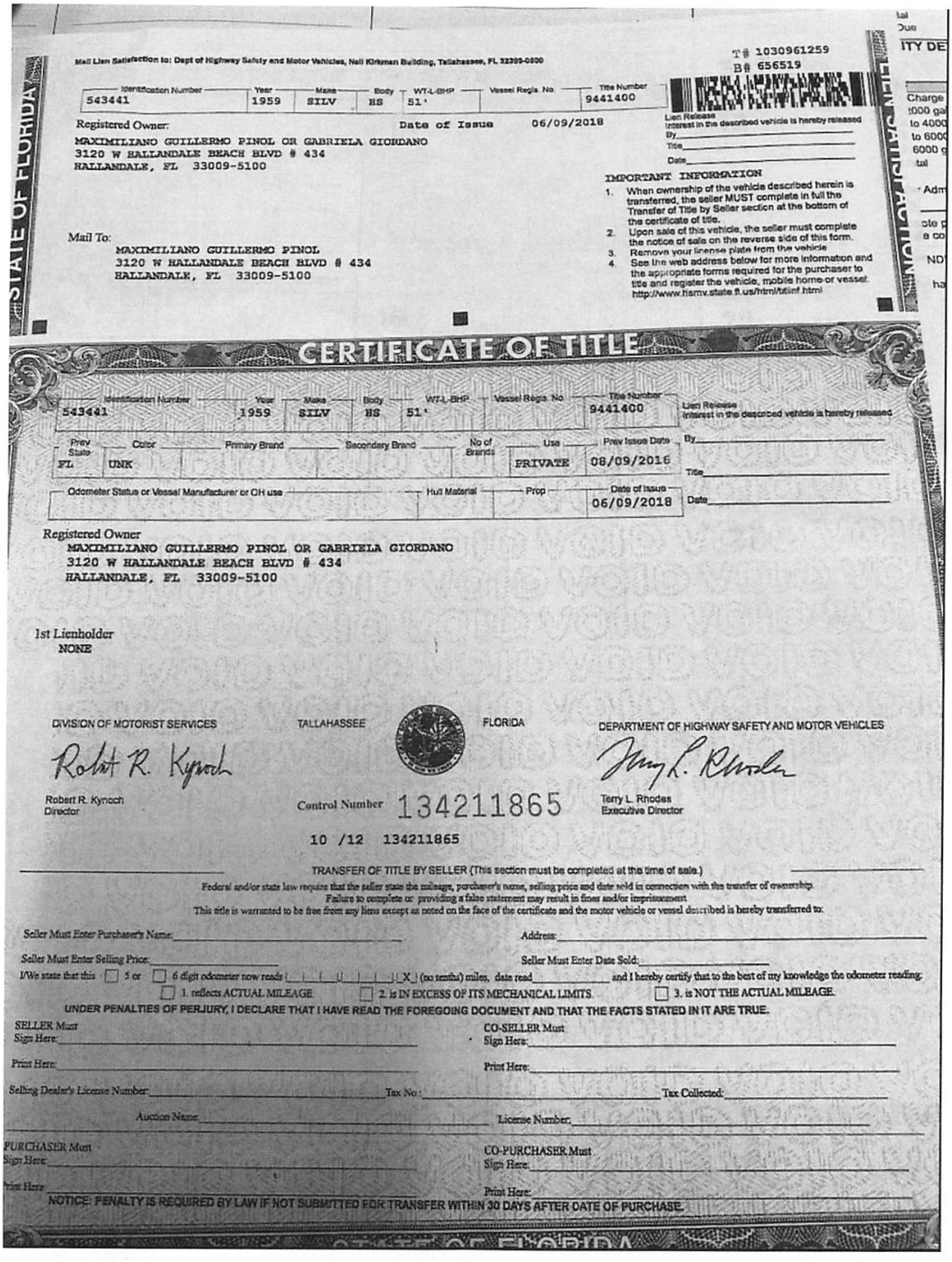
* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	721,606	SF
$0.10	25,000	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								



Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1030961259
B# 656519

STATE OF FLORIDA

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
543441	1959	SILV	HS	51'		9441400

Registered Owner:

MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

Date of Issue 06/09/2018

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.flsmv.state.fl.us/html/titinf.html

Mail To:

MAXIMILIANO GUILLERMO PINOL
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
543441	1959	SILV	HS	51'		9441400

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	08/09/2016

Odometer Status or Vessel Manufacturer or CH use	Hull Material	Prop	Date of Issue
			06/09/2018

Registered Owner

MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 134211865

Terry L. Rhodes
Executive Director

10 /12 134211865

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads [| | | | | | X] (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

STATE OF FLORIDA



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
Maximillano Guillermo Pinol	9768	06/13/2024
3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Maximillano Guillermo Pinol	514229000300	
3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new door without a building permit. Obtain plans, permit and inspections.
3. Installed new windows without a building permit. Obtain plans, permit and inspections.
4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin 

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGGY TRSTEE	1131 SW 9 AVE FORT LAUDERDALE, FL 33315	2521 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514228320023

Legal Description

28-51-42 COMM AT NW COR OF SEC 28, SLY 234.64,ELY .82 TO POB,CONT ELY 68.07,SELY ALG IRREGULAR CUR 75.54,W 77.06,N 75 TO POB,LESS PT FOR RD R/W PER OR 37098/1906

Case Status Open **Case #** 9828 **Date Next Inspection** 11/20/2024

Notes Illegal dumping at premises. Remove trash bags with miscellaneous outdoor storage items away from the vacant lot.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/10/2024		Notice of Violation	Regular Mail
10/15/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 11/20/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024

Case Overview

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: 11/20/2024



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

CERTIFIED MAIL®
9589 0710 5270 1814 2155 64
MIAMI FL 330
24 OCT 2024
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CORRECTION
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10/24/2024 ZIP 33023
043M30245597
US POSTAGE

NOV 04 2024

PEGGY MESSINGSCHLAGER REV TR
MESSINGSCHLAGER, PEGGY TRSTEE
NOH/ANC #9828
2521 SW 30 AVENUE
PEMBROKE PARK, FL 33009

NSN

NIXIE 331 DE 1 0011/02/24
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2606-01896-24-41

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Peggy Messing Schlager Rev Tr
NOH/ANC 9828
2521 SW 30 Ave
Pembroke Park, FL 33009

9590 9402 8582 3244 8701 80

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

9589 0710 5270 1814 2155 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGG Y TRSTEE CASE NO. 9828

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGG Y TRSTEE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2521 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER, PEGGY TRSTEE AT 04:36 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

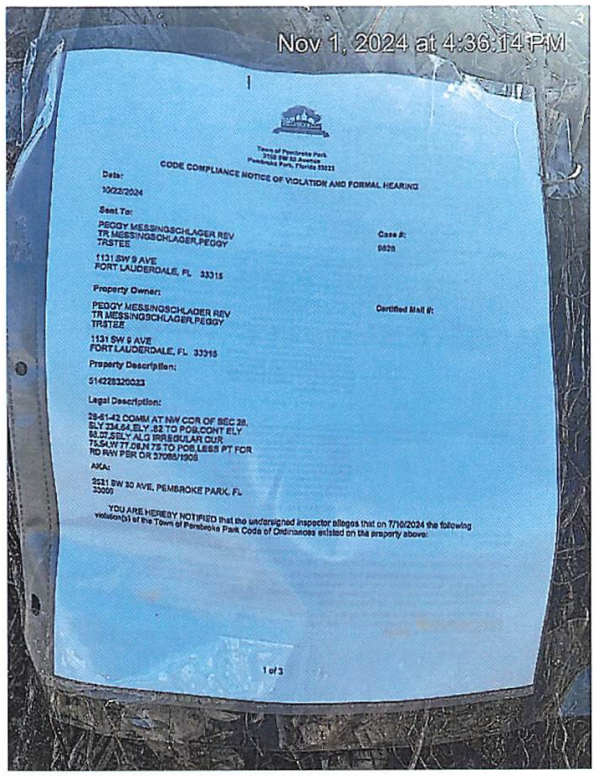
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

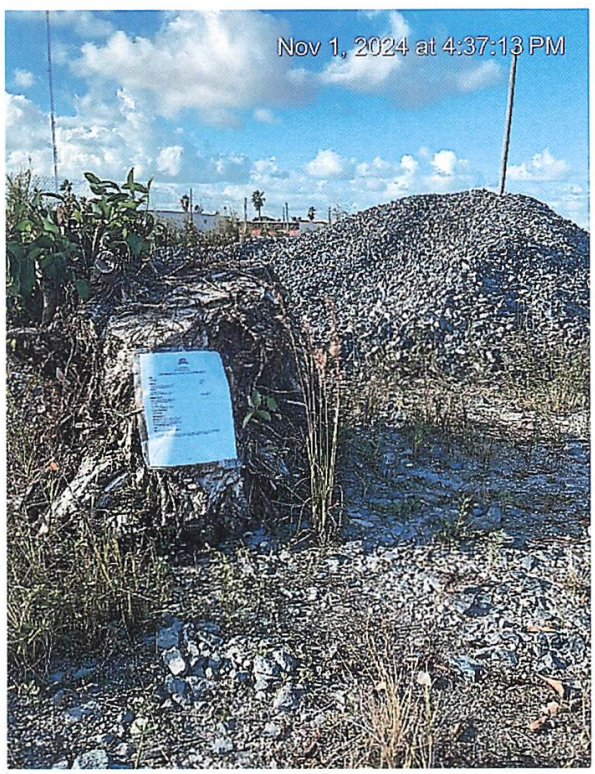
Signature

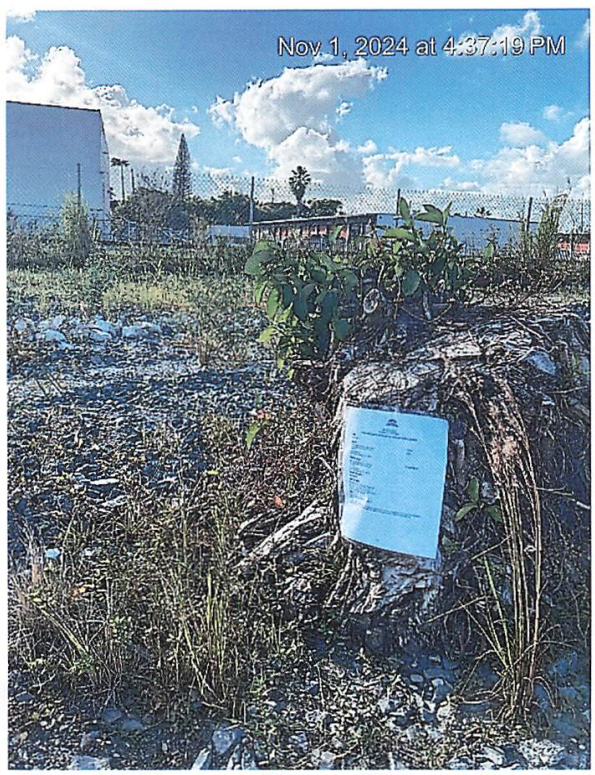
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 1, 2024 at 4:36:10 PM


Nov 1, 2024 at 4:36:14 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/22/2024
Sent To:
PEGGY MESSINGSCHLAGER REV
TR MESSINGSCHLAGER,PEGGY
TRSTEE
1131 SW 9 AVE
FORT LAUDERDALE, FL 33315
Case #:
5828
Property Owner:
PEGGY MESSINGSCHLAGER REV
TR MESSINGSCHLAGER,PEGGY
TRSTEE
1131 SW 9 AVE
FORT LAUDERDALE, FL 33315
Certified Mail #:
Property Description:
514228320023
Legal Description:
28-51-42 COMM AT NW COR OF SEC 28,
SLY 234.64,ELY .62 TO POB,CONT ELY
58.27,SELY ALG IRREGULAR CUR
75.54,W 77.09,N 75 TO POB LESS PT FOR
RD R/W PER OR 37085/1909
AKA:
2531 SW 30 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/10/2024 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3


Nov 1, 2024 at 4:37:13 PM


Nov 1, 2024 at 4:37:19 PM



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage a
$

Postmark Here

Sent To PEGGY MESSINGSCHLAGER REV TR
Street and Apt. MESSINGSCHLAGER, PEGGY TRSTEE
NOH/ANC #9828
City, State, ZIP+ 1131 SW 9 AVE
FORT LAUDERDALE, FL 33315

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 57

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

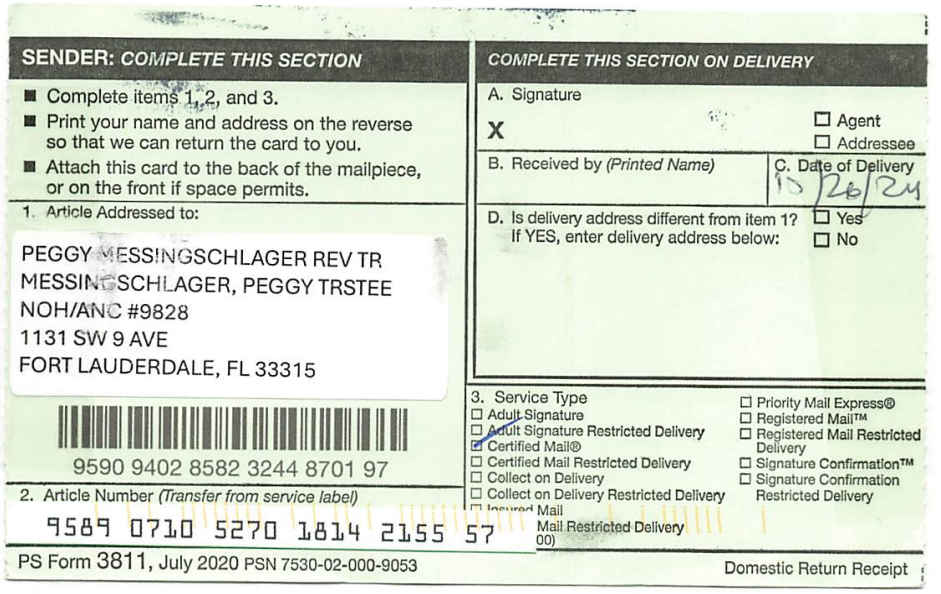
Total Postage and Fees
$

Postmark Here

Sent To Peggy Messingschlager Rev TR
Street and Apt. No., or PO Box No. NOH/ANC 9828
City, State, ZIP+4® 2521 SW 30 Ave Pembroke Park FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 64



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEGGY MESSINGSCHLAGER REV TR
MESSINGSCHLAGER, PEGGY TRSTEE
NOH/ANC #9828
1131 SW 9 AVE
FORT LAUDERDALE, FL 33315

9590 9402 8582 3244 8701 97

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2155 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
10/26/24

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

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

PEGGY MESSINGSCHLAGER REV
TR MESSINGSCHLAGER,PEGGY
TRSTEE

1131 SW 9 AVE
FORT LAUDERDALE, FL 33315

Case #:

9828

Property Owner:

PEGGY MESSINGSCHLAGER REV
TR MESSINGSCHLAGER,PEGGY
TRSTEE

1131 SW 9 AVE
FORT LAUDERDALE, FL 33315

Certified Mail #:

Property Description:

514228320023

Legal Description:

28-51-42 COMM AT NW COR OF SEC 28,
SLY 234.64,ELY .82 TO POB,CONT ELY
68.07,SELY ALG IRREGULAR CUR
75.54,W 77.06,N 75 TO POB,LESS PT FOR
RD R/W PER OR 37098/1906

AKA:

2521 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/10/2024 the following violation(s) of the 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. 12-41. - 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.	7
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
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)	7
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)	7

Illegal dumping at premises. Remove trash bags with miscellaneous outdoor storage items away from the vacant lot.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2521 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER, PEGGY TRSTEE
Mailing Address	1131 SW 9 AVE FORT LAUDERDALE FL 33315

ID #	5142 28 32 0023
Millage	0613
Use	40-01

Abbr Legal Description	28-51-42 COMM AT NW COR OF SEC 28, SLY 234.64,ELY .82 TO POB,CONT ELY 68.07,SELY ALG IRREGULAR CUR 75.54,W 77.06,N 75 TO POB,LESS PT FOR RD R/W PER OR 37098/1906

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$33,530		$33,530	$28,420	
2023	$25,840		$25,840	$25,840	$557.81
2022	$25,840		$25,840	$25,840	$545.76

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$33,530	$33,530	$33,530	$33,530
Portability	0	0	0	0
Assessed/SOH	$28,420	$33,530	$28,420	$28,420
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	$28,420	$33,530	$28,420	$28,420

Sales History

Date	Type	Price	Book/Page or CIN
9/16/2010	WD*-T	$100	47419 / 406
7/2/1980	WD*	$249,750	9076 / 1

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	2,794	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

10/22/2024

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.

PEGGY
MESSINGSCHLAGER REV
TR
MESSINGSCHLAGER,PE
GGY TRSTEE

2521 SW 30 AVE, PEMBROKE PARK, FL
33009

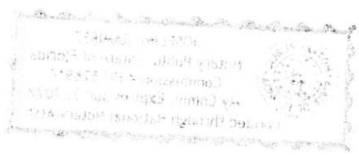
Respondent(s)

Case #:

9828

On 10/15/2024 I JEAN GUSTIN 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:	PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGGY TRSTEE
Address:	1131 SW 9 AVE FORT LAUDERDALE, FL 33315
Folio:	514228320023
Site Address:	2521 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	28-51-42 COMM AT NW COR OF SEC 28, SLY 234.64,ELY .82 TC POB,CONT ELY 68.07,SELY ALG IRREGULAR CUR 75.54,W 77.06,N 75 TO POB,LESS PT FOR RD R/W PER OR 37098/1906



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: 10/15/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 10/15/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/15/2024
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 10/15/2024

Notes/Means of Correction:

Illegal dumping at premises. Not Corrected

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/15/2024

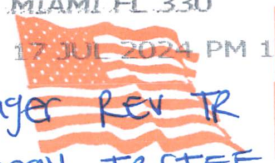
NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

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

MIAMI FL 330
17 JUL 2024 PM 1 L



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FIRST-CLASS MAIL
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$000.69 0
07/16/2024 ZIP 33023
043M30245597

US POSTAGE

Reggy Messingschlager Rev TR
Messingschlager, Reggy TRSTEE
NOV #9828.
2521 SW 30 AVE
PEMBROKE PARK, FL 33009.

NIXIE 331 CE 1 2207/22/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2006-00612-17-40

VACK1: 9352210086 UTF

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



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IMI
$000.69 0
07/16/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

PEGGY MESSINGSCHLAGER REV
TR MESSINGSCHLAGER,PEGGY
TRSTEE

1131 SW 9 AVE
FORT LAUDERDALE, FL 33315

Case #:

9828

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



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07/16/2024 ZIP 33023
043M30245597
US POSTAGE

Peggy Messingschlager Rev TR
Messingschlager, Peggy TRSTEE
NOV #9828.
2521 SW 30 AVE
PEMBROKE PARK, FL 33009.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGGY TRSTEE 1131 SW 9 AVE FORT LAUDERDALE, FL 33315	9828	07/10/2024

Property Owner:	Property Description:	Certified Mail #:
PEGGY MESSINGSCHLAGER REV TR MESSINGSCHLAGER,PEGGY TRSTEE 1131 SW 9 AVE FORT LAUDERDALE, FL 33315	514228320023	

Legal Description:	AKA:
28-51-42 COMM AT NW COR OF SEC 28, SLY 234.64,ELY .82 TO POB,CONT ELY 68.07,SELY ALG IRREGULAR CUR 75.54,W 77.06,N 75 TO POB,LESS PT FOR RD R/W PER OR 37098/1906	2521 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/10/2024 the following violation(s) of the 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. 12-41. - 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.	7

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
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)	7
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)	7

Notes/Means of Correction:

Illegal dumping at premises. Remove trash bags with miscellaneous outdoor storage items away from the vacant lot.

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

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

Jean Gustin

Case Overview

Property/Incident Information

Owner	Address	Site Address
Darren Rudnick	2311 SW 30th CT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Open **Case #** 9976 **Date Next Inspection** 11/20/2024

Notes

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/5/2024		Notice of Violation	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024

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.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

Respondent(s)

Case #:

9976

On 11/13/2024 I JEAN GUSTIN 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:	Darren Rudnick
Address:	2311 SW 30th CT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/13/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/13/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/13/2024
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: 11/13/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	11/13/2024
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: 11/13/2024

Notes/Means of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Not Corrected.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Corrected.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Not Corrected.
4. One enclosed addition at the rear side of the premises done without a permit. No permit has been obtained. Not Corrected.
5. Installed -1- new window without a building permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/13/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Nov 13, 2024 at 11:03:42 AM

Nov 13, 2024 at 11:03:55 AM

Nov 13, 2024 at 11:04:07 AM

Nov 13, 2024 at 11:04:18 AM

Nov 13, 2024 at 11:04:32 AM

Nov 13, 2024 at 11:04:59 AM

Nov 13, 2024 at 11:05:08 AM

Nov 13, 2024 at 11:05:17 AM

Nov 13, 2024 at 11:05:24 AM

Nov 13, 2024 at 11:06:03 AM



CERTIFIED MAIL®

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

MIAMI FL 330
24 OCT 2024 PM 6L
9589 0710 5270 1814 2154 89

quadient
CORRECTION
IMI
$009.64 02
10/24/2024 ZIP 33023
043M30245597

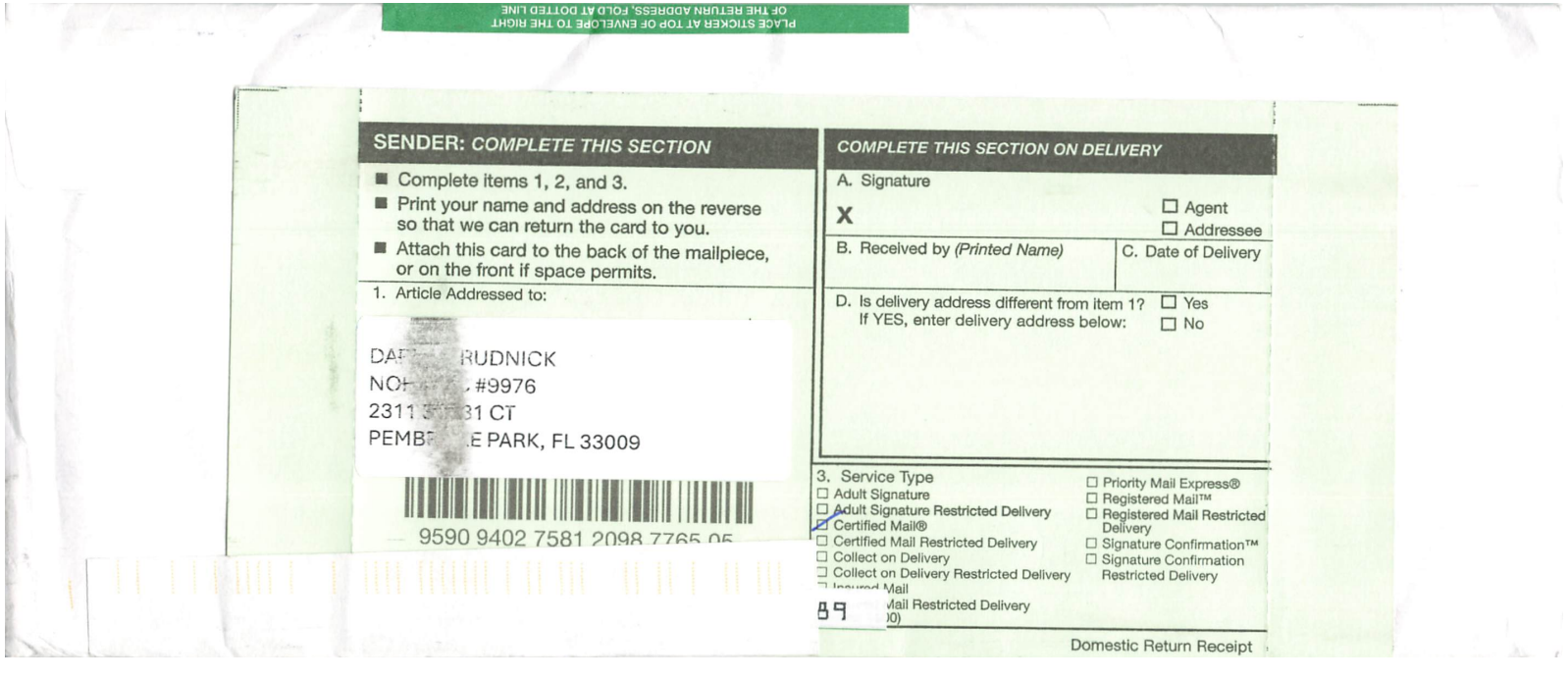
US POSTAGE

DARREN RUDNICK
NOH/ANC #9976
2311 SW 31 CT
PEMBROKE PARK, FL 33009

NOV 12 2024

NIXIE 331 FE 1 0011/07/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *1587-01952-31-02

UTF


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
RUDNICK
#9976
CT
PARK, FL 33009
9590 9402 7581 2098 7765 05
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?
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
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DARREN RUDNICK CASE NO. 9976

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DARREN RUDNICK

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2311 SW 31 CT, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DARREN RUDNICK AT 11:47 A.M. ON THE 04 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

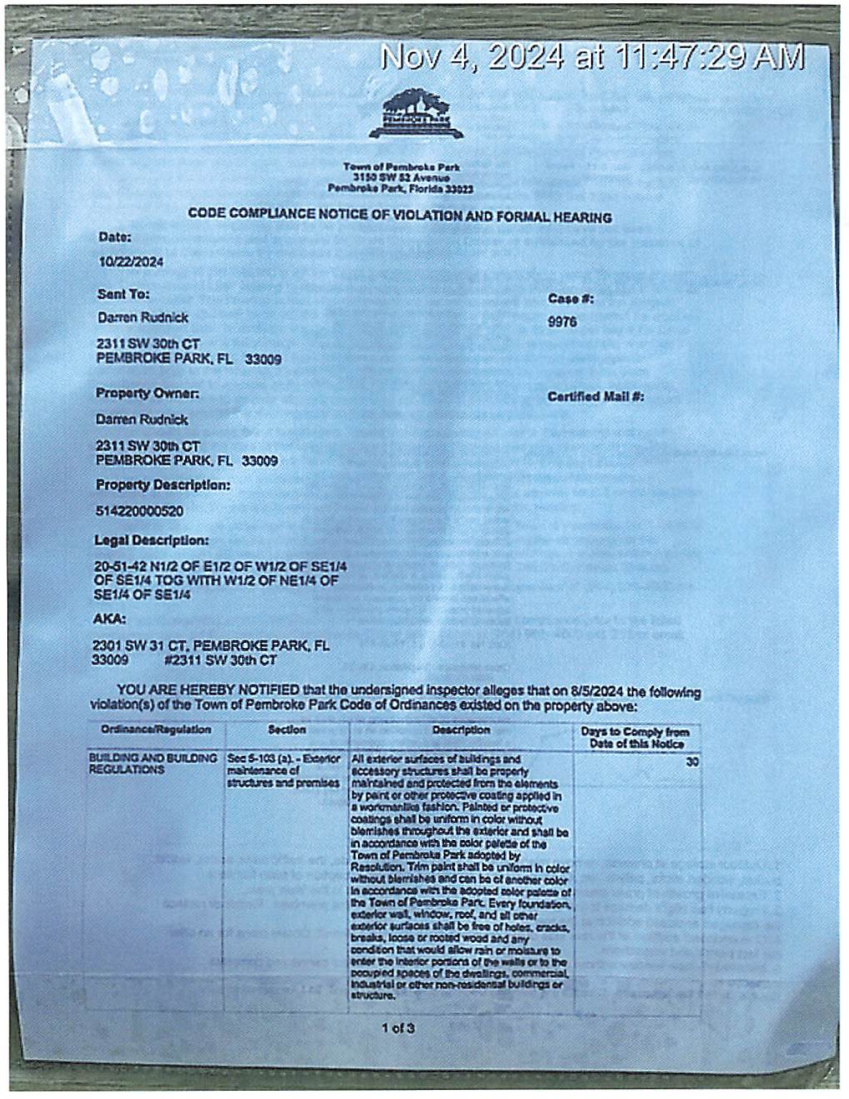
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Property Owner:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the 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 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



9589 0710 5270 1814 2154 89

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage ar
$

Sent To
DARREN RUDNICK

Street and Apt. N
NOH/ANC #9976

City, State, ZIP+4
2311 SW 31 CT
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2154 96

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
DAVID E ZELL TR
DAVID E ZELL TRSTEE

Street and Apt. No
NOH/ANC #9976
141 GREENS RD

City, State, ZIP+4
HOLLYWOOD FL 33021

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Property Owner:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

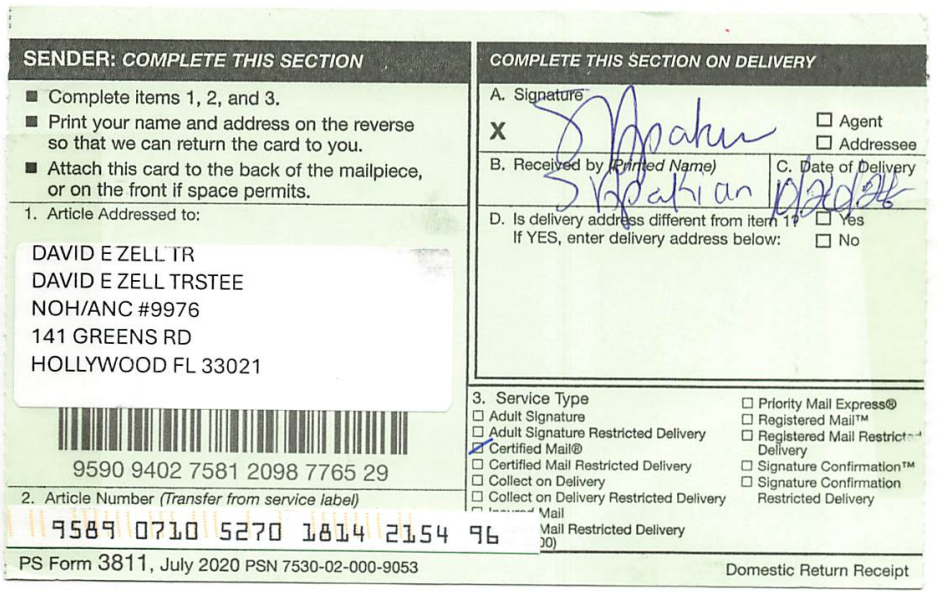
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Jean Gustin

10/22/2024



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR
DAVID E ZELL TRSTEE
NOH/ANC #9976
141 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7765 29

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

9589 0710 5270 1814 2154 96

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?
If YES, enter delivery address below:
☐ Yes
☐ No

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

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



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

Respondent(s)

Case #:

9976

On 10/18/2024 I JEAN GUSTIN 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:	Darren Rudnick
Address:	2311 SW 30th CT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2024
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Notes/Means of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Not Corrected.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Not Corrected.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Not Corrected.
4. One enclosed addition at the rear side of the premises done without a permit. No permit has been obtained. Not Corrected.
5. Installed -1- new window without a building permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

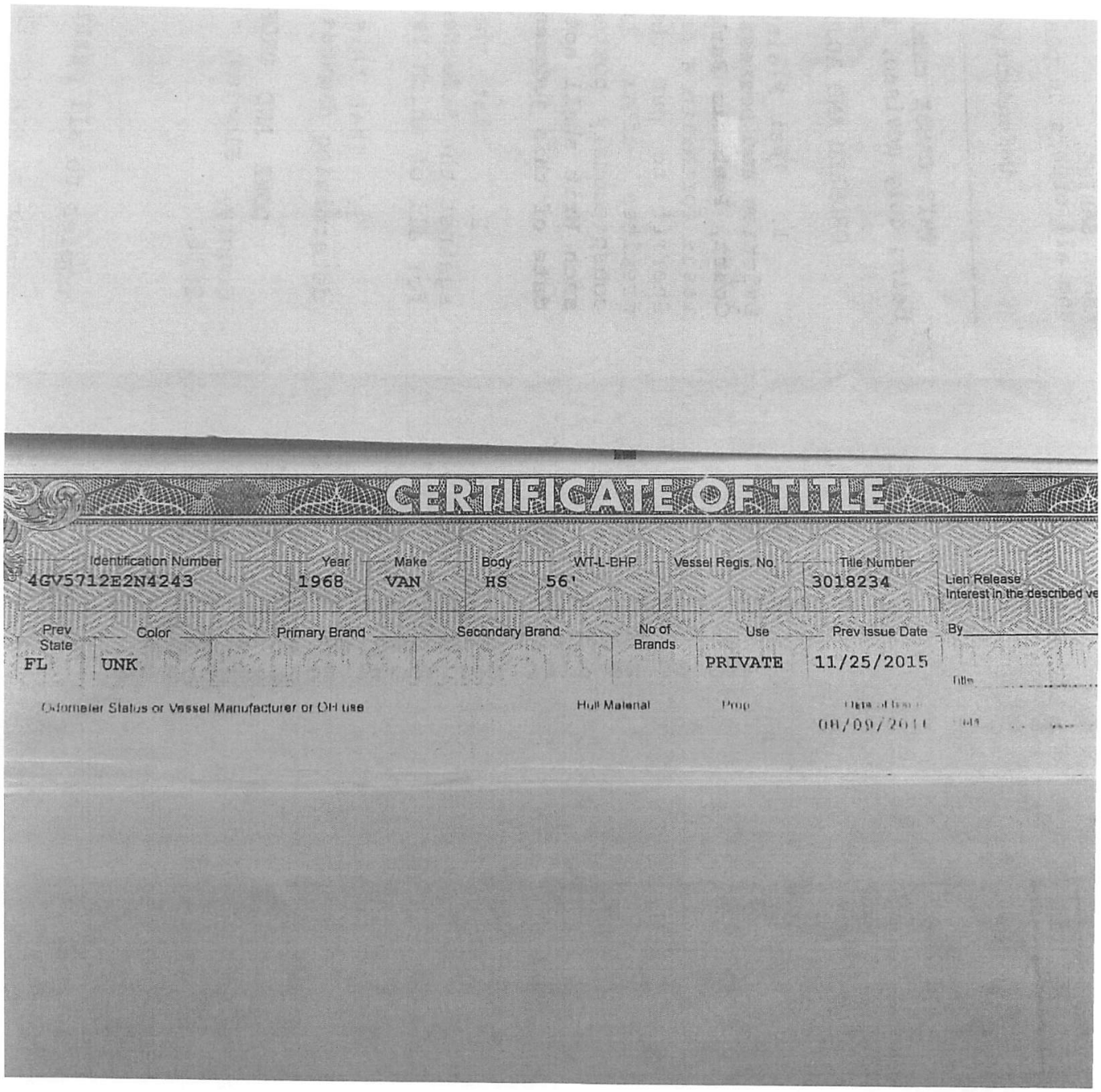
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

DARREN RUDRICK
2311 SW 30TH CT



CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
4GV5712E2N4243	1968	VAN	HS	56'		3018234

Lien Release
Interest in the described ve

By

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	11/25/2015

Title

Odometer Status or Vessel Manufacturer or DH use | Hull Material | Prop | Date of Issue

08/09/2016



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRSTEE
Mailing Address	141 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$4,316,710		$4,316,710	$3,165,300	
2023	$3,924,830		$3,924,830	$2,877,550	$69,046.65
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,316,710	$4,316,710	$4,316,710	$4,316,710
Portability	0	0	0	0
Assessed/SOH	$3,165,300	$4,316,710	$3,165,300	$3,165,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,165,300	$4,316,710	$3,165,300	$3,165,300

Sales History

Date	Type	Price	Book/Page or CIN
10/30/2023	DRR-T		119236539
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$11.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

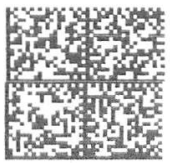
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								

TOWN OF PEMBROKE PARK

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

David E Zell TR
Zell, David E TRSTEE
NOV#9976.
141 Greens Rd
Hollywood FL 33021.

TOWN OF PEMBROKE PARK

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

David E Zell TR
Zell, David E TRSTEE
NOV#9976
2301 SW 31 Court,
Pembroke Park, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597
US POSTAGE

NOV
9976

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Property Owner:

Property Des

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Darren Rudnick 2311 SW 30th CT PEMBROKE PARK, FL 33009	9976	08/05/2024

Property Owner:	Property Description:	Certified Mail #:
Darren Rudnick 2311 SW 30th CT PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

Notes/Means of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin 

Case Overview

Property/Incident Information

Owner	Address	Site Address
RUTH MARTINEZ CEDANO / WALESKA MARTINEZ CEDANO	3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 6134 **Date Next Inspection** 11/20/2024

Notes

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Posted to Property Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Final Order	Certified Mail
10/23/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024
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: 11/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$17,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,000.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 18, 2024
INVOICE NO.: 001
FOR:

Case #6134
RUTH AND WALESKA
MARTINEZ CEDANO
3140 W HALLANDALE BEACH
BLVD LOT #14
PEMBROKE PARK, FL 33009

Bill To:

RUTH AND WALESKA
MARTINEZ CEDANO
3140 W HALLANDALE BEACH
BLVD LOT #14
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, 12-48, 12-61, 12-76(b), and 28-260(8).		
1	Final Order 03/20/2024 Admin Fee	$ 100.00	$ 100.00
185	Day(s) of Per Diem from (05/19/2024 - 11/20/2024)	$ 100.00	$ 18,500.00
		Balance	**$ 18,600.00**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RUTH MARTINEZ CEDANO / WALESKA MARTINEZ CEDANO CASE NO. 6134

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RUTH MARTINEZ CEDANO / WALESKA MARTINEZ CEDANO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 14, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: RUTH MARTINEZ CEDANO / WALESKA MARTINEZ CEDANO AT 11:29 A.M. ON THE 07 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

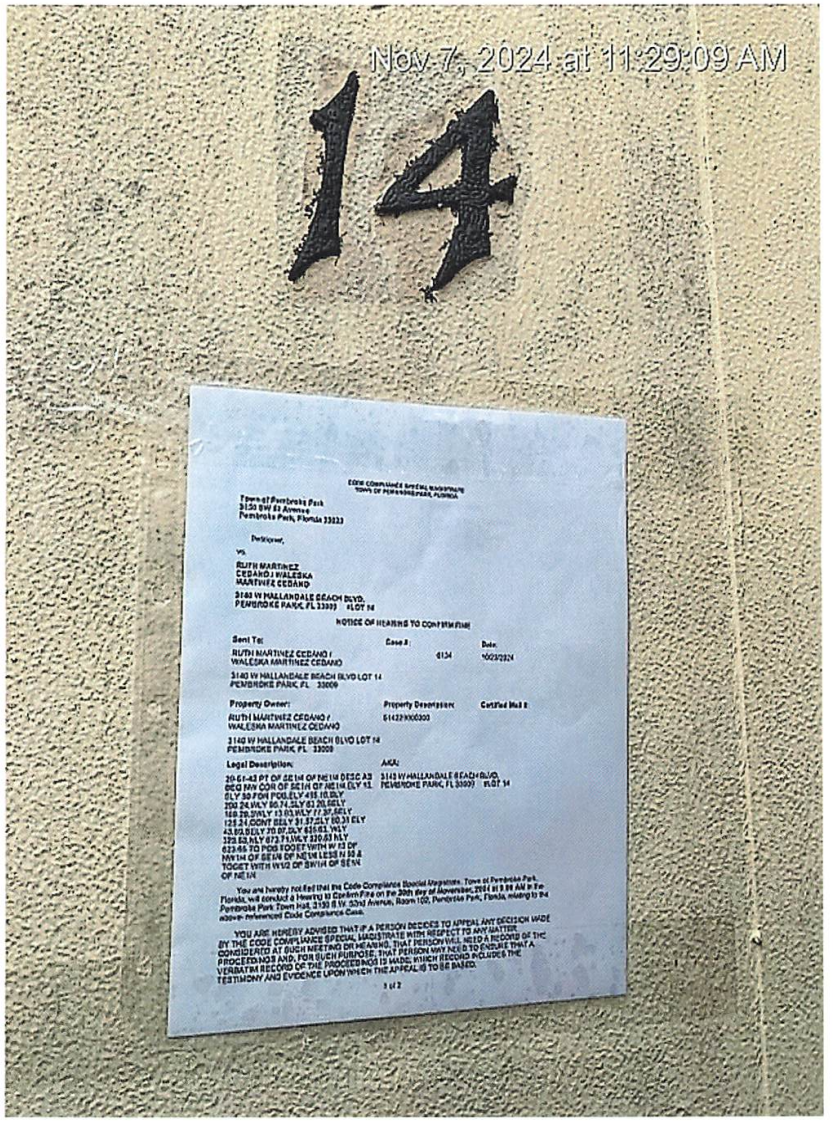
AFFIANT

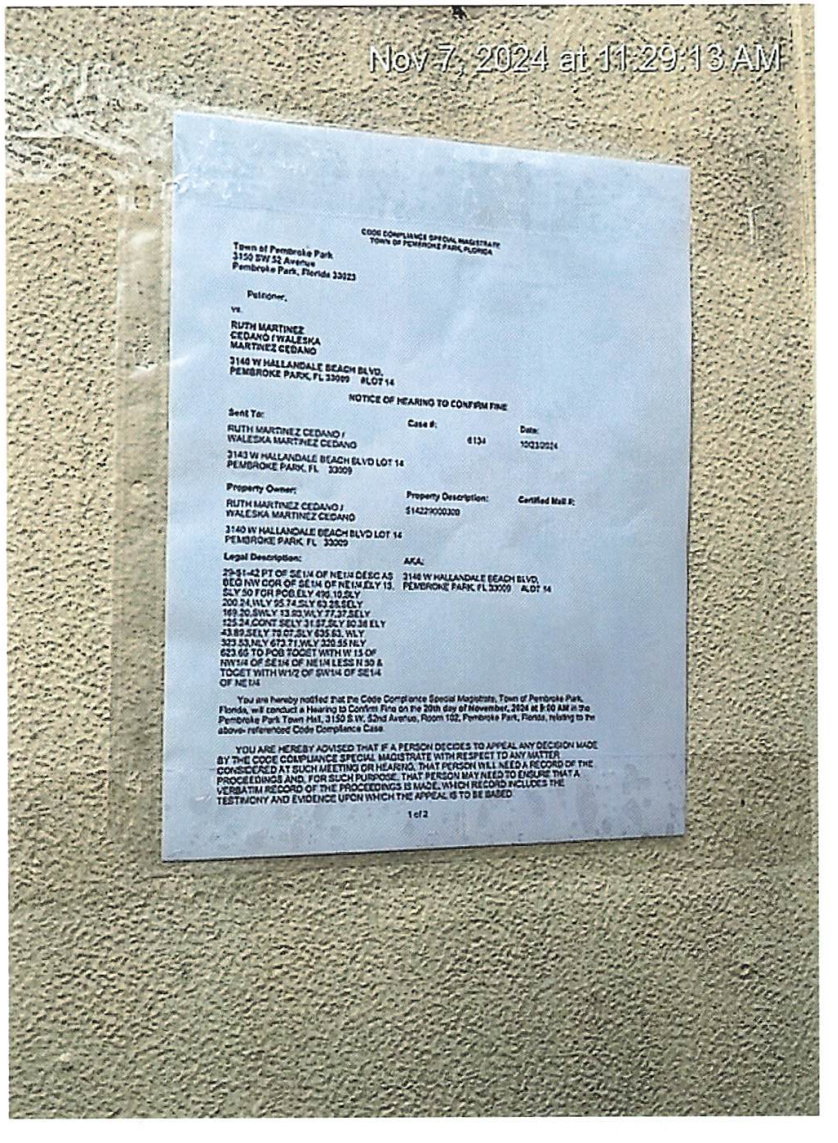
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 7 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 7, 2024 at 11:29:09 AM
14
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
RUTH MARTINEZ
CEDANO / WALESKA
MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #LOT 14
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
RUTH MARTINEZ CEDANO /
WALESKA MARTINEZ CEDANO
6134
10/23/2024
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
RUTH MARTINEZ CEDANO /
WALESKA MARTINEZ CEDANO
514229000300
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 13.
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2


Nov 7, 2024 at 11:29:13 AM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
RUTH MARTINEZ
CEDANO / WALESKA
MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #LOT 14
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
RUTH MARTINEZ CEDANO /
WALESKA MARTINEZ CEDANO
6134
10/23/2024
3143 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
RUTH MARTINEZ CEDANO /
WALESKA MARTINEZ CEDANO
514229000300
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 13.
SLY 50 FOR POB,ELY 496.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
425.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 78.07,SLY 635.63, WLY
323.53,NLY 672.71,WLY 320.55 NLY
623.66 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4
3146 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1088245196
B# 1297358

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
850106310	1960	BUDC	PT	46'		81598464

Registered Owner:

WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

Date of Issue 05/13/2019

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

3140 W HBB LOT 14

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

Mail To:

WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
850106310	1960	BUDC	PT	46'		81598464

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL					PRIVATE	07/27/2011

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				05/13/2019

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Terry L. Rhodes
Executive Director

Control Number 136417624

1 /17 136417624

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_| X | (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

FLHSMV

FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

English

Vehicle Information

Identification Number: 850106310

Vehicle Type: MOBILE HOME

Year: 1960

Make: BUDD COMPANY

Color:

Registration Expiration Date: 12/31/2022

Title Number: 81598464

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 03/21/2022

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 46' 0"

This mobile home is a single wide.

INFO PROVIDED BY MANAGEMENT

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RUTH MARTINEZ
CEDANO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
RUTH MARTINEZ CEDANO	6134	10/23/2024
3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
RUTH MARTINEZ CEDANO	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



9589 0710 5270 1814 2158 78

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$

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

Postage
$ 9.97

Total Postage an
$

Sent To — CORPORATION SERVICE COMPANY

Street and Apt. N — HCF #6134, 8789
1201 HAYS STREET

City, State, ZIP+4 — TALLAHASSEE, FL 32301-2525

Postmark Here

USPS HILLCREST OCT 24 2023 HOLLYWOOD FL

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2158 61

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

Postage
$ 9.64

Total Postage and
$

Sent To — HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. — HCF #6134
8800 NORTH BRONX AVE

City, State, ZIP+4 — 2ND FLOOR
SKOKIE, IL 60077

Postmark Here

USPS HILLCREST OCT 24 2023

PS Form 3800, January 2023 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
$ 9.64

Total Postage and
$

Sent To — RUTH MARTINEZ CEDANO

Street and Apt. No — HCF #6134
3140 W HALLANDALE BEACH BLVD

City, State, ZIP+4 — LOT #14
PEMBROKE PARK, FL 33009

Postmark Here

USPS HILLCREST OCT 24 2023 HOLLYWOOD FL

PS Form 3800, January 2023 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:

HOLIDAY HALLANDALE MHC LLC
HCF #6134
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

9590 9402 7288 2028 9904 65

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2158 61

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:

CORPORATION SERVICE COMPANY
HCF #6134, 8789
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 7288 2028 9903 80

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2158 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Mona Lisa Hart ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MonaLisa Hart | 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 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.

RUTH MARTINEZ
CEDANO
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

Respondent(s)

Case #:

6134

On 10/23/2024 I JEAN GUSTIN 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:	RUTH MARTINEZ CEDANO
Address:	3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024
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: 11/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 11/20/2024

Notes/Means of Correction:

1. Demo - No permit has been obtained.
2. Multiple additions added to the home - No permit has been obtained.
3. Stairs and railings installed without a permit - No permit has been obtained.
4. Laundry room storage area added with washer and dryer - No permit has been obtained.
5. Remove all prohibited outdoor stored items from the property and keep it maintained. Corrected.
6. Remove all the dead vegetation from the property. Corrected.
7. Mobile home has multiple occupants residing in the home - No information has been provided.

Further, Affiant sayeth naught

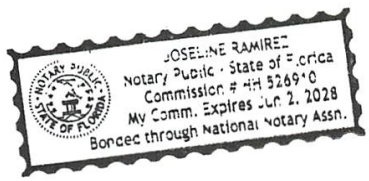
STATE OF FLORIDA

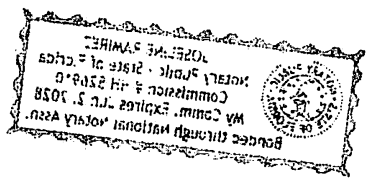
COUNTY OF BROWARD

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 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA




JOSELINE ZAMIREZ
Notary Public - State of Florida
Commission # HH 52649'0
My Comm. Expires JUL 2, 2028
Bonded through National Notary Assn.



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Total Postage and
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Sent To CORPORATION SERVICE COMPANY

Street and Apt. No FO #6134

City, State, ZIP+4® 1201 HAYS STREET

TALLAHASSEE, FL 32301

HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021
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9589 0710 5270 1605 9277 49

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

Postage
$

Total Postage and
$

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. FO #6134

City, State, ZIP+4® 8800 NORTH BRONX AVE 2ND FLOOR

SKOKIE IL 60077

HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No., FO #6134

City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD,

PEMBROKE PARK, FL 33009

HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021
Postmark Here

9589 0710 5270 1605 9278 12

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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 RUTH MARTINEZ CEDANO

Street and Apt. No., c FO #6134

City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD, #14

PEMBROKE PARK, FL 33009

HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021
Postmark Here

9589 0710 5270 1605 9278 28

PS Form 3800, Jant

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #6134
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 8582 3244 8680 88

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9278 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B. Andresici ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B ANDRESICI | C. Date of Delivery 4.1.24

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

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

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

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #6134
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8680 95

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9278 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 4/2/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6134
Petitioner,)
)
vs.)
)
RUTH MARTINEZ CEDANO)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #LOT 14, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: RUTH MARTINEZ CEDANO

VEHICLE IDENTIFICATION #: 850106310

TITLE #: 81598464

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48; 12-61; 12-76(b) and 28-260(8). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48; 12-61; 12-76(b) and 28-260(8) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of March, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RUTH MARTINEZ CEDANO	3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 6134 **Date Next Inspection** 3/20/2024

Notes

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Posted to Property Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

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: 3/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RUTH MARTINEZ CEDANO CASE NO.6134

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RUTH MARTINEZ CEDANO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 LOT # 14

I, Jean Gustin HEREBY CERTIFY that I SERVED: RUTH MARTINEZ CEDANO AT 04:30 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

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

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

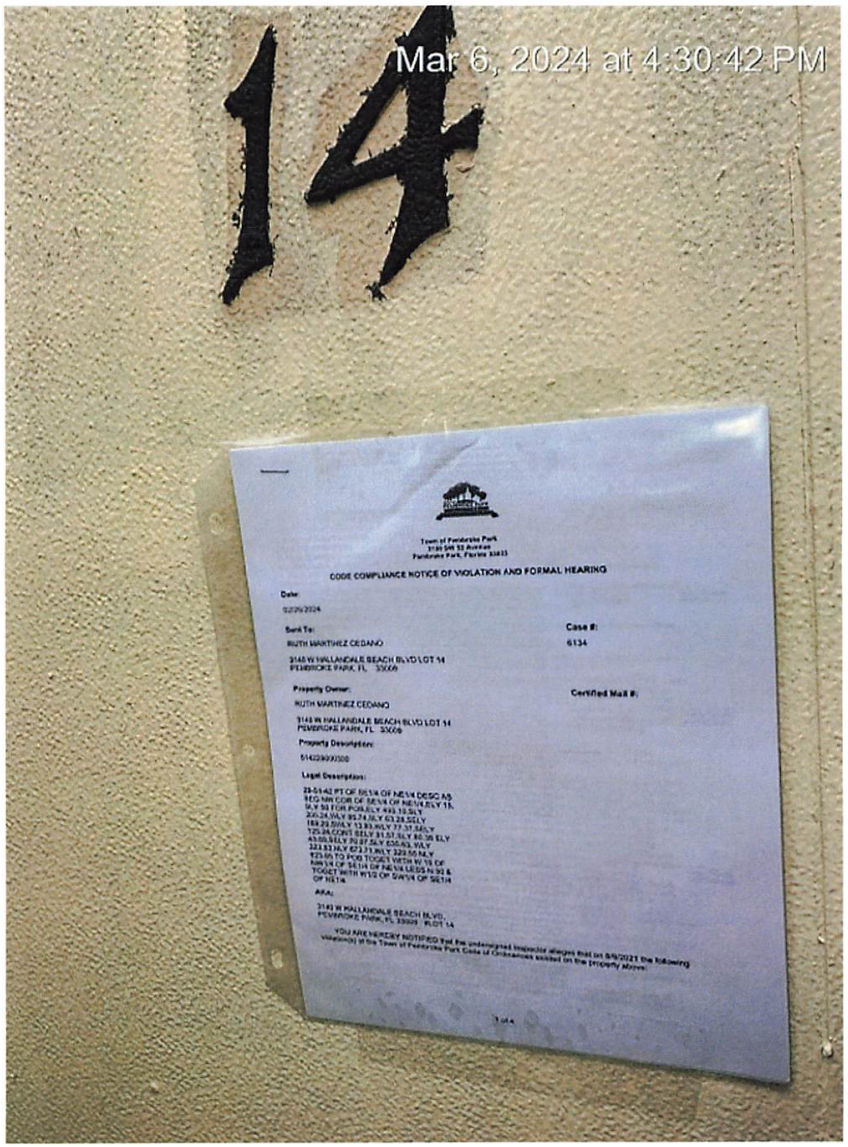
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

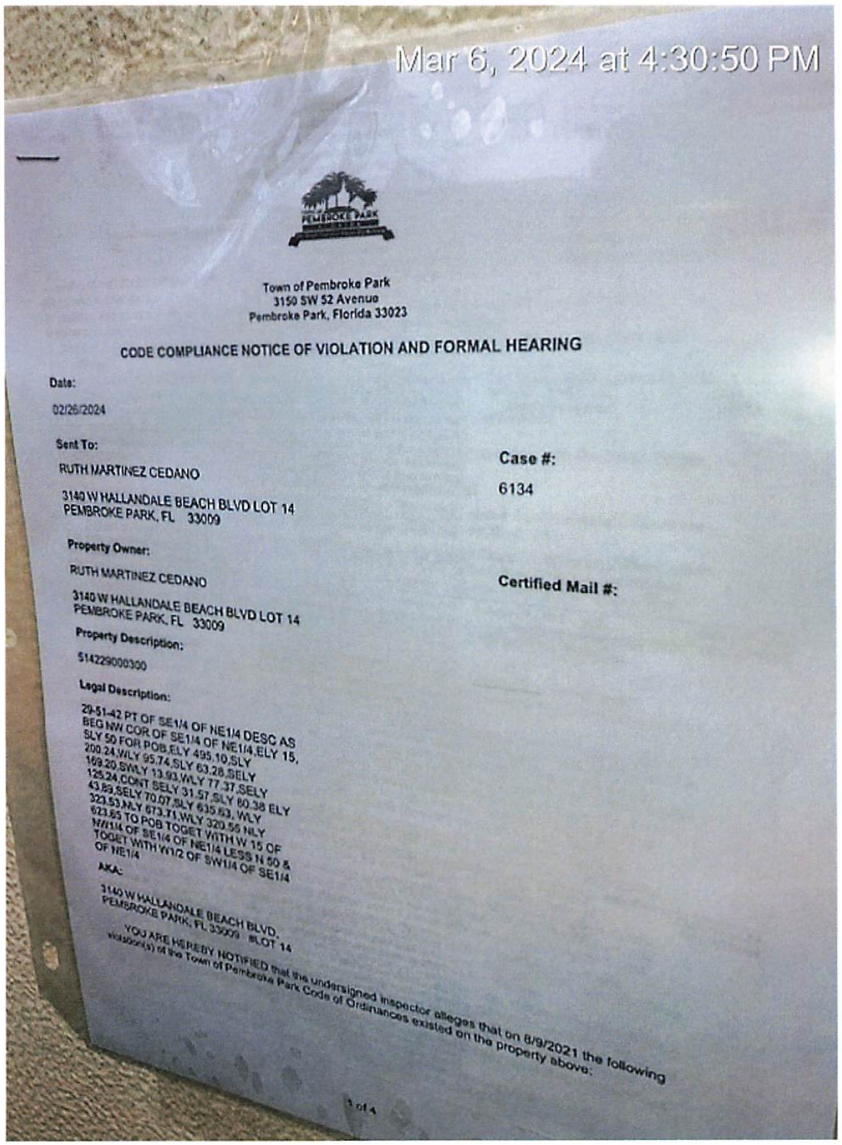
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of March ~~2023~~ 2024 S.G., by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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


14
Mar 6, 2024 at 4:30:42 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/26/2024
Sent To:
RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Case #:
6134
Property Owner:
RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229000300
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.26,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 60.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.56 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4
AKA:
3140 W HALLANDALE BEACH BLVD ,
PEMBROKE PARK, FL 33009 - 6LOT 14
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violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 4


Mar 6, 2024 at 4:30:50 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/26/2024
Sent To:
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3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Case #:
6134
Property Owner:
RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009
Certified Mail #:
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514229000300
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BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.26,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 60.38 ELY
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323.53,NLY 673.71,WLY 320.56 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4
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1 of 4

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

RUTH MARTINEZ CEDANO

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Case #:

6134

Property Owner:

RUTH MARTINEZ CEDANO

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. A double permit fee has been assessed for all work done without a permit.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

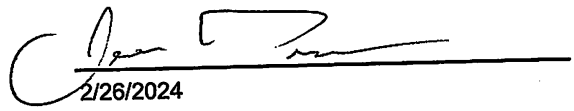
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



2/26/2024



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.

RUTH MARTINEZ
CEDANO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

Respondent(s)

Case #:

6134

On 2/13/2024 I JEAN GUSTIN 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:	RUTH MARTINEZ CEDANO
Address:	3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Means of Correction:

1. Demo - No permit has been obtained.
2. Multiple additions added to the home - No permit has been obtained.
3. Stairs and railings installed without a permit - No permit has been obtained.
4. Laundry room storage area added with washer and dryer - No permit has been obtained.
5. Remove all prohibited outdoor stored items from the property and keep it maintained. Corrected.
6. Remove all the dead vegetation from the property. Corrected.
7. Mobile home has multiple occupants residing in the home - No information has been provided.

Further, Affiant sayeth naught

STATE OF FLORIDA

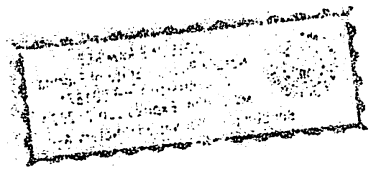
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/13/2024

NOTARY PUBLIC, STATE OF FLORIDA

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RUTH MARTINEZ CEDANO 3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	6134	08/09/2021

Property Owner:	Property Description:	Certified Mail #:
RUTH MARTINEZ CEDANO 3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

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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. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

Notes/Means of Correction:

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. A double permit fee has been assessed for all work done without a permit.

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

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

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 Ruth Martinez Cedano Date 8.6.2021

Site Address 3140 W Hallandale Beach Blvd Lot 14
Pembroke Park FL 33009 Case # _____

Permit # _____ Sub/Park Holiday

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105; 5-17, 12-48; 28-260; 12-76(B); 12-76(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)
Demo of Bathroom, additions, windows, doors, stairs, railing, laundry room w/ washer & dryer, electrical, mechanical, & plumbing done without a permit.

Corrective Action(s)
Obtain a permit for the demo of Bathroom area, all additions including elect, mech. & Plumbing, laundry room area w/ washer & dryer, railings, windows & doors with plans and inspection. Remove all prohibited outdoor stored items & Dead vegetation.

- ☒ 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

Code Enforcement Officer

Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


08/05/2021 23:34


08/05/2021 23:34


08/05/2021 23:34


08/05/2021 23:34


08/05/2021 23:34


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08/05/2021 23:36


08/05/2021 23:36

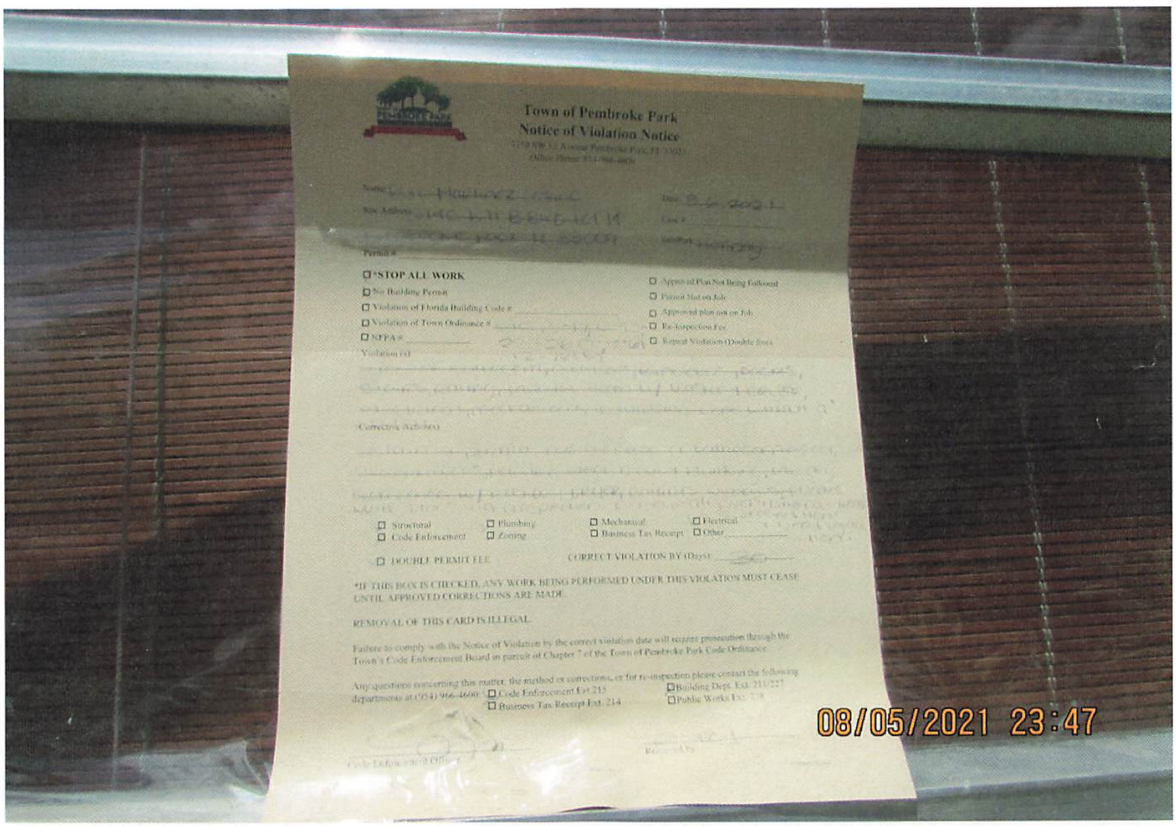

08/05/2021 23:36


08/05/2021 23:36


08/05/2021 23:36


08/05/2021 23:36


08/05/2021 23:37


Town of Pembroke Park
Notice of Violation Notice
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance #
NFPA #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Violation (s)
Corrective Action(s)
Structural
Plumbing
Mechanical
Electrical
Code Enforcement
Zoning
Business Tax Receipt
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days)
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL
Failure to comply with the Notice of Violation by the correct violation date will receive 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 of 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. 218
08/05/2021 23:47


14
08/05/2021 23:47


08/05/2021 23:33


08/05/2021 23:33


08/05/2021 23:34


08/05/2021 23:34


08/05/2021 23:34

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

Sent To:	Case #:	Date:
RUTH MARTINEZ CEDANO 3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	6134	8/9/2021 12:00:00 AM

Property Owner:	Property Description:
RUTH MARTINEZ CEDANO 3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	514229000300

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

Mailing Purposes Only

NOV # 6134

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

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Corporation Service Company
1201 Hayes Street
Tallahassee
FL
32301

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

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:
RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Case #:
6134

NOV # 6134

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

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE $000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Floor
Skokie
IL
60077

NOV # 6134

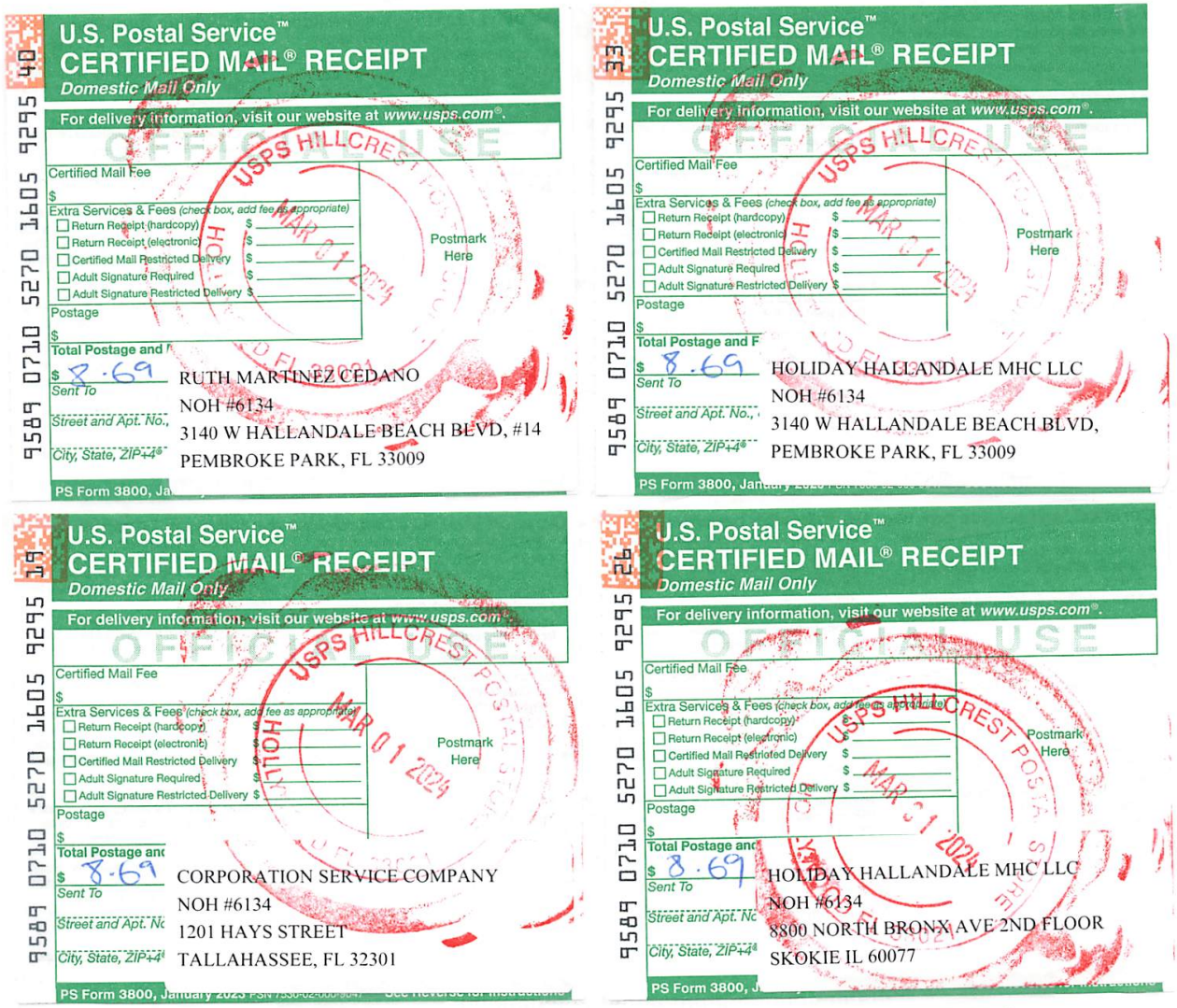
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE $000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC
3140 W Hallandale Beach
Blvd
Pembroke Park
FL
33009



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Postmark Here

USPS HILLCREST POSTAL STATION HOLLYWOOD FL MAR 01 2024

Sent To
RUTH MARTINEZ CEDANO
NOH #6134

Street and Apt. No.,
3140 W HALLANDALE BEACH BLVD, #14

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9295 40

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Postmark Here

USPS HILLCREST POSTAL STATION HOLLYWOOD FL MAR 01 2024

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6134

Street and Apt. No.,
3140 W HALLANDALE BEACH BLVD,

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9295 33

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Postmark Here

USPS HILLCREST POSTAL STATION HOLLYWOOD FL MAR 01 2024

Sent To
CORPORATION SERVICE COMPANY
NOH #6134

Street and Apt. No.,
1201 HAYS STREET

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9295 19

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Postmark Here

USPS HILLCREST POSTAL STATION HOLLYWOOD FL MAR 01 2024

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6134

Street and Apt. No.,
8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4®
SKOKIE IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9295 26

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
NOH #6134
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 8582 3244 8676 78

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9295 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff
☐ 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:

HOLIDAY HALLANDALE MHC LLC
NOH #6134
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 8582 3244 8676 85

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9295 26

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:

RUTH MARTINEZ CEDANO
NOH #6134
3140 W HALLANDALE BEACH BLVD, #14
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8677 15

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9295 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3/4/24

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

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

HOLIDAY HALLANDALE MHC LLC
NOH #6134
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8677 08

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9295 33

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXPOSITO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Open **Case #** 6137 **Date Next Inspection** 10/23/2024

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail Hand
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Amended Final Order	Certified Mail Hand

Case Overview

10/23/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/23/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/23/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$17,900.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,100.00**

Payments

Date	Payment Type Name	Amount
3/25/2024	Credit	$206.00
	Total Payments	**$206.00**
	Fees Outstanding	**$17,894.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 18, 2024
INVOICE NO.: 001
FOR:

Case #6137
ANGELA EXPOSITO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Bill To:

ANGELA EXPOSITO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(c)(h)(j), 5-105, 5-17, and 12-48.		
1	Final Order 08/16/2023 Admin Fee	$ 100.00	$ 100.00
1	Amended Final Order 03/20/2024 Admin Fee	$ 100.00	$ 100.00
1	Payment Received on 03/25/2024	$ 200.00	$ 200.00
185	Day(s) of Per Diem from (05/19/2024 - 11/20/2024)	$ 100.00	$ 18,500.00
		Balance	**$ 18,400.00**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANGELA EXPOSITO CASE NO. 6137

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSITO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ANGELA EXPOSITO AT 10:18 A.M. ON THE 08 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of NOV, 2024, by Jean Gustin as Code Compliance 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 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANGELA EXPOSITO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANGELA EXPOSITO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	6137	10/23/2024

Property Owner:	Property Description:	Certified Mail #:
ANGELA EXPOSITO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

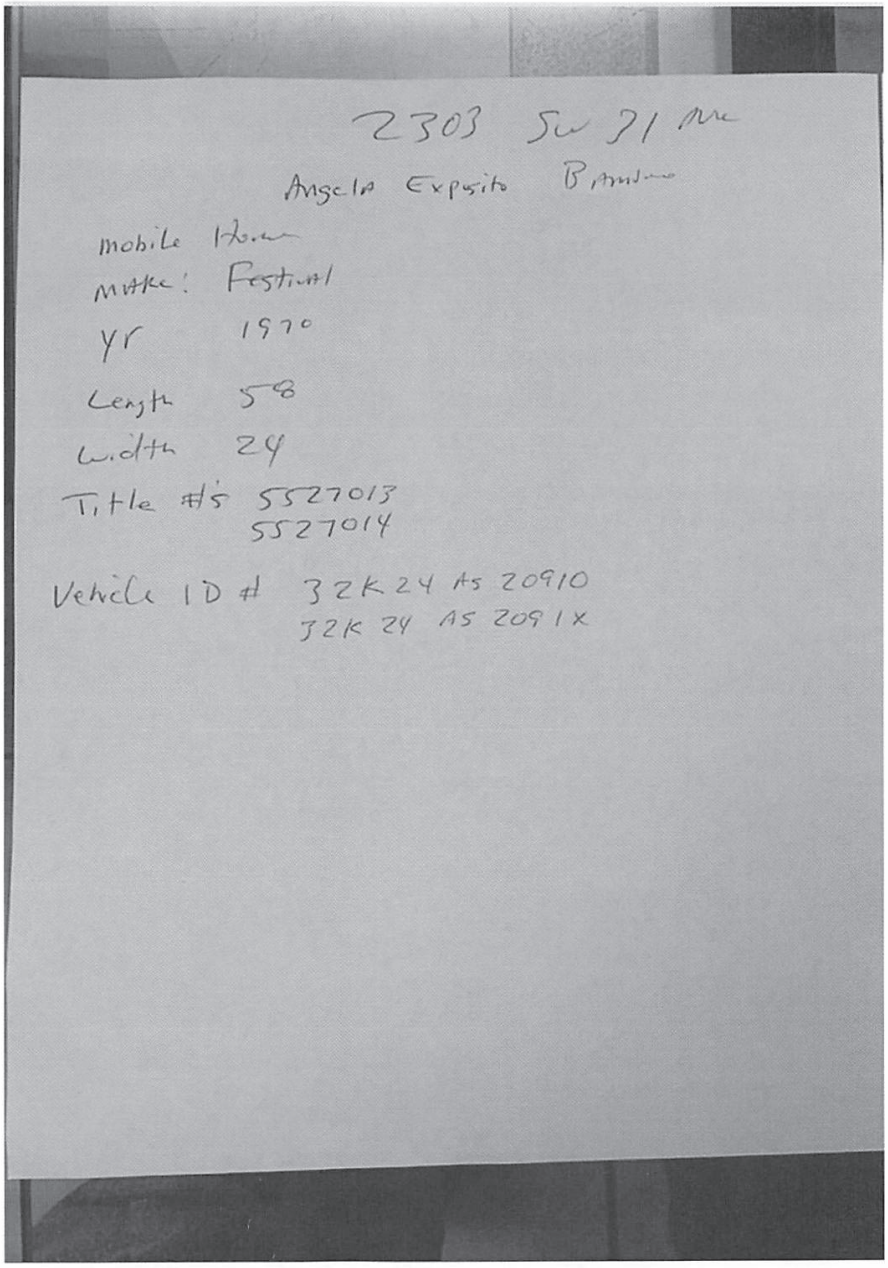
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

Sincerely,

Joseline Ramirez

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

1 of 1



2303 SW 71 Ave

Angela Expsito Brandon

mobile Home

Make: Festival

Yr 1970

Length 58

width 24

Title #s 5527013
5527014

Vehicle ID # 32K24 AS 20910
32K24 AS 20911X

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANGELA EXPOSITO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
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Property Owner:	**Property Description:**	**Certified Mail #:**
ANGELA EXPOSITO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

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Sincerely,

Joseline Ramirez

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



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

Postage
$ 9.64

Total Postage and
$

Sent To
DAVID E ZELL TR
DAVID E ZELL TRSTEE

Street and Apt. No.
HCF #6137
141 GREENS RD

City, State, ZIP+4®
HOLLYWOOD, FL 33021

Postmark Here

OCT 14 2024

USPS HILLCREST FOR

HOLLYWOOD

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 91

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Postage
$ 9.64

Total Postage and
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Sent To
ANGELA EXPOSITO

Street and Apt. No.
HCF #6137
2303 SW 31 AVE

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

Postmark Here

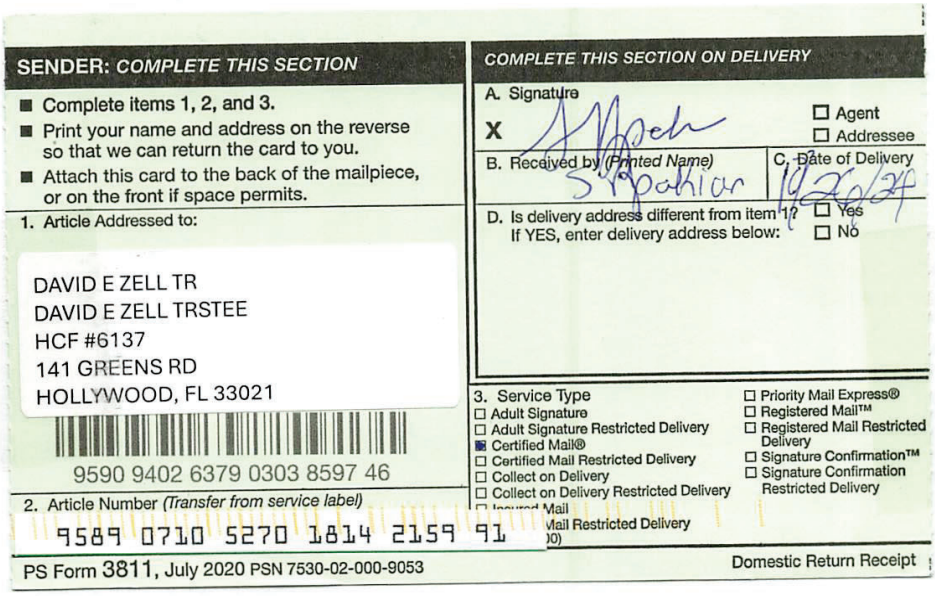
OCT 14 2024

USPS HILLCREST FOR

HOLLYWOOD

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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:

DAVID E ZELL TR
DAVID E ZELL TRSTEE
HCF #6137
141 GREENS RD
HOLLYWOOD, FL 33021

9590 9402 6379 0303 8597 46

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

9589 0710 5270 1814 2159 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* S Pathiar

C. Date of Delivery 10/20/24

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

3. Service Type

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

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

Town of Pembroke Park
3150 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.

ANGELA EXPOSITO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Respondent(s)

Case #:

6137

On 10/23/2024 I JEAN GUSTIN 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:	ANGELA EXPOSITO
Address:	2303 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024
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: 11/20/2024

Notes/Means of Correction:

1. Wooden fence installed without a permit. The wooden fence was not present during re-inspection but a demo may be required. Not Corrected
2. Verify number of occupants in the mobile home. Not Corrected.
3. (1) concrete stair installed without a permit. Not Corrected.
4. New wooden deck (front patio area) installed without a permit. Not Corrected.
5. The sliding glass at patio area was installed without a permit. Not Corrected.
6. Window changed out without a permit. Not Corrected.
7. Wooden rail (side on mh) installed without a permit. Not Corrected.
8. Concrete slab built without a permit. Permit # 23361094-0 incomplete. Not Corrected.
10. Removal of chain link fence and posts done prior of obtaining a permit. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

ANGELA M EXPOSITO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Date 3/25/2024 6:33:09 PM
Invoice # 26856
For Code Enforcement Case# 6137

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
100.00	Code Enforcement Administrative Fees	$100.00
6.00	Technology Convenience Fee	$6.00
Total		**$206.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/20/2024		$100.00	0	$0.00
Admin Fixed	8/16/2023		$100.00	0	$100.00
Admin Fixed	3/20/2024		$100.00	0	$100.00
Total					$200.00

Payments

Date	Type	Amount
3/25/2024	Credit	$206.00
Total		$206.00

Balance **$0.00**



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

Postage
$ 8.69

Total Postage an
$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE

Street and Apt. N AFO #6137, #8535
141 GREENS RD

City, State, ZIP+4 HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS NORLAND BRANCH
MIAMI FLORIDA 3310 9998
MAR 2 1 2024

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

Postage
$ 8.69

Total Postage
$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE

Street and Apt. AFO #6137, #8535
2301 SW 31 CT,

City, State, ZIP PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

USPS NORLAND BRANCH
MIAMI FLORIDA 33 9998
MAR 2 1 2024

Postmark Here

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

Postage
$ 8.69

Total Postage and
$

Sent To ANGELA EXPOSIETO

Street and Apt. No. AFO #6137
2303 SW 31 CT,

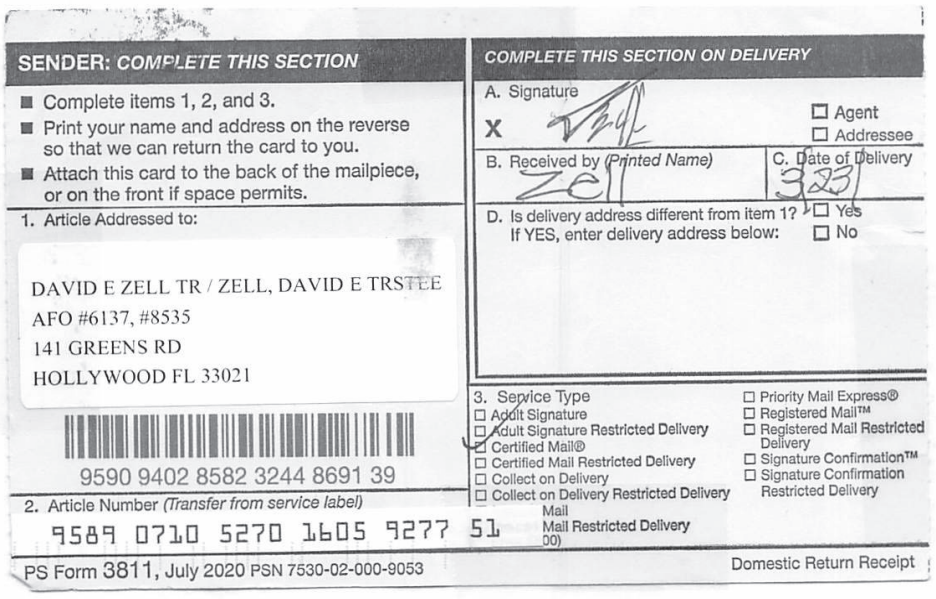
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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MIAMI FLORIDA 3310 9998
MAR 2 1 2024

Postmark Here

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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRSTEE
AFO #6137, #8535
141 GREENS RD
HOLLYWOOD FL 33021

9590 9402 8582 3244 8691 39

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9277 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Zell
C. Date of Delivery 3/23

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

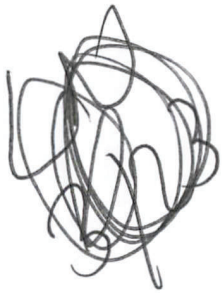
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

9589 0710 5270 1605 9277 37

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CORRECTION
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US POSTAGE

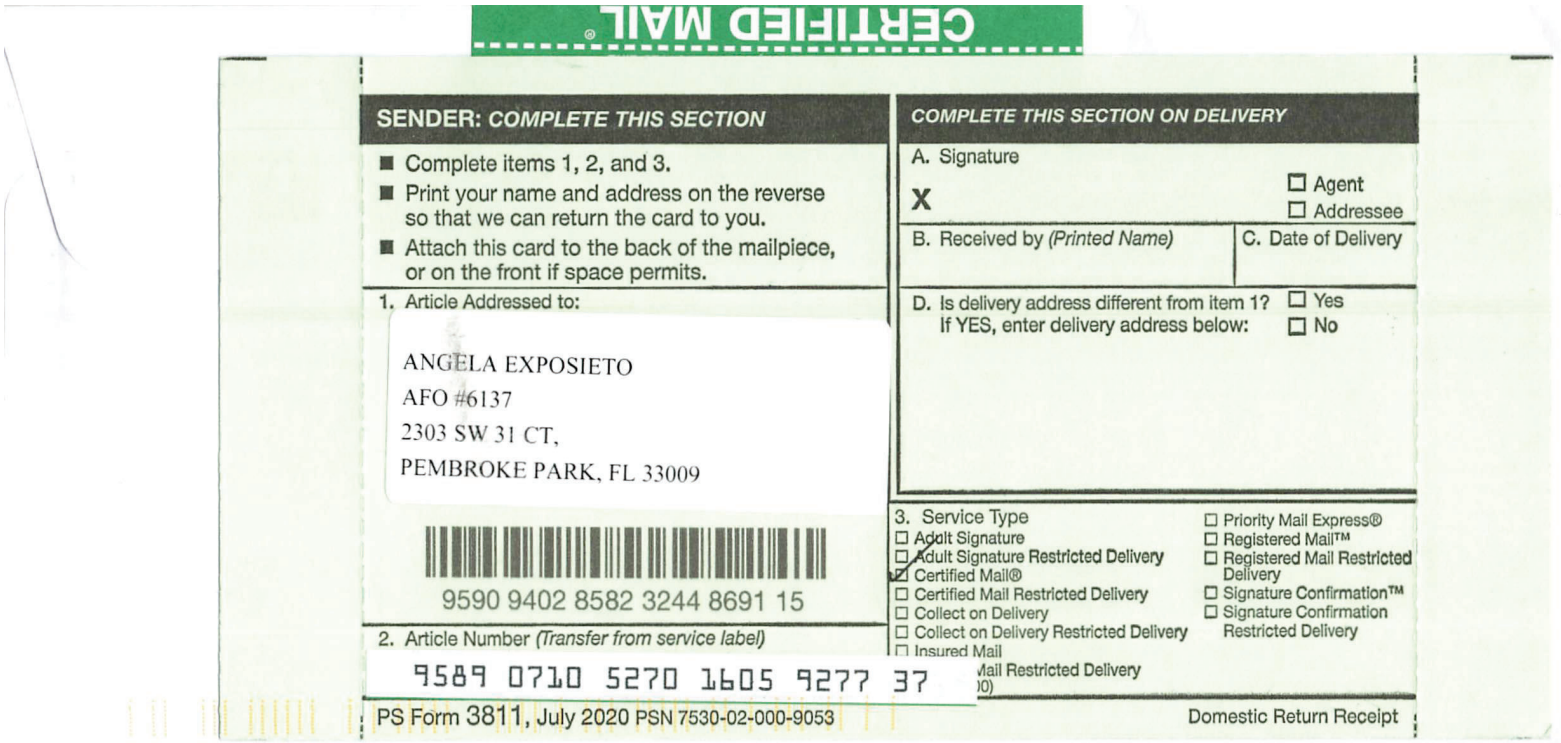


ANGELA EXPOSIETO
AFO #6137
2303 SW 31 CT,
PEMBROKE PARK, FL 33009

FWD

NIXIE 331 DE 1 0004/12/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 33023541350 *0806-00982-21-45


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Attach this card to the back of the mailpiece, or on the front if space permits.
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AFO #6137
2303 SW 31 CT,
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9590 9402 8582 3244 8691 15
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9277 37
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?
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
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
ANGELA EXPOSIETO
Respondent(s)

Case No.: 6137

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ANGELA EXPOSIETO

VEHICLE IDENTIFICATION #: 32K24AS2091X

TITLE #: 5527014

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(j); 5-105; 12-48 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(j); 5-105; 12-48 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXPOSIETO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Open **Case #** 6137 **Date Next Inspection** 3/20/2024

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail Hand
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024
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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,200.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANGELA EXPOSIETO CASE NO. 6137

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSIETO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: ANGELA EXPOSIETO AT 03:43 P.M. ON THE 08 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

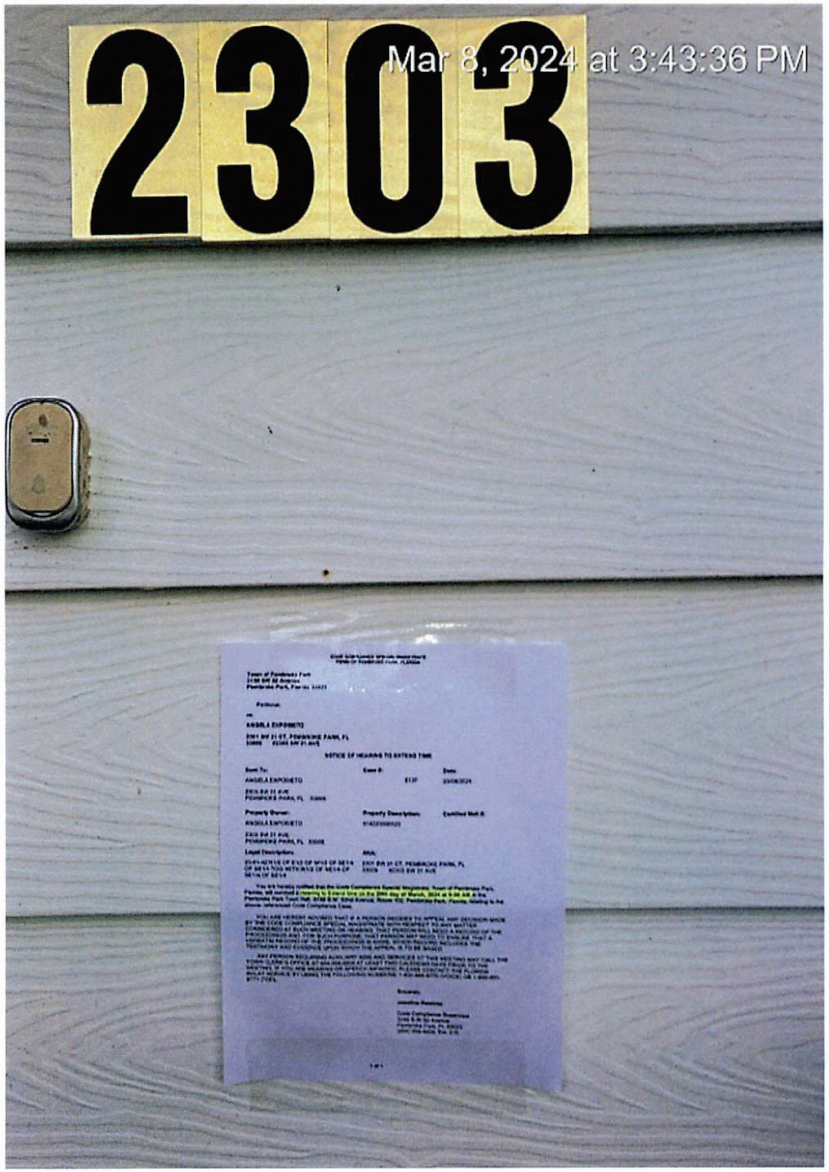
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

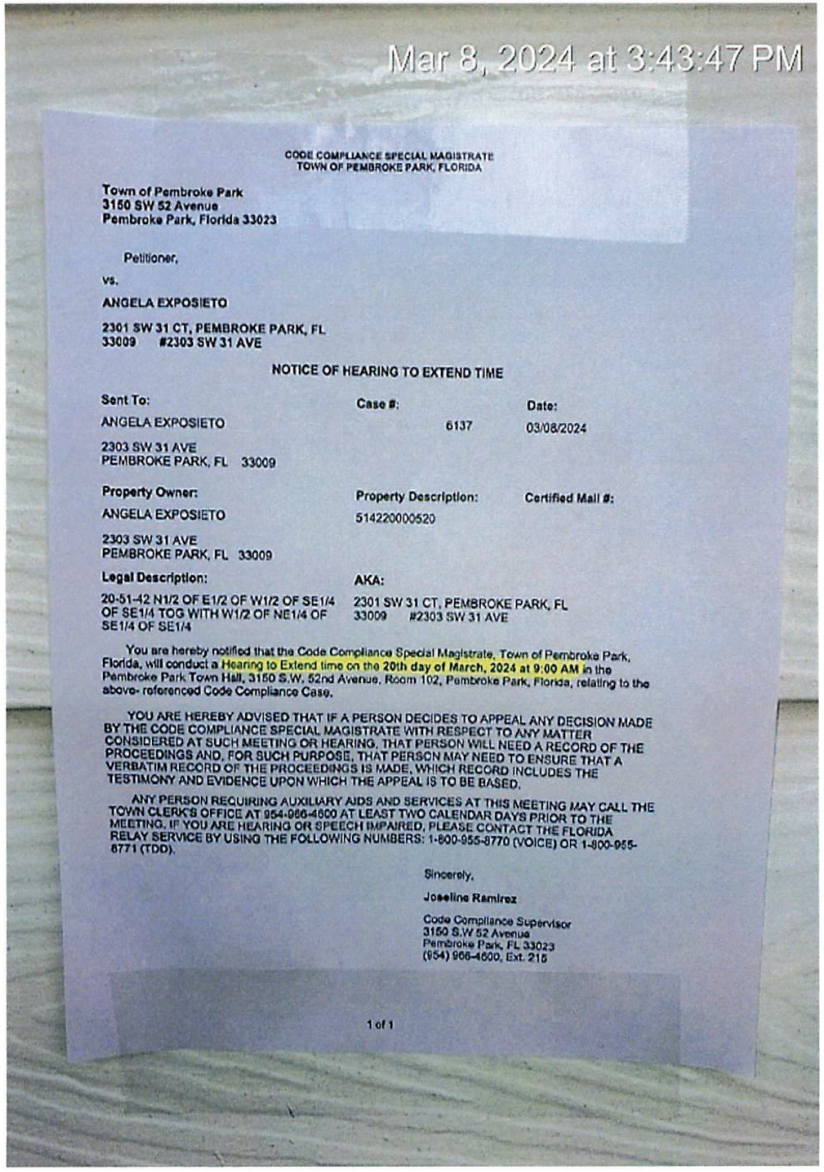
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of March, ~~2023~~, 2024 by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

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.


2303
Mar 8, 2024 at 3:43:36 PM


Mar 8, 2024 at 3:43:47 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ANGELA EXPOSIETO
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE
NOTICE OF HEARING TO EXTEND TIME
Sent To:
ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
6137
Date:
03/08/2024
Property Owner:
ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009
Property Description:
514220000520
Certified Mail #:
Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of March, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

Name | Address | Phone

Position | How Long Employed? | Weekly Gross Wage

7. MOBILE HOME

MAKE Festival YEAR 1970 LENGTH 58 WIDTH 24

PURCHASED FROM Barney Koretsky

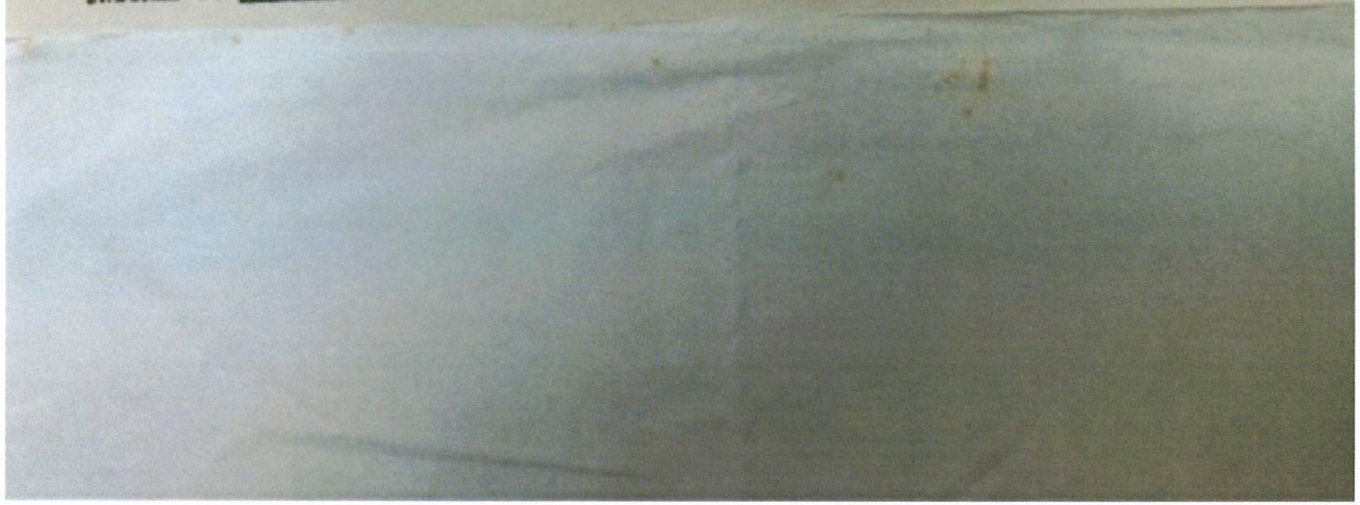
Names of persons now appearing on or which will appear on title certificate:

Barney Koretsky

TITLE # 5527013-5527014 VEHICLE ID # 32K24A5 2091C
32K24A5 2091X

FINANCED BY NA

INSURED BY Dillon Insurance Co



FLHSMV
FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

English

Home (https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 32K24AS2091X
Vehicle Type: MOBILE HOME
Year: 1973
Make:
Color: UNKNOWN COLOR
Registration Expiration Date: 12/31/2022
Title Number: 5527014
Previous Title State: FLORIDA
Title Status: ACTIVE
Title Type: PAPER TITLE
Title Issue Date: 10/26/2020
Title Print Date:
Salvage:
Odometer Reading: 0
Previous Odometer Reading:
Odometer Date:
Previous Odometer Date:
Odometer Status:
Previous Odometer Status:
Total Number of Owners: 1 Owner
Length: 56' 0"

This mobile home is a single wide.

Info Provided by "MANAGEMENT".

(1) of 2.

FLHSMV
FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

English

Home (https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 32K24AS2091U
Vehicle Type: MOBILE HOME
Year: 1973
Make:
Color: UNKNOWN COLOR
Registration Expiration Date: 12/31/2022
Title Number: 5527013
Previous Title State: FLORIDA
Title Status: ACTIVE
Title Type: PAPER TITLE
Title Issue Date: 10/26/2020
Title Print Date:
Salvage:
Odometer Reading: 0
Previous Odometer Reading:
Odometer Date:
Previous Odometer Date:
Odometer Status:
Previous Odometer Status:
Total Number of Owners: 1 Owner
Length: 56' 0"

This mobile home is a single wide.

Info provided by "MANAGEMENT".
(2) of 2.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANGELA EXPOSIETO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	6137	03/08/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2/20/2024 Phone: (954) 9824043.

Email: angelitfa

Property Address: 2303 SW 31st Ave. Hallandale Beach FL 33009.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Angela Exposito (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6137. to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 3-20-24. 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/16/2023 imposing the fine of $ 100.00 per day for violation(s) of the Town's Code of Ordinances: 5-103 (c)(h)(j); 5-105; 12-48; 5-17.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Angela Exposito
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Angela exposito and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of Feb., 20 24.

Nazly Dayana A.
Notary

My Commission expires Mar 15, 27

NOTARY PUBLIC STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/13/2023 Phone: (954) 982 4043

Email: angelitaexposito2001@gmail.com

Property Address: 2303 SW 31 Ave Hallandale (Mobil Home)

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Angela Exposito (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6137 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01/17/24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/16/23 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances: 5-103 (c)(h)(j); 5-105; 5-17 and 12-48.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Angela Exposito
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Angela Exposito, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of November, 20 23.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

MIAMI FL 330
17 AUG 2023 PM 6 L
7022 2410 0001 1497 1836

quadient
CORRECTION
IMI
$008.53
08/17/2023 ZIP 33023
043M30245597
US POSTAGE

DAVID E ZELL TR / ZELL, DAVID E TRS
FO #6137
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

NIXIE 331 FE 1 0009/09/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *1687-03134-09-16

FWD BC
9314100094149039
33023>5413

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

MIAMI FL 330
17 AUG 2023 PM 6 L
7022 2410 0001 1497 1829

quadient
CORRECTION
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$008.53 0
08/17/2023 ZIP 33023
043M30245597
US POSTAGE

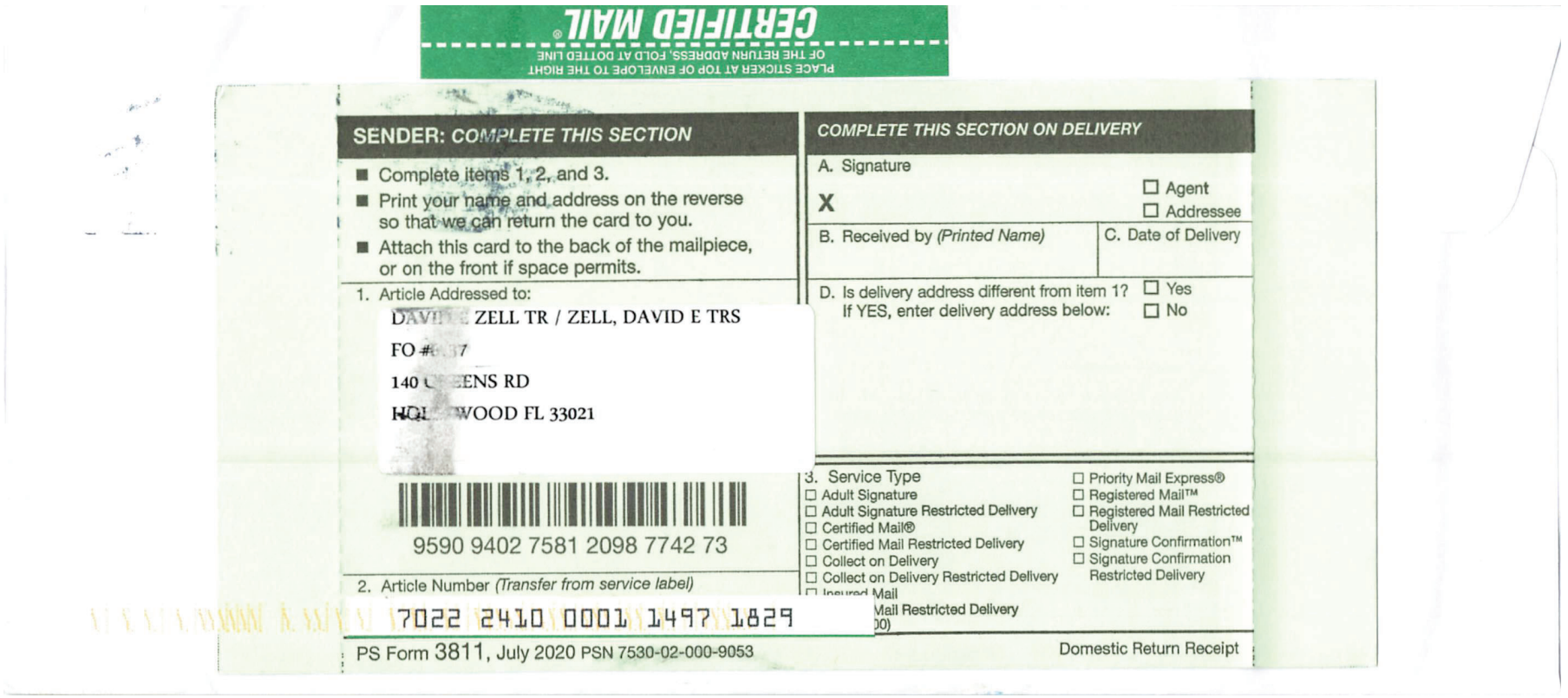
Unknown
AUG 23

DAVID E ZELL TR / ZELL, DAVID E TRS
FO #6137
140 GREENS RD
HOLLYWOOD FL 33021

RECEIVED AUG 28 2023

NIXIE 331 FE 1 0008/24/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *1687-01803-24-21

..9326020043353793 33021-2841 40 ANK
33023>5413



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZELL TR / ZELL, DAVID E TRS
FO #7
140 ENS RD
WOOD FL 33021

9590 9402 7581 2098 7742 73

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

7022 2410 0001 1497 1829

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
Mail Restricted Delivery
00)

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

Domestic Return Receipt

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

MIAMI FL 330
21 JUL 2023 PM 2 L
7022 2410 0001 1497 1478

quadient
CORRECTION
IMI
$007.85 º
07/21/2023 ZIP 33023
043M30245597
US POSTAGE

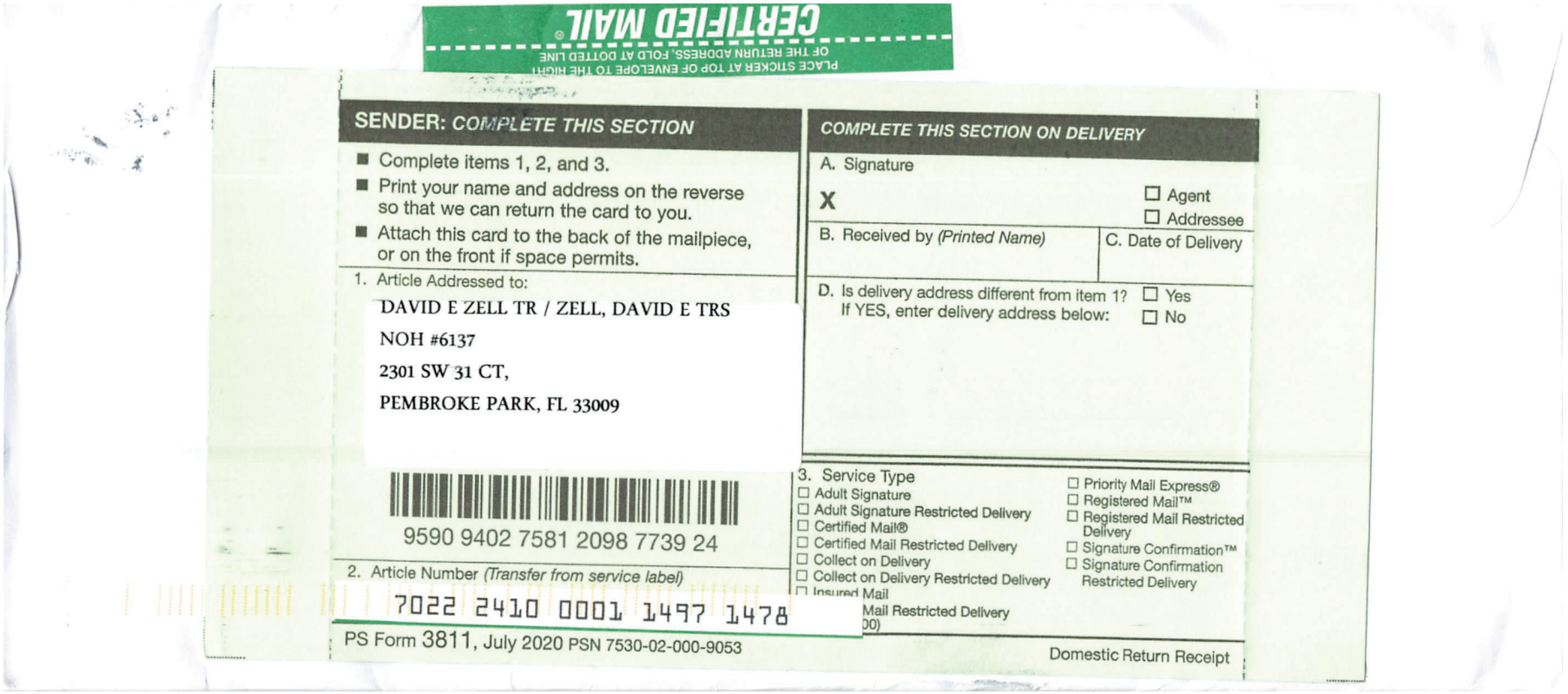
DAVID E ZELL TR / ZELL, DAVID E TRS
NC #6137
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

UNC

Notified

MIXIE 331 DE 1 0008/16/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 33023541350 *2106-00081-21-45
33009-305701



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS

NOH #6137

2301 SW 31 CT,

PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7739 24

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

7022 2410 0001 1497 1478

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

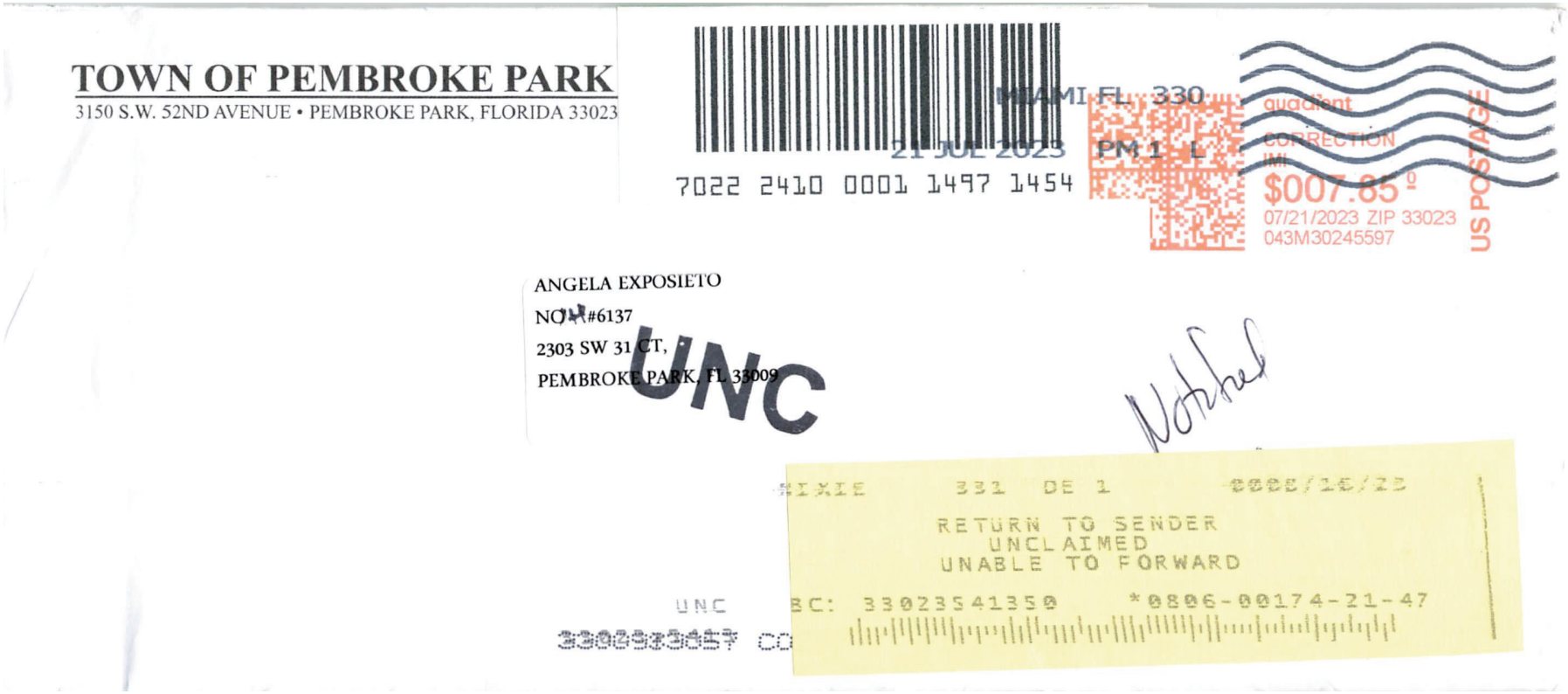
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
☐ Mail Restricted Delivery
00)

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

Domestic Return Receipt



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

MIAMI FL 330
21 JUL 2023 PM 1 L
7022 2410 0001 1497 1454

quadient
CORRECTION
IMI
$007.85
07/21/2023 ZIP 33023
043M30245597
US POSTAGE

ANGELA EXPOSIETO
NO #6137
2303 SW 31 CT,
PEMBROKE PARK, FL 33009

UNC

Notified

NIXIE 331 DE 1 0008/16/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0806-00174-21-47

UNC



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANGELA EXPOSIETO

NOH #6137

2303 SW 31 CT,

PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7739 00

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

7022 2410 0001 1497 1454

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

ail Restricted Delivery
0)

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:

DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7739 17

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

7022 2410 0001 1497 1461

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:

ANGELA EXPOSIETO
FO #6137
2303 SW 31 CT,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7742 97

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

7022 2410 0001 1497 1843

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 AUG 21 2023

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:

DAVID E ZELL TR / ZELL, DAVID E TRS
FO #6137
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7742 80

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

7022 2410 0001 1497 1836

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 AUG 21 2023

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 #6137

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

Hasler
08/09/2021
US POSTAGE $0

01

DAVID ZELL
140 CREENS ROAD
HOLLYWOOD
FL
33021

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

Hasler
08/09/2021
US POSTAGE $0

011

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

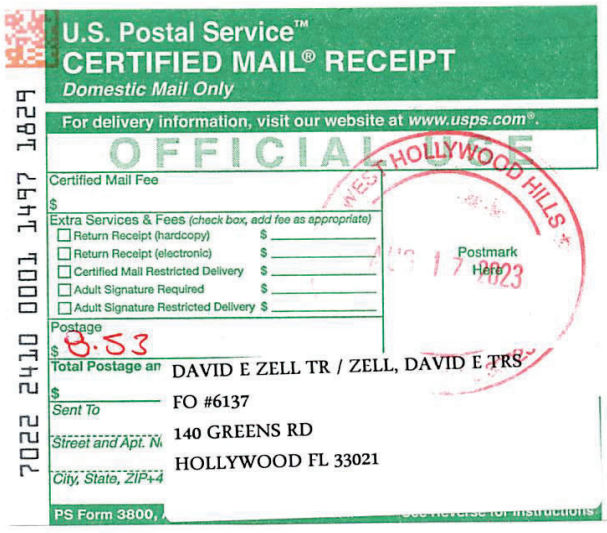
6137


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137
Street and Apt. No.
2301 SW 31 CT,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1478
PS Form 3800,


U.S. Postal Service™
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
ANGELA EXPOSIETO
NOH #6137
Street and Apt. No.
2303 SW 31 CT,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1454
PS Form 3800,


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137
Street and Apt. No.
140 GREENS RD
City, State, ZIP+4
HOLLYWOOD FL 33021
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1461
PS Form 3800,


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and
Sent To
DAVID E ZELL TR / ZELL, DAVID E TRS
FO #6137
Street and Apt. No.
2301 SW 31 CT,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
WEST HOLLYWOOD HILLS
AUG 17 2023
Postmark Here
7022 2410 0001 1497 1836
PS Form 3800,


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and
Sent To
DAVID E ZELL TR / ZELL, DAVID E TRS
FO #6137
Street and Apt. No.
140 GREENS RD
City, State, ZIP+4
HOLLYWOOD FL 33021
WEST HOLLYWOOD HILLS
Postmark Here
7022 2410 0001 1497 1829
PS Form 3800,


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and Fe
Sent To
ANGELA EXPOSIETO
FO #6137
Street and Apt. No.,
2303 SW 31 CT,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
WEST HOLLYWOOD HILLS
AUG 17 2023
Postmark Here
7022 2410 0001 1497 1843
PS Form 3800, Apr

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6137
vs.	)	
ANGELA EXPOSIETO Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ANGELA EXPOSIETO

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(j); 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(j); 5-105; 5-17 and 12-48 **WITHIN** 90 days **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of August 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.

Nazly Dayana CA

Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANGELA EXPOSIETO CASE NO. 6137

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSIETO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: ANGELA EXPOSIETO AT 12:09 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

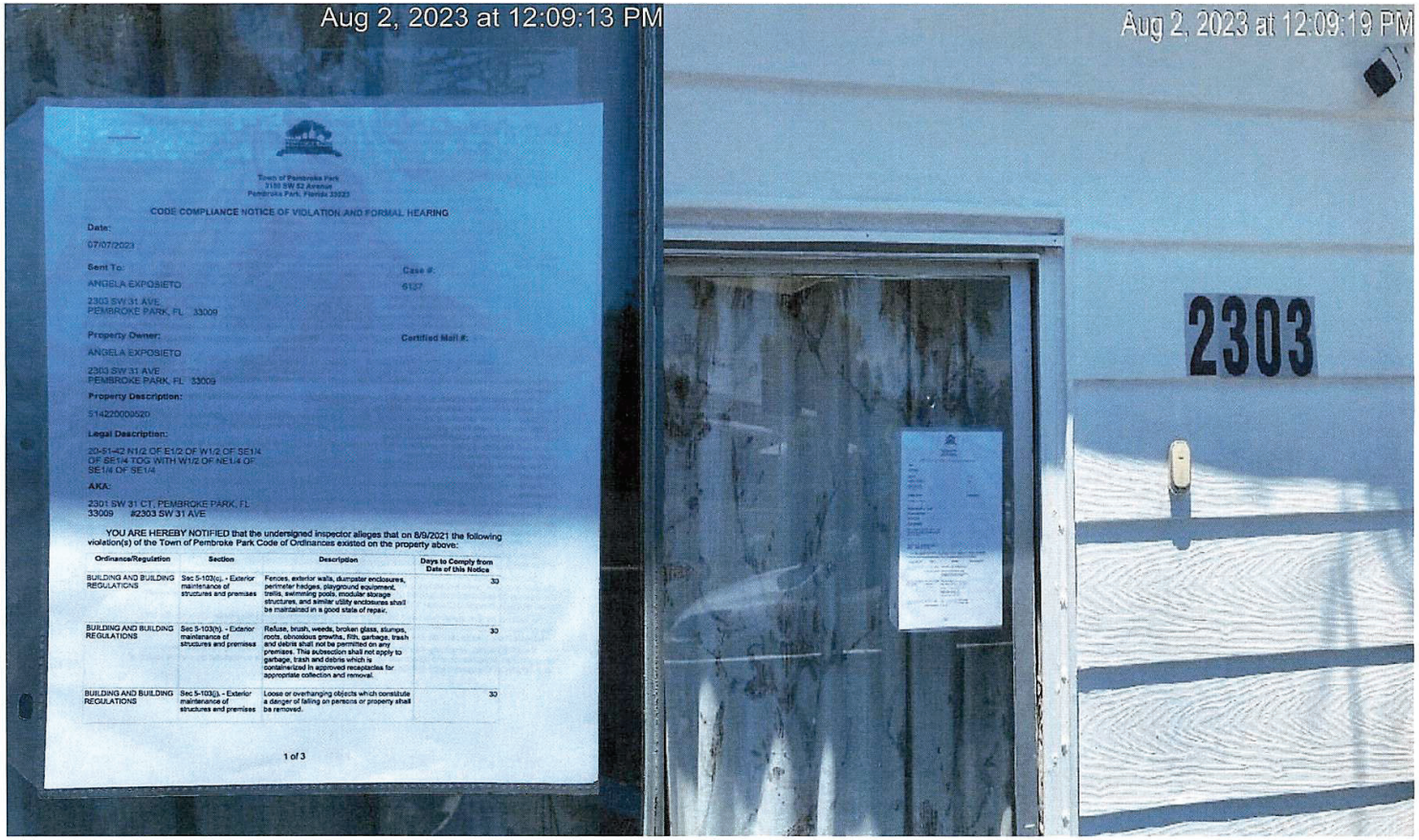
Jean Gustin 8-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/07/2023

Sent To:
ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:
6137

Property Owner:
ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220009520

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/07/2023

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

Property Owner:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/7/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANGELA EXPOSIETO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Respondent(s)

Case #:

6137

On 7/7/2023 I JEAN GUSTIN 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:	ANGELA EXPOSIETO
Address:	2303 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/7/2023

Notes/Means of Correction:

1. Wooden fence installed without a permit. The wooden fence was not present during re-inspection but a demo may be required. Not Corrected
2. Verify number of occupants in the mobile home. Not Corrected.
3. (1) concrete stair installed without a permit. Not Corrected.
4. New wooden deck (front patio area) installed without a permit. Not Corrected.
5. The sliding glass at patio area was installed without a permit. Not Corrected.
6. Window changed out without a permit. Not Corrected.
7. Wooden rail (side on mh) installed without a permit. Not Corrected.
8. Concrete slab built without a permit. Not Corrected.
10. Removal of chain link fence and posts done prior of obtaining a permit. Not Corrected..

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/7/2023

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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXPOSIETO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Open **Case #** 6137 **Date Next Inspection** 7/7/2023

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

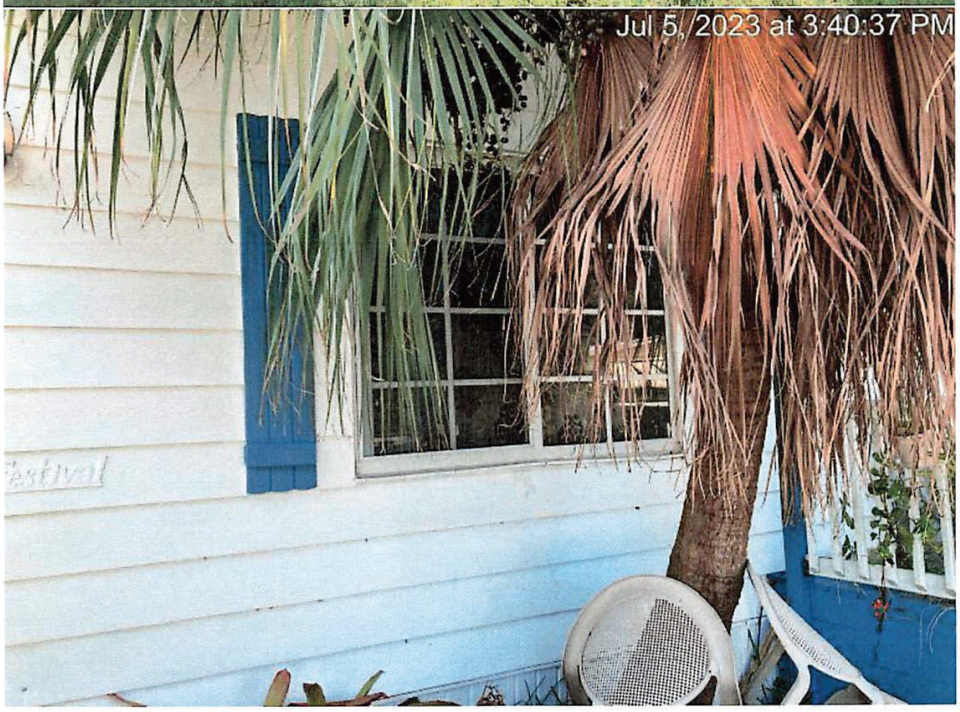
Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/7/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/7/2023


Jul 5, 2023 at 3:40:23 PM
2303


Jul 5, 2023 at 3:40:37 PM


Jul 5, 2023 at 3:40:49 PM


Jul 5, 2023 at 3:40:59 PM


Jul 5, 2023 at 3:41:21 PM

Uploaded NOV # 6137

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

Hasler
08/17/2021
US POSTAGE $0

01

David Zell
140 Greens Road
Hollywood, FL
33021

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

Hasler
08/17/2021
US POSTAGE $0

01

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	6137	08/09/2021

Property Owner:	Property Description:	Certified Mail #:
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. Window changed out without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

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

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

Teressa Malcolm
Code Enforcement Officer


08/05/2021 23:07


08/05/2021 23:07


08/05/2021 23:07


08/05/2021 23:07


08/05/2021 23:08

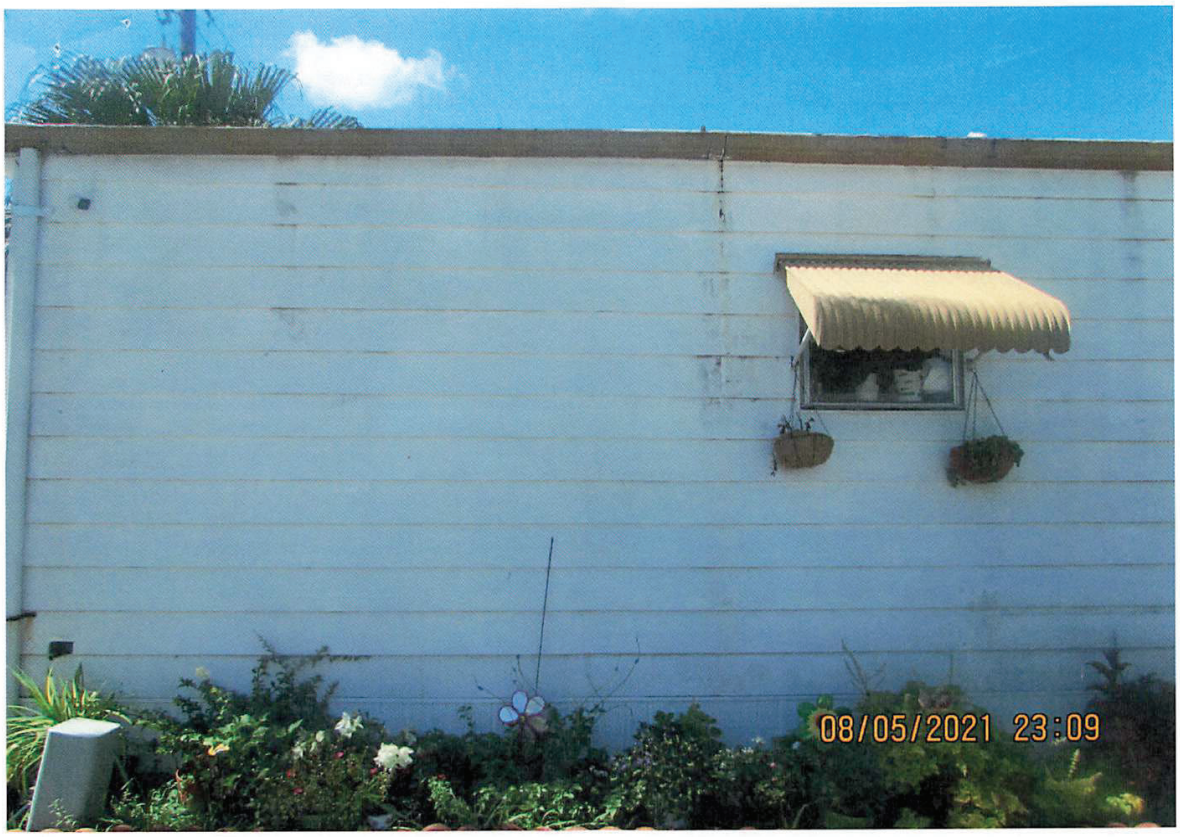

08/05/2021 23:09


08/05/2021 23:09


08/05/2021 23:09


08/05/2021 23:09


08/05/2021 23:09

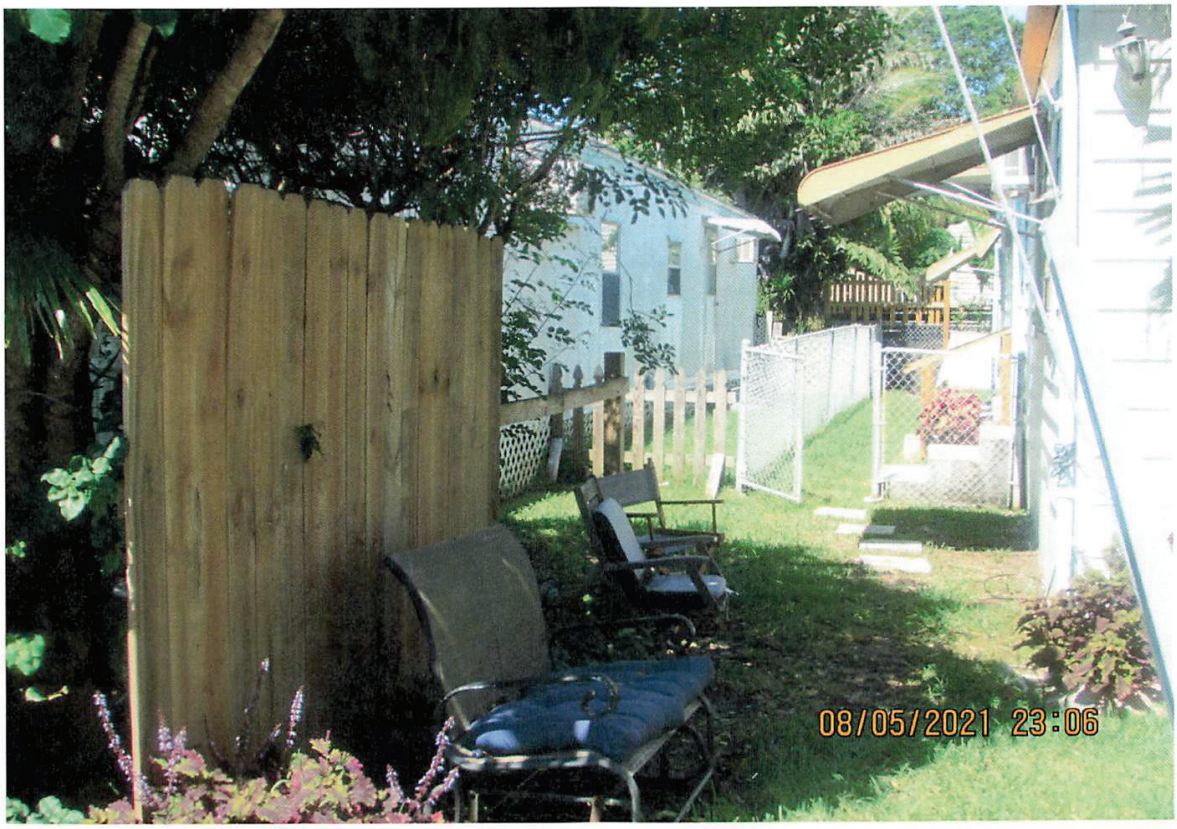

08/05/2021 23:09


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2303
08/05/2021 23:09


08/05/2021 23:06


08/05/2021 23:07


08/05/2021 23:07


08/05/2021 23:07


blessed
08/05/2021 23:07


08/05/2021 23:07

Case Overview

Property/Incident Information

Owner	Address	Site Address
SLR REALTY CORP	2150 SW 30 AVE PEMBROKE PARK, FL 33009	2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010103

Legal Description

SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

Case Status Open **Case #** 7710 **Date Next Inspection** 10/22/2024

Notes 1)There are commercial racks that have been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2) The entire parking lot has faded parking lines. CORRECTIVE ACTION: Obtain plans and inspections for re-stripping the parking lot

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/18/2022		Notice of Violation	Regular Mail
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/21/2022	12/21/2022	Final Order	Certified Mail
10/22/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Confirm Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/22/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/22/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$151,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$151,350.00**

Case Overview

Payments

Date	Payment Type Name	Amount
1/10/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$151,250.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 5, 2024
INVOICE NO.: 001
FOR:

Case #7710
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Bill To:

SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 12/21/2022		
1	Admin Fee	$ 100.00	$ 100.00
610	Day(s) of Per Diem from (03/21/2023 - 11/20/2024)	$ 250.00	$ 152,500.00
		Balance	**$ 152,600.00**

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 3302

CERTIFIED MAIL®

MIAMI FL 330
24 OCT 2024 PM 6 L

9589 0710 5270 1814 2157 55

quadient
CORRECTION
IMI
$009.64 02
10/24/2024 ZIP 33023
043M30245597

US POSTAGE

SLR REALTY CORP
RICHARD GERTLER
HCF/ANC #7710
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

NOV 01 2024

NIXIE 331 EE 1 2210/28/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2606-02181-24-41

9400 9400 9315 8372 9983 90

33062-161752

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SLR REALTY CORP
RICHARD GERTLER
HCF/ANC #7710
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

9590 9402 7581 2098 7709 47

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

9589 0710 5270 1814 2157 55

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SLR REALTY CORP CASE NO. 7710

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SLR REALTY CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: SLR REALTY CORP AT 4:13 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

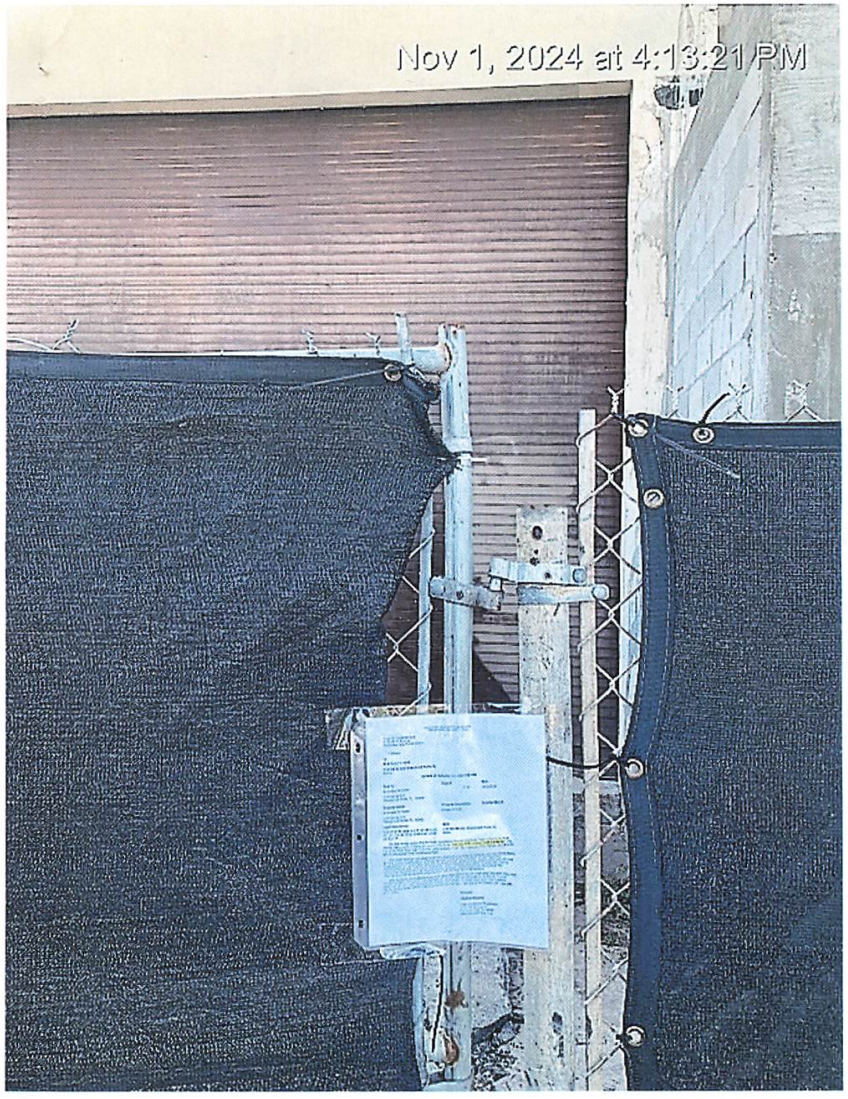
AFFIANT

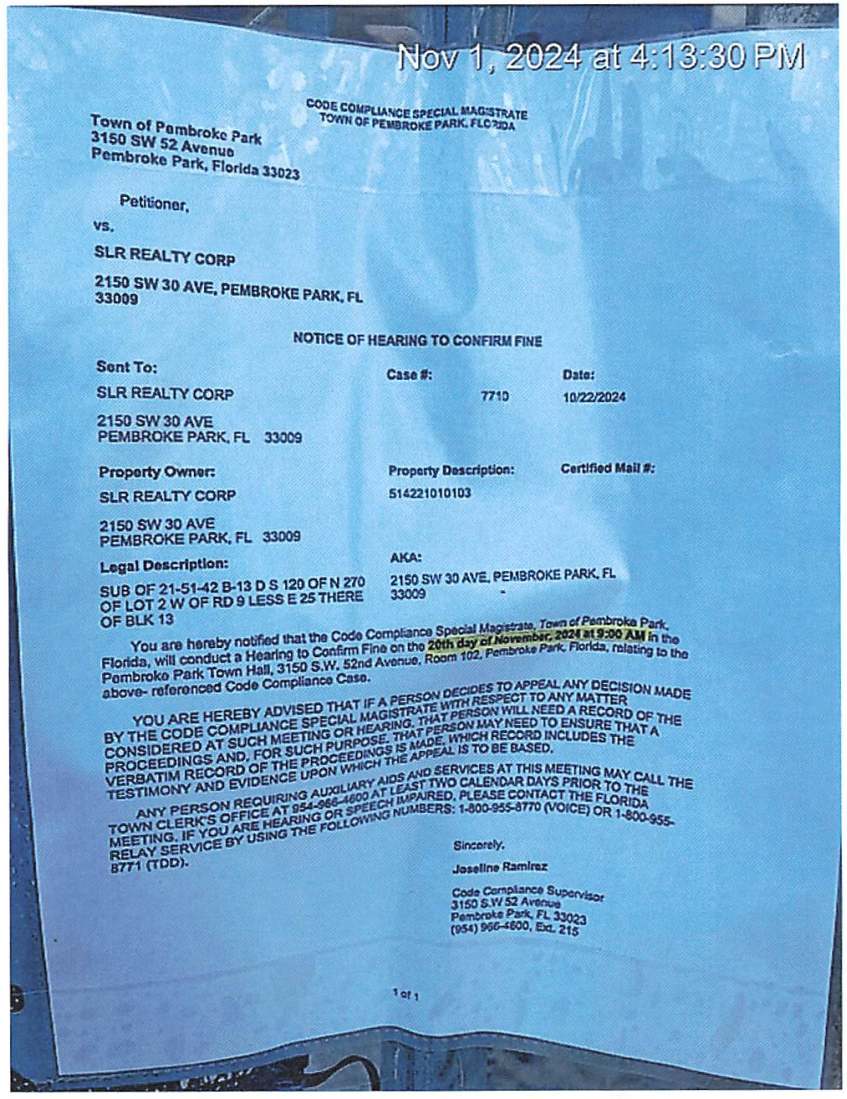
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SLR REALTY CORP

2150 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
SLR REALTY CORP	7710	10/22/2024
2150 SW 30 AVE PEMBROKE PARK, FL 33009		
Property Owner:	**Property Description:**	**Certified Mail #:**
SLR REALTY CORP	514221010103	
2150 SW 30 AVE PEMBROKE PARK, FL 33009		
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13	2150 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SLR REALTY CORP

2150 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SLR REALTY CORP	7710	10/22/2024
2150 SW 30 AVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
SLR REALTY CORP	514221010103	
2150 SW 30 AVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13	2150 SW 30 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

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



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

Postage
$ 9.64

Total Postage and
$

Sent To
SLR REALTY CORP
HCF/ANC #7710

Street and Apt. No.
2150 SW 30 AVE

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

USPS HILLCREST STATION HOLLYWOOD FL 33021
OCT 24 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 48

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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
$ 9.64

Total Postage an
$

Sent To
SLR REALTY CORP
RICHARD GERTLER
HCF/ANC #7710

Street and Apt. N
1167 HILLSBORO MILE UNIT 602

City, State, ZIP+4
HILLSBORO BEACH, FL 33062

USPS HILLCREST STATION HOLLYWOOD FL 33021
OCT 24 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 55

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.

SLR REALTY CORP

2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7710

On 10/22/2024 I JEAN GUSTIN 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: SLR REALTY CORP

Address: 2150 SW 30 AVE PEMBROKE PARK, FL 33009

Folio: 514221010103

Site Address: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/17/2024

Notes/Means of Correction:

There are commercial racks that have been installed without a permit. Permit # 24366848-0 in progress. Incomplete / Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Supreme Hotel & Restaurant Supply Corp
2150 SW 30th Ave
Pembroke Park, FL 33009

Site Address:

2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Date 1/10/2023 8:56:00 AM
Invoice # 26723
For Code Enforcement Case# 7710

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	3/21/2023		$250.00	0	$0.00
Admin Fixed	12/21/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
1/10/2023	Credit	$100.00
Total		$100.00

Balance **$0.00**

SUPREME HOTEL & RESTAURANT SUPPLY CORP.

92440

DATE	INVOICE NO.	COMMENT	AMOUNT	DISCOUNT	NET AMOUNT
12/21/2022	ADMIN FEE-CASE		100.00	0.00	100.00
12/21/2022	ADMIN FEE-CASE		100.00	0.00	100.00

Check: 092440 1/3/2023 TOWN OF PEMBROKE PARK TOTAL 200.00

SUPREME
HOTEL & RESTAURANT SUPPLY CORP.
2150 S.W. 30th AVENUE
PEMBROKE PARK, FLORIDA 33009

BANK OF AMERICA
888 N.W. 62ND STREET
FT. LAUDERDALE, FLORIDA 33309

92440

PAY

*TWO HUNDRED AND XX / 100USDOLLARS

DATE
01/03/2023

CHECK AMOUNT
**********200.00*

TO THE ORDER OF

TOWN OF PEMBROKE PARK
3150 S.W. 52 AVENUE
PEMBROKE PARK, FL 33023

⑈092440⑈ ⑆063000047⑆ 159506474 3⑈

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7710
Petitioner,)
)
)
vs.)
)
)
SLR REALTY CORP
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: SLR REALTY CORP

FOLIO NO.: 5142 21 01 0103

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17 and 5-105. **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 21st day of December 2022.

TOWN OF PEMBROKE PARK

Andre Mekenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____
I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

Postage
$ 7.82

Postmark Here

SLR REALTY CORP
(FO-7710)
2150 SW 30 AVE,
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 2984



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OFFICIAL USE

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

Postage
$ 7.82

Postmark Here

GERTLER, RICHARD
(FO-7710)
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

for Instructions

7022 2410 0002 7328 2231

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SLR REALTY CORP
(FO-7710)
2150 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7803 62

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2989

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:

GERTLER, RICHARD
(FO-7710)
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

9590 9402 7912 2234 7803 79

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2231

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 12/29

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SLR REALTY CORP	2150 SW 30 AVE PEMBROKE PARK, FL 33009	2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010103

Legal Description

Case Status Open **Case #** 7710 **Date Next Inspection** 12/21/2022

Notes 1)There are commercial racks that have been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2) The entire parking lot has faded parking lines. CORRECTIVE ACTION: Obtain plans and inspections for re-stripping the parking lot

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/18/2022		Notice of Violation	Regular Mail 10/18/22
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 12/7/22 Certified Mail 12/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/21/2022



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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
DEC - 1 2022
HOLLYWOOD FL 33021
SLR REALTY CORP
(NOH-7710)
2150 SW 30 AVE.
PEMBROKE PARK, FL 33009
7022 2410 0002 7328 1630

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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
DEC 2022
HOLLYWOOD FL 33021
GERTLER, RICHARD
(NOH-7710)
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062
7022 2410 0002 7328 1647

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GERTLER, RICHARD
(NOH-7710)
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

9590 9402 7912 2234 7821 06

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1647

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
12/3/22

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SLR REALTY CORP
(NOH-7710)
2150 SW 30 AVE.
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7821 13

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1630

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

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

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

Hasler FIRST-CLASS MAIL
10/18/2022
US POSTAGE $000.57⁰



ZIP 33023
011D10656696

SLR REALTY CORP
(NOV-7710)
2150 SW 30 AVE,
PEMBROKE PARK, FL 33009

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

Hasler FIRST-CLASS MAIL
10/18/2022
US POSTAGE $000.57⁰



ZIP 33023
011D10656696

ROBINSON, SUZANNE L
(NOV-7710)
1030 FAIRVIEW LANE
SINGER ISLAND, FL 33404



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2150 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0103
Property Owner	SLR REALTY CORP	Millage	0613
Mailing Address	2150 SW 30 AVE PEMBROKE PARK FL 33009	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$187,740	$1,470,640	$1,658,380	$1,658,380	
2022	$187,740	$1,470,640	$1,658,380	$1,658,380	
2021	$187,740	$1,337,190	$1,524,930	$1,524,930	$32,793.02

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,658,380	$1,658,380	$1,658,380	$1,658,380
Portability	0	0	0	0
Assessed/SOH	$1,658,380	$1,658,380	$1,658,380	$1,658,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,658,380	$1,658,380	$1,658,380	$1,658,380

Sales History

Date	Type	Price	Book/Page or CIN
11/1/1984	WD	$400,000	
1/1/1963	WD	$12,000	

Land Calculations

Price	Factor	Type
$9.00	20,460	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		15293
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
S.L.R. REALTY, CORP.

Filing Information

Document Number	M39056
FEI/EIN Number	59-2741081
Date Filed	09/26/1986
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/04/1997

Principal Address

2150 S.W. 30TH AVENUE
PEMBROKE PARK, FL 33009

Changed: 06/04/1997

Mailing Address

2150 S.W. 30TH AVENUE
PEMBROKE PARK, FL 33009

Changed: 06/04/1997

Registered Agent Name & Address

GERTLER, RICHARD
1167 HILLSBORO MILE
UNIT 602
HILLSBORO BEACH, FL 33062

Name Changed: 03/25/2010

Address Changed: 02/04/2011

Officer/Director Detail

Name & Address

Title President

GERTLER, RICHARD

1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2020	02/13/2020
2021	03/12/2021
2022	03/07/2022

Document Images

03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/13/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
01/23/2008 -- ANNUAL REPORT	View image in PDF format
01/23/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
05/21/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
02/17/1999 -- ANNUAL REPORT	View image in PDF format
01/28/1998 -- ANNUAL REPORT	View image in PDF format
06/04/1997 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

Erik Richwagen

From: Joseline Ramirez
Sent: Tuesday, October 11, 2022 5:08 PM
To: Erik Richwagen
Subject: FW: Referral for possible unpermitted construction - Supreme Hotel and Restaurant Supply, Cor

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, August 8, 2022 3:53 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Referral for possible unpermitted construction - Supreme Hotel and Restaurant Supply, Cor

No BTR, No Permit, Parking

Report

Supreme Hotel and Restaurant Supply, Cor
2150 SW 30 Ave
Pembroke Park,FL 33009-2007
Occupancy ID:157111

Pembroke Park - Construction or work without permit.

structural and life safety changes/alterations within the occupancy and rack system

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.

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.)

)

SLR REALTY CORP CASE NO 7710

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SLR REALTY CORP AT 9:23. ON THE 7TH DAY OF DECEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 19 day of Dec, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2022

Sent To:

SLR REALTY CORP

2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

7710

Property Owner:

SLR REALTY CORP

2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010103

Legal Description:

SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

AKA:

2150 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1)There are commercial racks that have been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2) The entire parking lot has faded parking lines. CORRECTIVE ACTION: Obtain plans and inspections for re-stripping the parking lot

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of December, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/30/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SLR REALTY CORP 2150 SW 30 AVE PEMBROKE PARK, FL 33009	7710	10/18/2022

Property Owner:	Property Description:	Certified Mail #:
SLR REALTY CORP 2150 SW 30 AVE PEMBROKE PARK, FL 33009	514221010103	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13	2150 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

1)There are commercial racks that have been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2) The entire parking lot has faded parking lines. CORRECTIVE ACTION: Obtain plans and inspections for re-stripping the parking lot

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

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

Erik Richwagen
Code Enforcement Officer

BARR ARCHITECTURE, INC.
BARR COMMERCIAL CONSTRUCTION, INC.

The Design-Build Team

architects·generalcontractors

Admitted in;

LA Lic. #6684	AL Lic. #6381	AZ Lic. #61976	AR Lic. #8954
NM Lic. #6266	NY Lic. #032101	VA Lic. #0401014247	MA Lic. #31706
KY Lic. #7493	IN Lic. #AR11900144	PA Lic. #RA404159	GA Lic. #RA012017
IL Lic. #001.021899	DE Lic. #S50008086	IA Lic. #ARC08209	WA Lic. #9425
MD Lic. #15438	TX Lic. #23115	MN Lic. #51867	RI GC Lic. #GC-40393
TN Lic. #103878	FLA Lic. #AR0016160	NE Lic. #A-4753	MS Lic. #8267
CO Lic. #ARC402305	NV Lic. #6710	MO Lic. #2012006229	PR Lic. #21914
NC Lic. #12152	OH Lic #ARC1115461	MI Lic. #13010-59729	RI Lic. #4838
NJ Lic. #21AI02103100	WI Lic. #12166-5	CT Lic. #ARI0013090	SC Lic. # ARI9089
UT Lic. #10465827-0301	FLA CGC #1523592	AZ GC Lic.#323023	AR GC Lic.#0381750519

AN AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES

Professional Architectural Service for the Warehouse Racking Installation and Building Life Safety Improvements

October 10, 2022

BETWEEN THE CLIENT: **Supreme Hotel and Restaurant Supply**
2150 SW 30th Avenue
Pembroke Park, FL. 33009

AND THE ARCHITECT: Barr Architecture, Inc. (BAI)
5011 South State Road #7
Suite 107
Davie, FL. 33314

CONTRACT NO.: 22-1010

FOR THE PROJECT: **Racking and Warehouse/Building Improvements for**
Supreme Hotel and Restaurant Supply
Office and Warehouse
2150 SW 30th Avenue
Pembroke Park, FL. 33009

THE CLIENT AND THE ARCHITECT HEREBY MUTUALLY AGREE TO THE FOLLOWING SET FORTH BELOW:

ARTICLE 1 – SCOPE OF SERVICES

The following constitutes the Architectural Services to be provided under this agreement:

1.1 PROJECT DEFINITION

- **BAI shall prepare an As-Built drawing of the existing Architectural conditions and associated Life Safety devices;**
- **BAI shall prepare Construction Documents for the Building Life Safety plan and Warehouse Rack plan review and permit with the governing authority;**
- **Secure permits from the municipality for the required racking installation permit for the Client's General Contractor;**

- **Client shall coordinate with installers and schedule/attend inspections by the municipality for a single scope of work and inspections;**
- **Installation and inspections shall be performed by the Client as a single phase project;**
- **Electrical engineering drawings illustrating the improvements as part of the required Life Safety improvements shall be provided;**
- **Reduction of rack storage height may be required;**
- **Subdivision of the existing warehouse space shall be explored to reduce the requirement of a fire sprinkler system. BAI cannot guarantee approvals of responses;**
- **BTR comments shall be addressed as part of this project however BAI cannot guarantee approvals of responses;**
- **Fire Alarm, Fire Sprinkler shop drawings and construction/improvements are excluded and can be provided under an Additional Services Agreement if necessary;**
- **Structural engineering is excluded;**
- **Noted Electrical deficiencies are included in the base Scope of Work however additional engineering may be required and must be determined during the evaluation/inspection by the engineer of the BTR inspection notes.**

1.1.1 The project is located in Pembroke Park, FL.

1.1.2 Information for the property has been collected by the Client and shall be used by BCC for the procurement of the necessary permit. BCC shall rely on such information as true and correct as provided. BCC shall submit the information to the municipality as received. BCC cannot control or dictate the review times of the municipality and Client shall not proceed with any improvements until the necessary permits are issued by the municipality and secured by BCC.

1.2 CLIENT'S RESPONSIBILITIES

1.2.1 Complete information regarding requirements for the project. Client shall assist when necessary, the collection of signatures and information from the property Owner.

1.2.2 Provide CAD file from previous Architect/Engineer.

1.2.3 Architect shall not be responsible for governmental agency review times, open permits, code violations or previous approvals/denials.

1.2.4 The Architect shall be entitled to rely upon the accuracy and completeness of all information, surveys, and reports provided by the Client, or the Client's consultants.

1.2.5 All Construction related improvements shall be performed as an addendum to this agreement.

1.2.6 Communication and Accountability: Client agrees to promptly return Architect's phone calls and inquiries, to review drawings, provide comments and approvals necessary to maintain job progress. Client agrees to assign one person from his/her organization to work with the Architect and have the authority to make all decisions as they relate to the Architect. The Client agrees that the Architect can rely upon this person to represent the Client and implement the Client's decisions.

ARTICLE 2 - COMPENSATION AND METHOD OF PAYMENT

2.1 Client shall pay compensation to Architect for Architect's Services as follows:

The BASE FEE shall be **$12,000.00** for professional services performed under this agreement. All municipal, public agency and permit fees required and/or incurred relating to this Project shall be paid by Client directly to the City or County agency imposing the fee. A deposit equal to 50% of the BASE FEE shall be delivered with the executed agreement. A progress payment in the amount of 40% shall be delivered upon submittal of the documents to the municipality for plan review. The remaining balance shall be delivered upon the issuance of a building permit, cancellation or termination of the project.

2.2 Additional Services and Reimbursable Expenses

There will be no charge for U.S. postage, long distance phone calls, or faxes.
Copies, Cad plots, Courier, overnight delivery and plans processing fees during the performance of this Agreement shall be billed to Client at Architect's out-of pocket cost.

ARTICLE 3 – SERVICE CHARGE, ABANDONMENT AND DEDUCTIONS

3.1 All payments for Professional Services, Additional Services and Reimbursable Expenses are due and payable within thirty (30) days of the date on Architect's Invoice. Payments due to the Architect under this Agreement that are not paid within thirty (30) days of the date on the invoice shall bear interest at the rate of one and one-half percent (1½%) per month calculated from the date such payment was due until payment is finally received by Architect.

3.1.1 In the event that either party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including the rights of appeal.

3.1.2 If the project is suspended for more than thirty (30) days, or abandoned in whole or part, Client shall pay the Architect for any and all Professional Services that have been performed prior to Architect's receipt of any written notice from the Client. Client shall also pay Architect all Reimbursable Expenses incurred by Architect up to such date and any and all expenses incurred or to be incurred resulting from such suspension, including, but not limited to Terminable Expenses as defined below. The Architect's Base Fee shall be subject to renegotiation for the project if the suspensions exceed thirty (30) days. The time of thirty (30) days shall be extended upon events that would be labeled force majeure that are not in the control of the parties. Such conditions are but not limited to Acts of God (Hurricane), wars, insurrections, and/or any other cause beyond the reasonable control of the parties

3.1.3 The Client and Architect bind themselves, their partners, successors, assigns and legal representatives to the other party of this agreement and to the partners, successors, assigns and legal representative of such other party with respect to all covenants of this Agreement. Neither the Client nor the Architect shall assign, sublet, or transfer his interest in the Agreement without the written consent of the other.

ARTICLE 4 – NOT USED

ARTICLE 5 – MISCELLANEOUS PROVISIONS

5.1 OWNERSHIP OF DOCUMENTS

5.1.2 All drawings are the property of the Architect. They are not to be used by the Client on other projects or extension to this project, except by written agreement among Client and Architect, setting forth appropriate compensation to the Architect, negotiated at such time. Client agrees to affix an appropriate copyright notice on all promotional materials containing the plans that are the subject of this agreement. Client also agrees to take all necessary actions to insure that it, and no person employed by, or affiliated with, Client, infringe upon Architect's intellectual property rights.

5.1.3 The Client understands that work in progress will stop and copies of drawings will not be released if amounts due from the Client to the Architect in accordance with this Agreement (and any invoice provided by Architect) are not paid within thirty (30) days of the date on the invoice that sets forth such amounts.

5.1.4 The Architect hereby expressly reserves his copyright and other property rights in these plans and designs. These plans and designs are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining Architect's express written permission.

Changes to Architect's designs shall be done under the supervision of the Architect, in compliance with State laws and the Department of Professional Regulation.

5.1.5 The Architect assumes no liability for the unauthorized use of plans, drawings, and specifications, or for any variation from original specifications.

5.1.6 GOVERNING LAW This Agreement shall be deemed to have been entered into in the Town of Davie, Broward County, State of Florida; and all questions concerning the validity, interpretation, or performance of any of the parties hereto shall be governed by and resolved in accordance with State of Florida laws. The parties agree that any legal proceedings brought by either party in connection with or arising out of this Agreement shall be brought in Broward County, Florida and any interpretation rules that the choice of words in an agreement shall be construed against the drafter of an agreement shall not apply.

5.1.7 This Agreement may be terminated by either party upon seven (7) days written notice. Regardless of the fault that results in the termination of the Agreement, the Architect shall be compensated for the Professional Services, Additional Services, and Reimbursable Expenses that the Architect has provided up to the termination date and including all terminal expenses on a Time and Materials basis, not to exceed the basic fixed fee, plus Additional Services, Reimbursable Expenses and terminal expenses earned by the Architect. "Terminal Expenses" includes all of the Architect's reasonably foreseeable expenses incurred in performance of this Agreement. In the event that Barr Architectural Studio should cancel this agreement, the client shall be entitled to reimbursement of any additional costs that it may incur to complete the contracted services. Such reimbursement shall include any base fees incurred over and above the contracted rate of this contract along with any additional reimbursable expenses that are incurred by Client.

5.1.8 INTENTIONALLY OMITTED

5.1.9 INTEGRATION This agreement represents the entire agreement between the parties and it may not be changed except by written document signed by all of the parties hereto. There are no representations or warranties other than as specifically enumerated herein.

5.1.10 BINDING EFFECT. This Agreement shall be binding upon all parties hereto, their respective heirs, successors and assigns.

5.1.11 SEVERABILITY. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

ARTICLE 6 – MEDIATION/ARBITRATION

6.1 Any claim arising out of or related to this agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party.

6.1.1 The parties shall endeavor to resolve their claims by mediation which unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rues of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to the agreement and with the American Arbitration Association within the time limits of the project and no claim for mediation shall be valid subsequent to the completion of the construction, issuance of the Certificate of Occupancy or the Certificate of Completion, whichever is earliest.

6.1.2 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the county where the project is located.

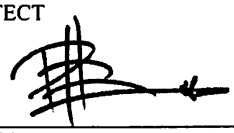
6.1.3 Claims not resolved by mediation shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect.

6.1.4 The demand for arbitration shall be filed within thirty (30) calendar days of the date on which the party making the demand receives the final written decision of mediation.

6.1.5 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable laws in any court having jurisdiction thereof.

THE CLIENT AND THE ARCHITECT HEREBY MUTUALLY AGREE AND THEREFORE SET THEIR SIGNATURES HEREIN BELOW:

ARCHITECT



Barr Architecture, Inc
Ron Barr, A.I.A., It's President
For the Company

10/10/2022
DATE

CLIENT

Authorized Signature

DATE

Print Name

RACKING ADDENDUM

TERMS AND CONDITIONS

BARR ARCHITECTURE, INC.

Barr Architecture, Inc. (BAI) will prepare Architectural dwgs necessary for permitting and the installation of the racking system. Architectural dwgs will consist of Life Safety drawings depicting the required Life Safety components including but not limited to egress lights, exit signs, fire extinguishers and fire hose stations, overall building drawings when necessary to adequately describe the location of work, type of work and other relevant information to inform the AHJ (Authority having jurisdiction) and details necessary to depict the racking installation and its' components. Additional drawings may be included in the submittal package as may be necessary to satisfy the AHJ.

BAI will not provide as part of their basic services the following information and/or drawings;

- Fire Alarm drawings, evaluation of the existing system and associated information for the proposed improvements, if required, including strobes, pull stations and control panels;
- Fire Sprinkler drawings, evaluation of the existing system and associated information for the proposed improvements, if required, including sprinkler heads, hose stations and risers;
- Electrical drawing and associated information for the proposed improvements including power supplies, battery charger, exit signs, egress lights and general electrical components;
- Mechanical drawings and associated information for the proposed improvements including smoke evacuation, shut down devices, general HVAC ductwork and distribution;
- Plumbing drawings and associated information for the proposed improvements including water service, sanitary lines and fixtures/equipment;
- Racking design, analysis and structural calculations.

The above referenced drawings when required are the Client's responsibility.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ABEL VILLA / CRISTAL VILLA / DELILAH REYES OR ELMER GONZALEZ CORTES	104 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 8714 **Date Next Inspection** 11/20/2024

Notes 1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/5/2023		Notice of Violation	Regular Mail
9/28/2023		Affidavit of Non-Compliance	Hand
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Final Order	Certified Mail Hand
10/17/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/17/2024

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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$52,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$52,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$52,600.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 18, 2024
INVOICE NO.: 001
FOR:

Case #8714

ABEL VILLA / CRISTAL VILLA /
DELILAH REYES OR ELMER
GONZALEZ CORTES
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

Bill To:

ABEL VILLA / CRISTAL VILLA /
DELILAH REYES OR ELMER
GONZALEZ CORTES
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, and 5-17.		
1	Final Order 03/20/2024 Admin Fee	$ 100.00	$ 100.00
215	Day(s) of Per Diem from (04/19/2024 - 11/20/2024)	$ 250.00	$ 53,750.00
		Balance	**$ 53,850.00**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ CASE NO. 8714

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ AT 04:09 P.M. ON THE 07 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

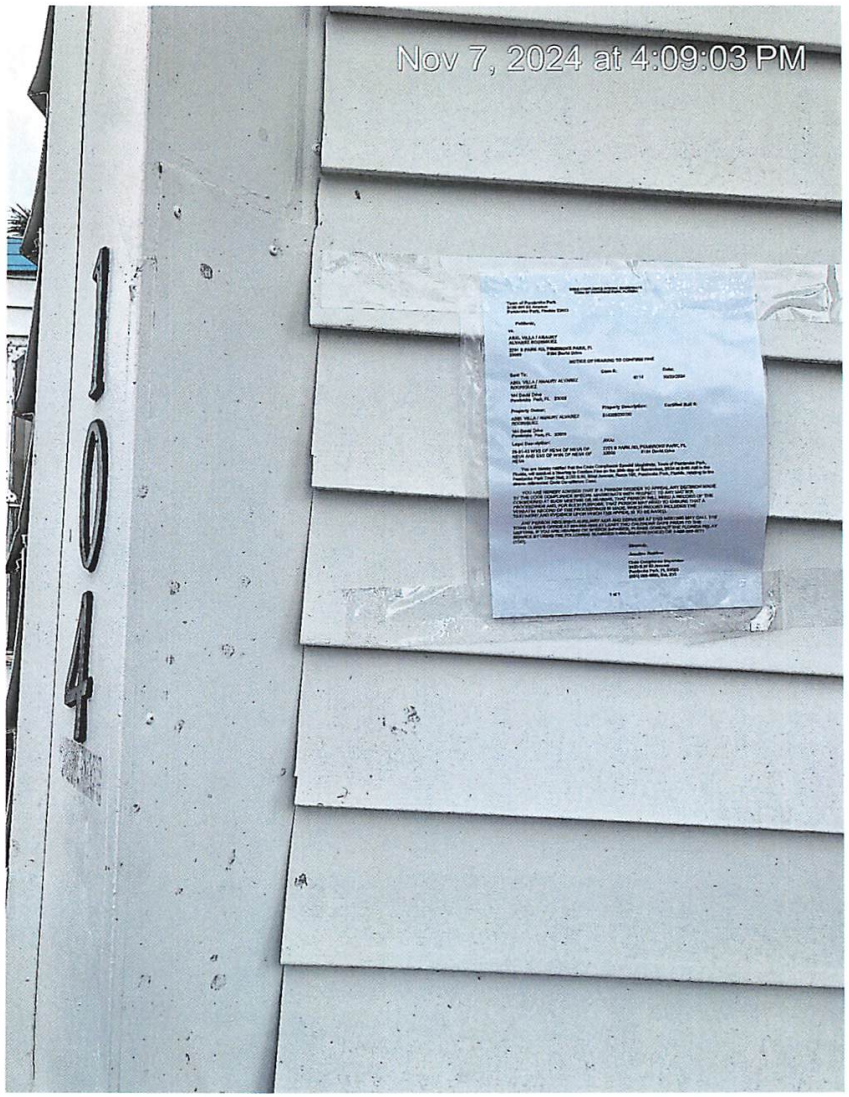
Jean Gustin
AFFIANT

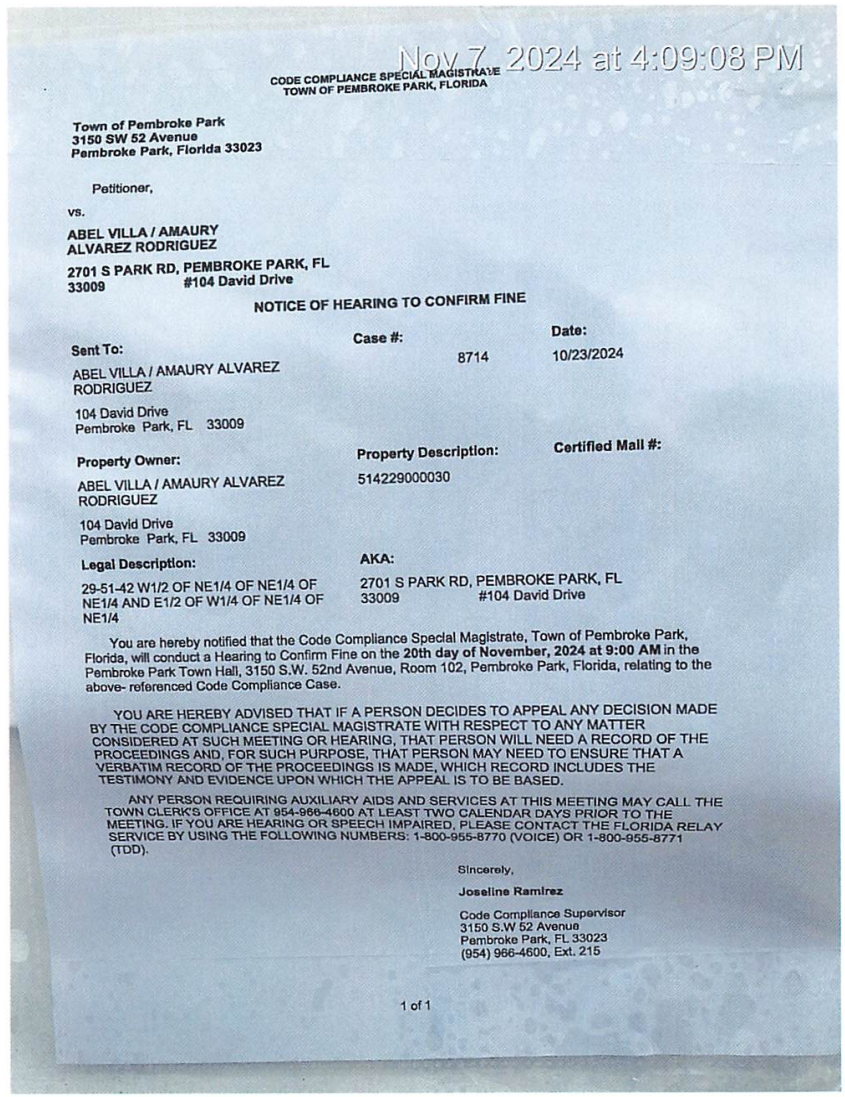
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Nov, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ 104 David Drive Pembroke Park, FL 33009	8714	10/23/2024
Property Owner:	**Property Description:**	**Certified Mail #:**
ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ 104 David Drive Pembroke Park, FL 33009	514229000030	
Legal Description:	**AKA:**	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

Jean Gustin

From: Joseline Ramirez
Sent: Wednesday, November 13, 2024 4:11 PM
To: Jean Gustin
Cc: Aimara Fontalva
Subject: FW: Calentador de agua

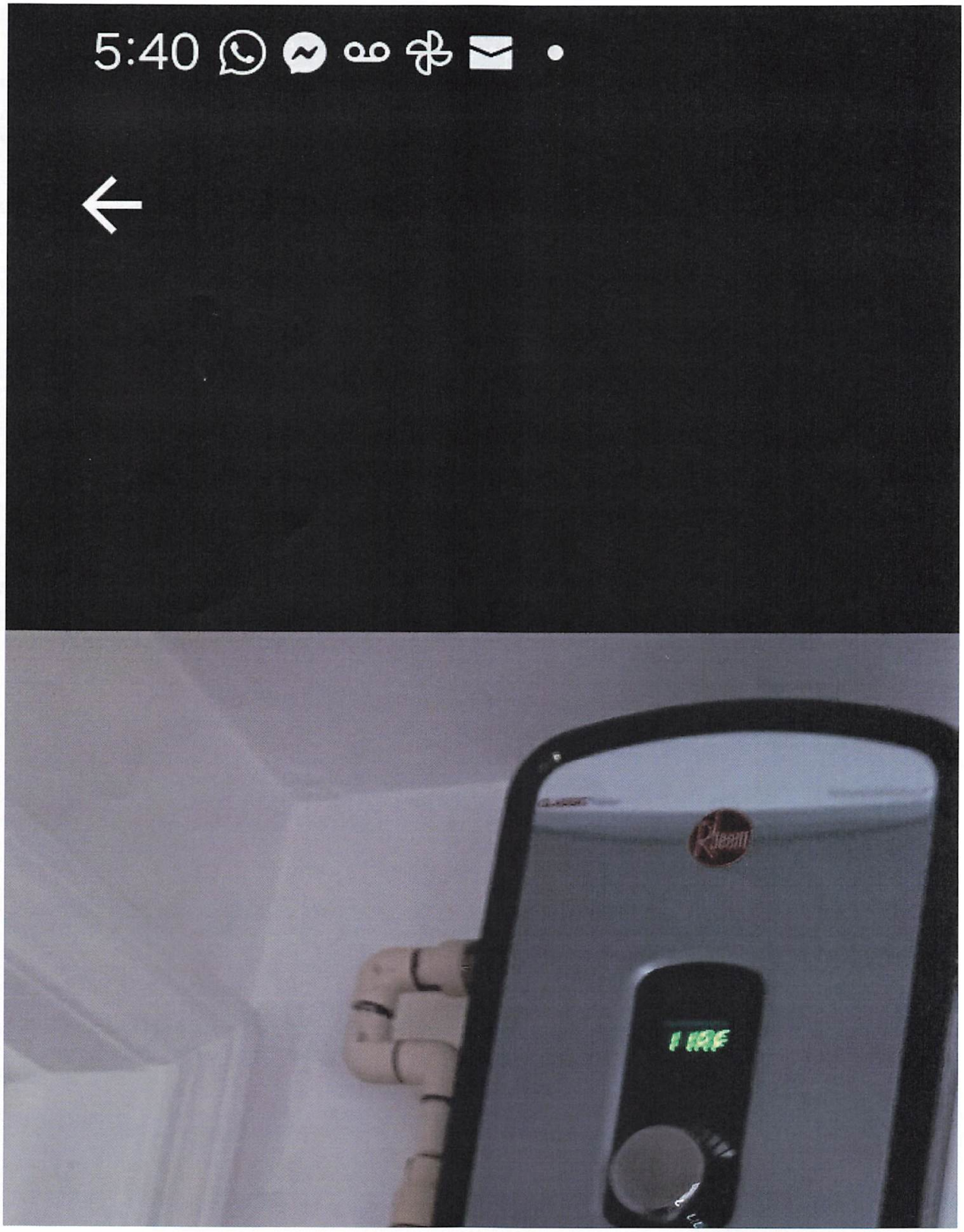
Follow Up Flag: Follow up
Flag Status: Flagged

FYI, print the email and keep in file.

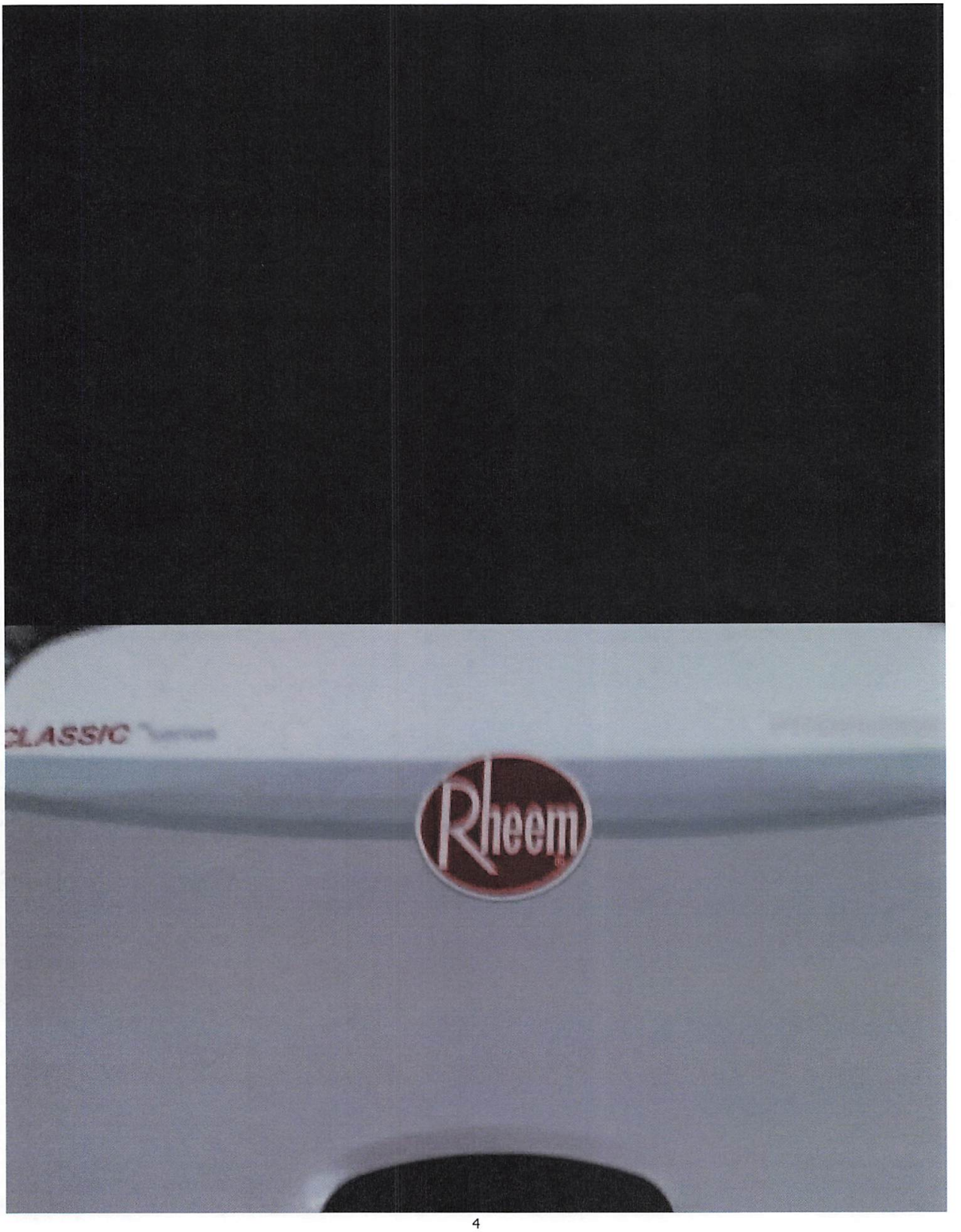
Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov.com
Town of Pembroke Park **/ Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Abel Villa <abel.villa22@yahoo.com>
Sent: Wednesday, November 13, 2024 3:50 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Calentador de agua

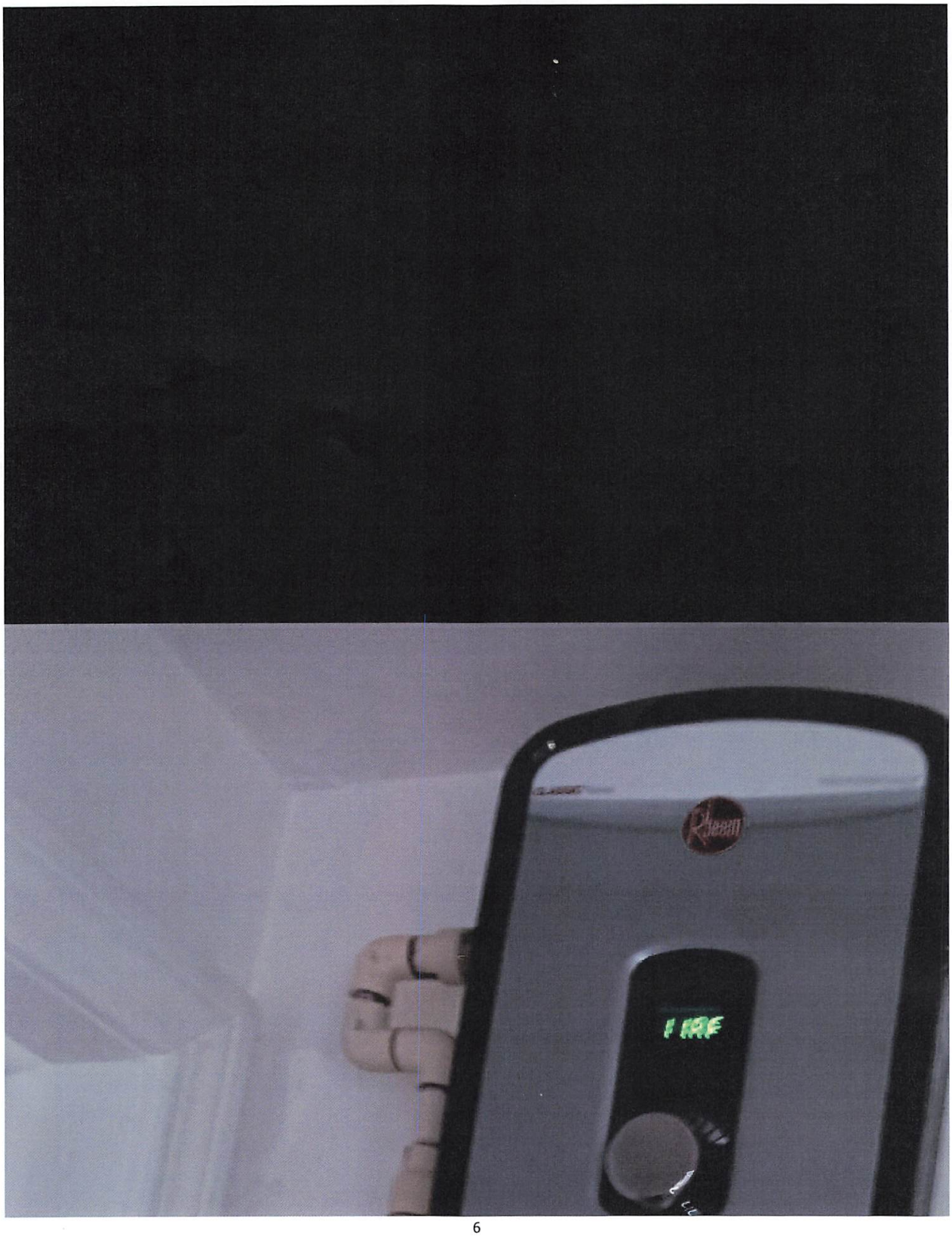
Buenas tardes joselin el calentador que se instalo en 104 David dr hallandale el amigo que me ayudo con su compañía de plomeria consiguió trabajo de inspector de plomeria en la ciudad de Miami y no tenía tiempo para seguirme ayudando con la inspección pero todo se instalo bien tomamos fotos y me dijo que podía servir ahora le pregunto a usted que por favor me diga que tengo que pagar o para que esto termine



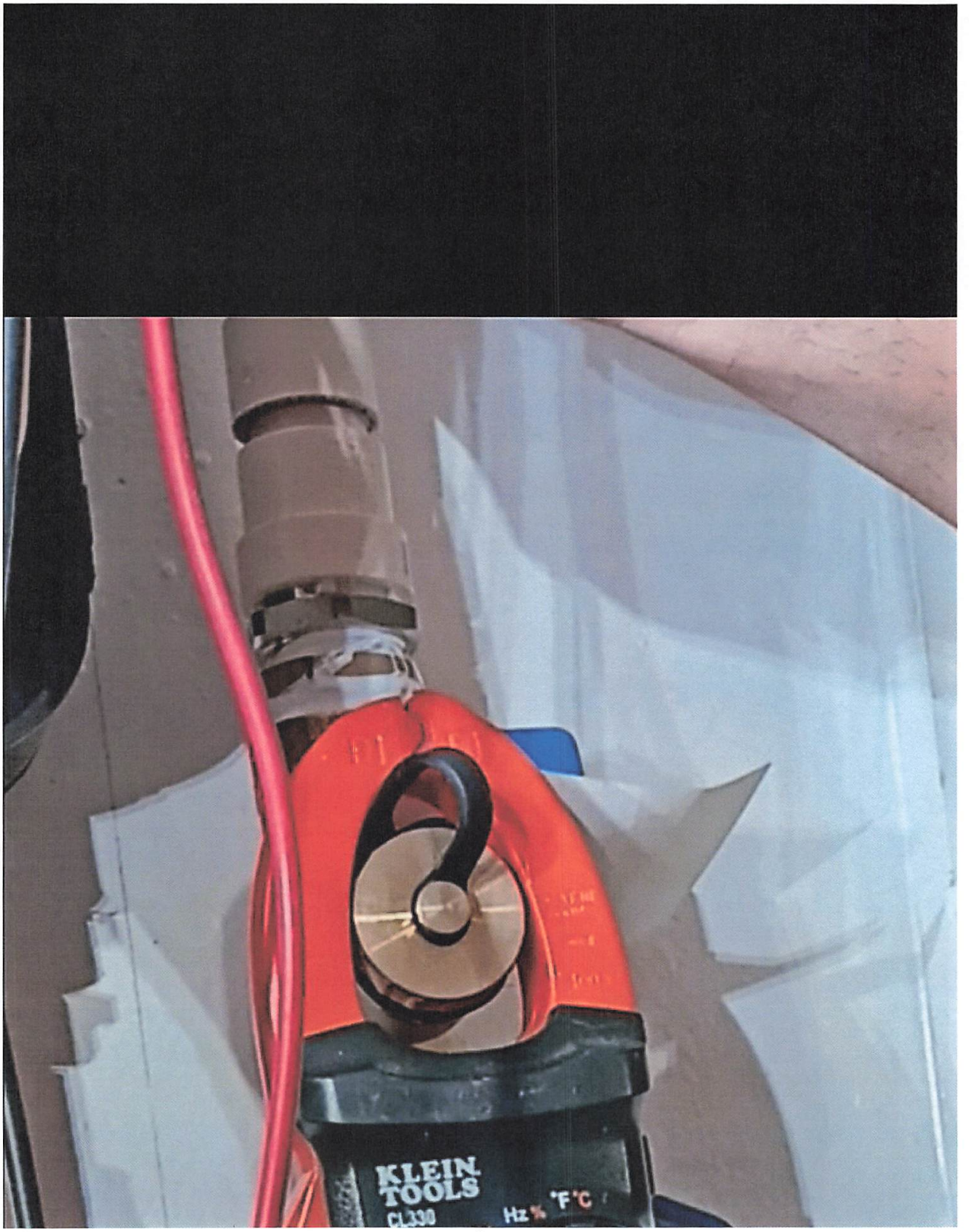
3



4



6



5

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ABEL VILLA / CRISTAL VILLA / DELILAH REYES OR ELMER GONZALEZ CORTES

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ABEL VILLA / CRISTAL VILLA / DELILAH REYES OR ELMER GONZALEZ CORTES 104 David Drive Pembroke Park, FL 33009	8714	10/23/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
ABEL VILLA / CRISTAL VILLA / DELILAH REYES OR ELMER GONZALEZ CORTES 104 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 725684595
B# 230813

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0609653173	1970	MANA	HS	56'		3853604

Registered Owner:

DELILAH REYES OR ELMER GONZALEZ CORTES
104 DAVID DR LOT 93
HALLANDALE, FL 33009

Date of Issue 10/01/2012

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:

DELILAH REYES
104 DAVID DR LOT 93
HALLANDALE, FL 33009

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0609653173	1970	MANA	HS	56'		3853604

Prev. State	Color	Primary Brand	Secondary Brand	No. of Brands	Use	Prev. Issue Date
FL	UNK				PRIVATE	07/16/2004

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			10/01/2012

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
DELILAH REYES OR ELMER GONZALEZ CORTES
104 DAVID DR LOT 93
HALLANDALE, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA

Boyd Walden
Director

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Julie L. Jones
Executive Director

Control Number 107218511

10 /12 107218511

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads [| | | | | |] (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No._____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 82040 (REV. 04/08) STATE OF FLORIDA

VOID IF ALTERED

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ 104 David Drive Pembroke Park, FL 33009	8714	10/23/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
ABEL VILLA / AMAURY ALVAREZ RODRIGUEZ 104 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

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Sincerely,

Joseline Ramirez

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

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

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03/21/2024 ZIP 33023
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US POSTAGE

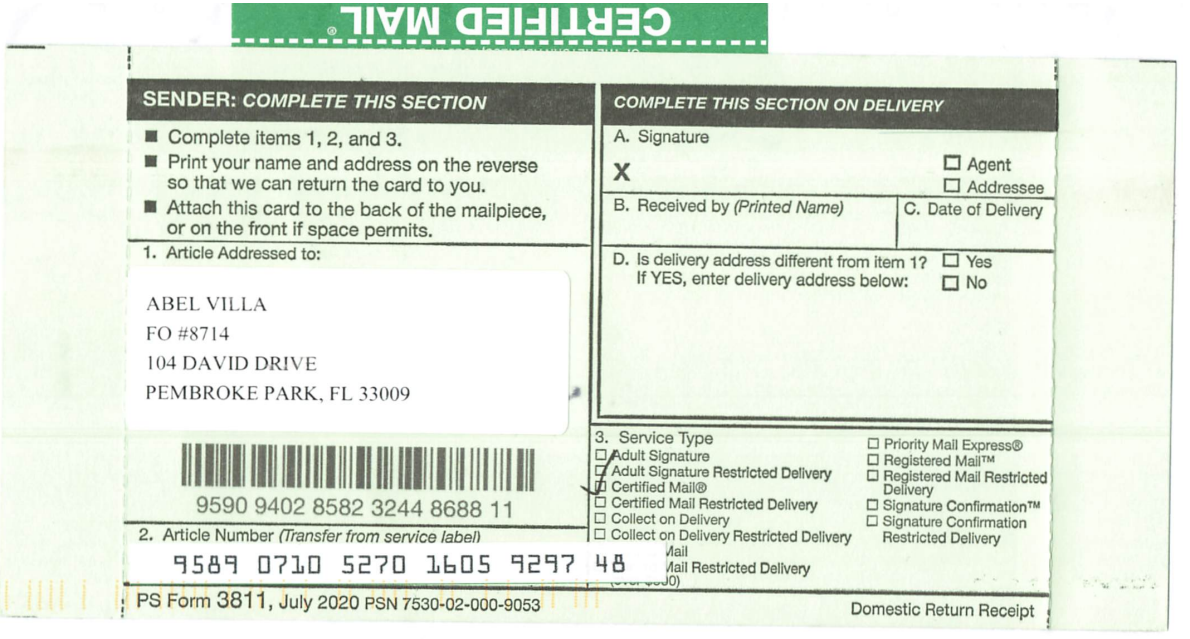
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3/23

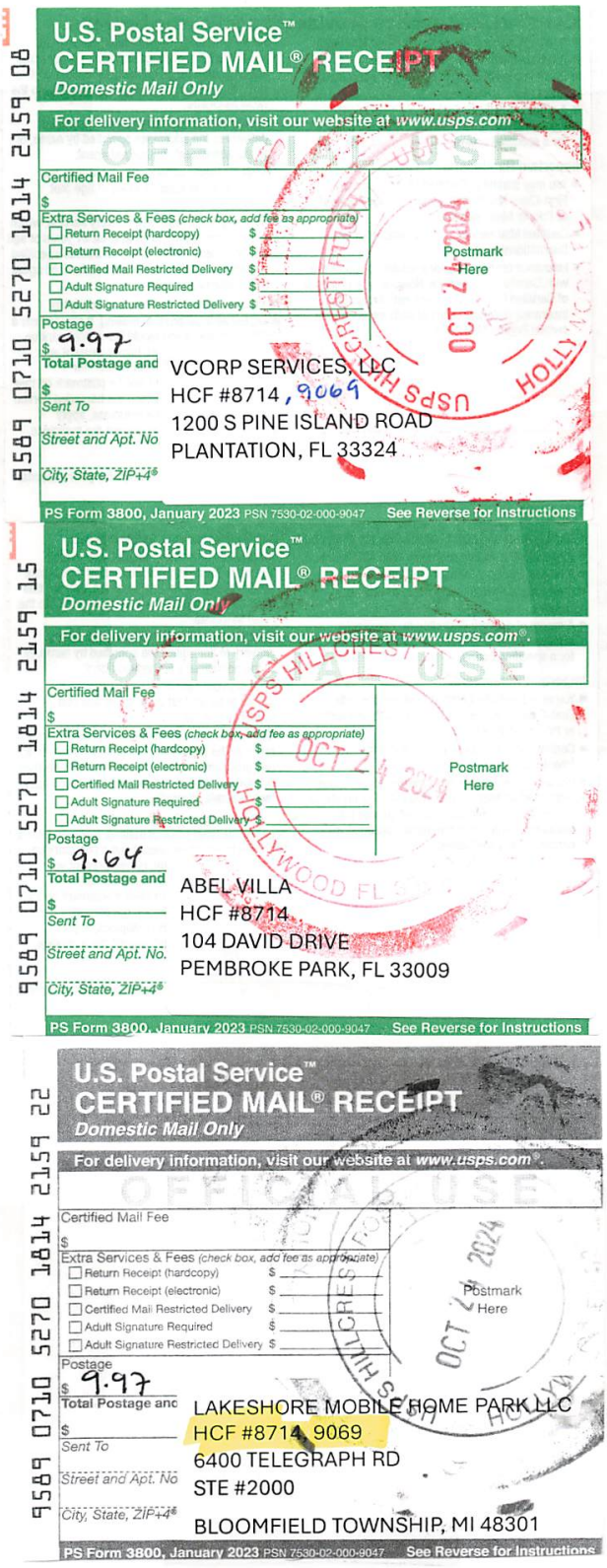
ABEL VILLA
FO #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

APR 22 2024

NIXIE 331 DE 1 0004/15/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0806-00952-21-45

UNC


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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:
ABEL VILLA
FO #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009
9590 9402 8582 3244 8688 11
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9297 48
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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For delivery information, visit our website at www.usps.com®.

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

Postage
$ 9.97

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

USPS HILLCREST FLORIDA OCT 24 2024 HOLLYWOOD FL

VCORP SERVICES, LLC
HCF #8714, 9069
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 08

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

Postage
$ 9.64

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

USPS HILLCREST FLORIDA OCT 24 2024 HOLLYWOOD FL

ABEL VILLA
HCF #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 15

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

Postage
$ 9.97

Total Postage and
$

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Street and Apt. No.

City, State, ZIP+4®

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USPS HILLCREST FLORIDA OCT 24 2024

LAKESHORE MOBILE HOME PARK LLC
HCF #8714, 9069
6400 TELEGRAPH RD
STE #2000
BLOOMFIELD TOWNSHIP, MI 48301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 22

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
HCF #8714, 9069
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7288 2028 9903 59

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2159 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X OCT 28 2024 ☐ Agent ☐ Addressee
CT CORPORATION

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

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

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

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
HCF #8714, 9069
6400 TELEGRAPH RD
STE #2000
BLOOMFIELD TOWNSHIP, MI 48301

9590 9402 7288 2028 9904 10

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2159 22

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A. Signature
X ☐ Agent ☐ Addressee

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

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

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.

ABEL VILLA

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

Respondent(s)

Case #:

8714

On 10/17/2024 I JEAN GUSTIN 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:	ABEL VILLA
Address:	104 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Notes/Means of Correction:

1. Exterior maintenance of the building is required. Corrected.
2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding Corrected.
3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. Corrected
4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. Permit # 24364750-0, incomplete - Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



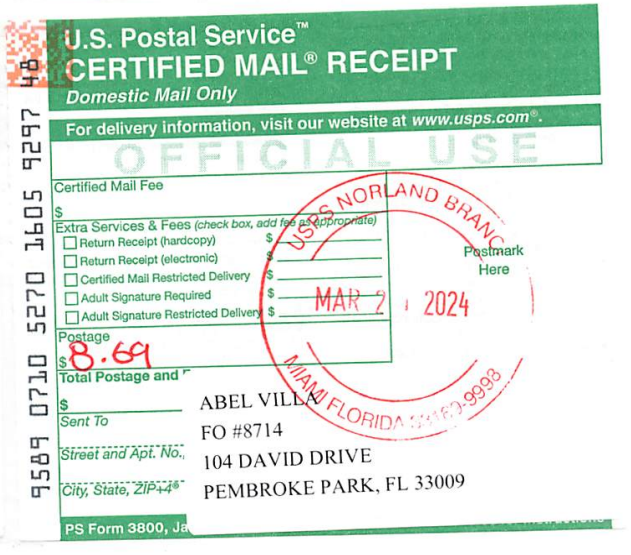
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage and Fe
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Sent To
Street and Apt. No., c
City, State, ZIP+4®
USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here
MAR 2 1 2024
LAKESHORE MOBILE HOME PARK LLC
FO #8714
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
PS Form 3800, Jan
9589 0710 5270 1605 9297 62



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USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here
MAR 2 1 2024
VCORP SERVICES, LLC
FO #8714
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
PS Form 3800, Ja
9589 0710 5270 1605 9297 55



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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
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Postage
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Sent To
Street and Apt. No
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USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here
MAR 2 1 2024
LAKESHORE MOBILE HOME PARK LLC
FO #8714
2701 S PARK ROAD,
PEMBROKE PARK FL 33009
PS Form 3800, J
9589 0710 5270 1605 9297 31



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here
MAR 2 1 2024
ABEL VILLA
FO #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009
PS Form 3800, Ja
9589 0710 5270 1605 9297 48

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1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
FO #8714
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 8582 3244 8688 42

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9297 62

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:

LAKESHORE MOBILE HOME PARK LLC
FO #8714
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8687 81

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9297 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Geraldine R 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:

VCORP SERVICES, LLC
FO #8714
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 8582 3244 8688 35

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9297 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MAR 25 2024 ☐ Agent ☐ Addressee

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

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 8714
vs.	)	
ABEL VILLA Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ABEL VILLA

VEHICLE IDENTIFICATION #:

TITLE #:

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March., 2024.

Nazly Cardona CA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ABEL VILLA	104 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 8714 **Date Next Inspection** 3/20/2024

Notes 1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/5/2023		Notice of Violation	Regular Mail
9/28/2023		Affidavit of Non-Compliance	Hand
2/26/2024	3/20/2024	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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ABEL VILLA CASE NO. 8714

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ABEL VILLA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ABEL VILLA AT 3:30 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

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

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

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

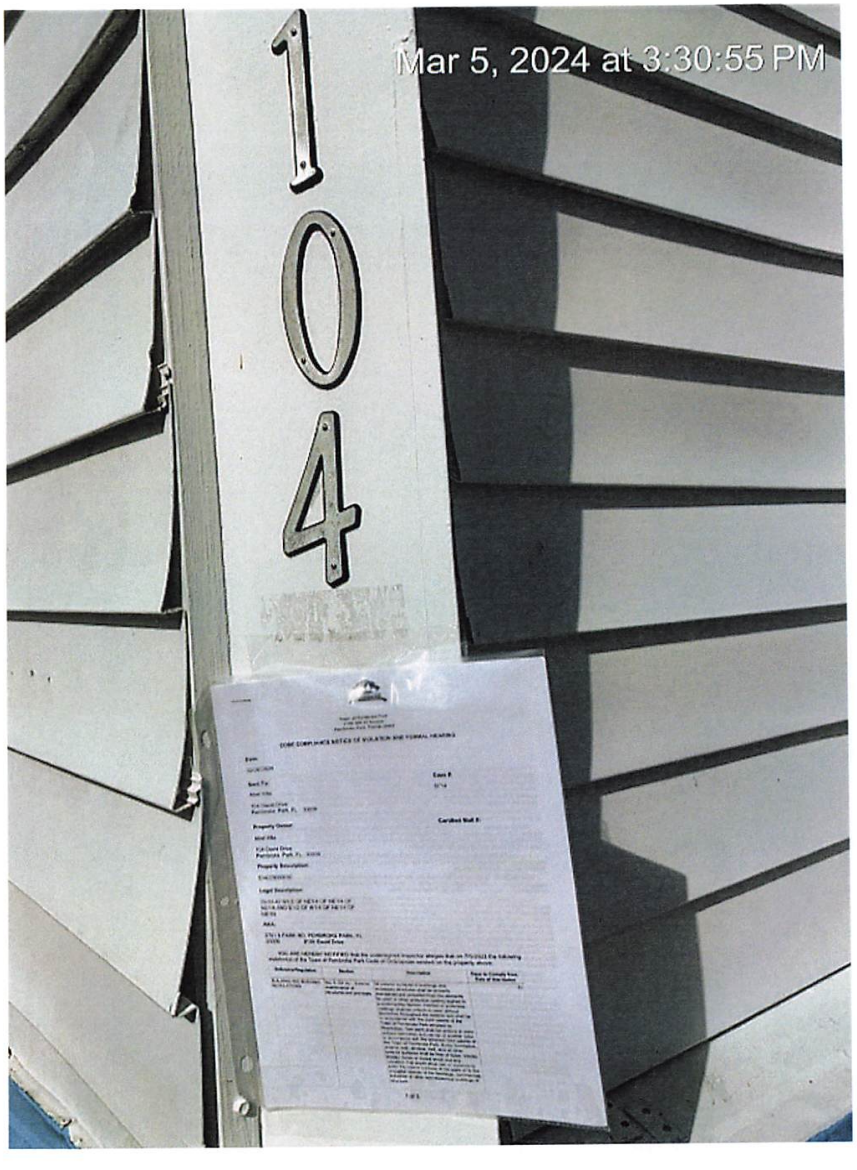
Jean Gustin
AFFIANT

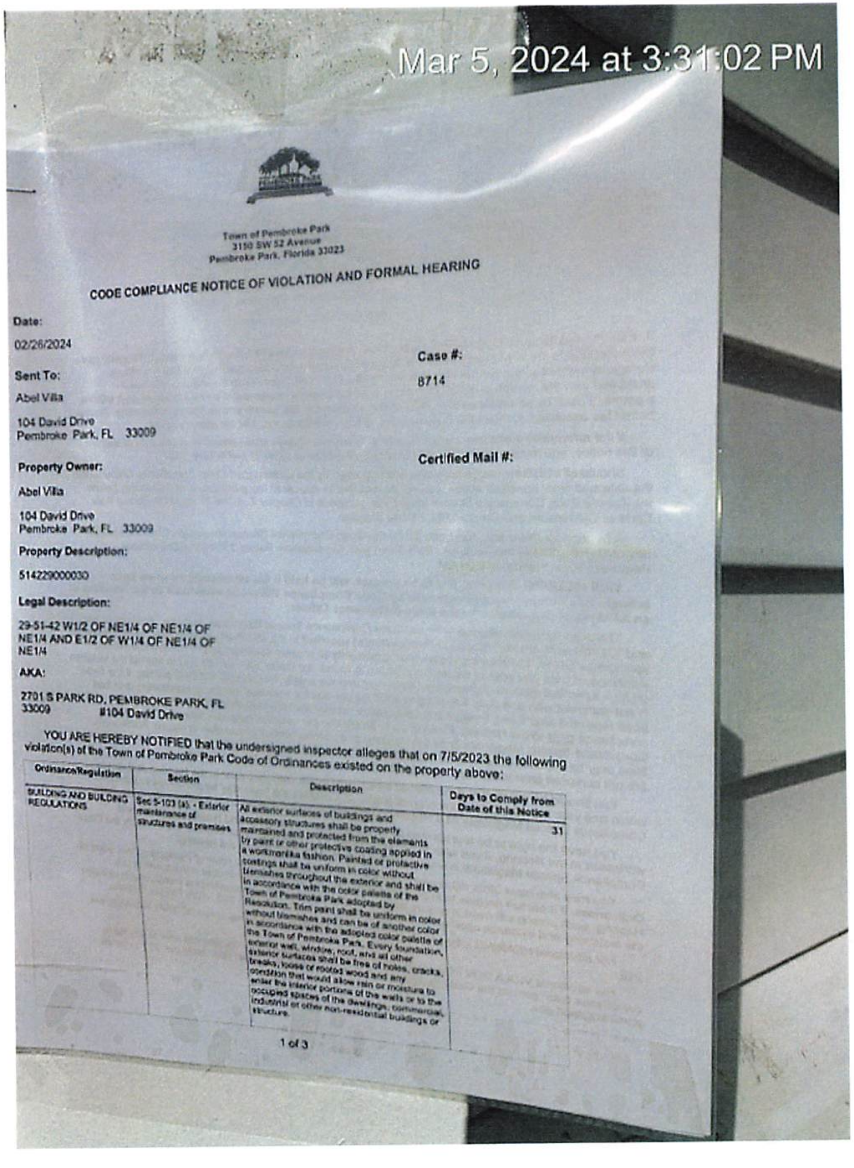
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of March, ~~2023~~ 2024 by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Mar 5, 2024 at 3:30:55 PM
104


Mar 5, 2024 at 3:31:02 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/26/2024
Case #:
8714
Sent To:
Abel Villa
104 David Drive
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Abel Villa
104 David Drive
Pembroke Park, FL 33009
Property Description:
514229000030
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (a) - Exterior maintenance of structures and premises
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose of 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 structures.
31
1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

8714

Property Owner:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



2/26/2024

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.

Abel Villa

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

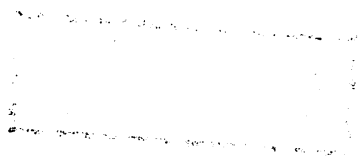
Respondent(s)

Case #:

8714

On 9/28/2023 I JEAN GUSTIN 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:	Abel Villa
Address:	104 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
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Notes/Means of Correction:

1. Exterior maintenance of the building is required. Corrected.
2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding Corrected.
3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. Corrected
4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. Not corrected, permit required for water heater and enclosure.

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 9/28/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Abel Villa 104 David Drive Pembroke Park, FL 33009	8714	07/05/2023

Property Owner:	Property Description:	Certified Mail #:
Abel Villa 104 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$3,565,990	$217,900	$3,783,890	$2,891,220	
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,783,890	$3,783,890	$3,783,890	$3,783,890
Portability	0	0	0	0
Assessed/SOH	$2,891,220	$3,783,890	$2,891,220	$2,891,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,891,220	$3,783,890	$2,891,220	$2,891,220

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

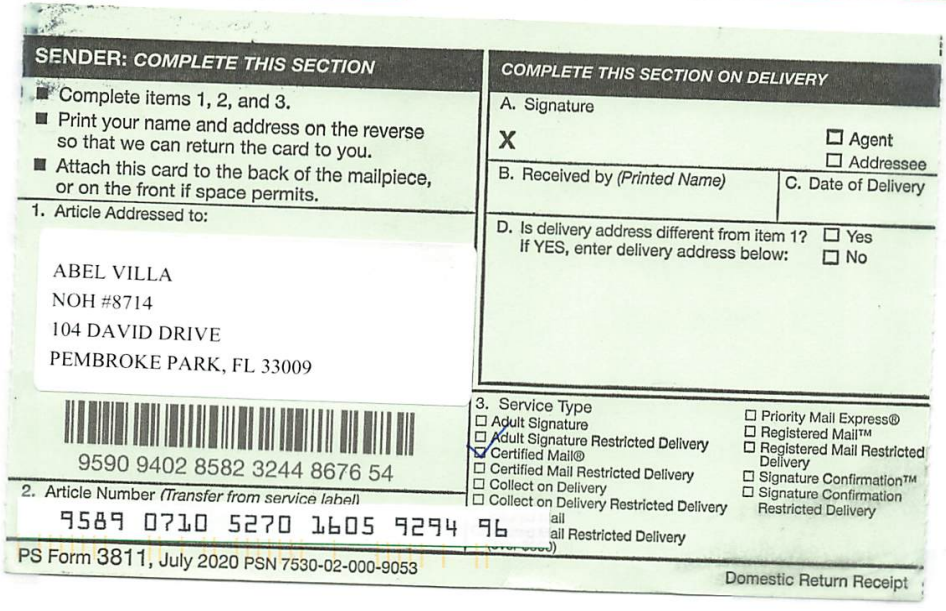
Florida Department of State, Division of Corporations


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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
$8.69
Sent To
Street and Apt. No.
City, State, ZIP+4®
LAKESHORE MOBILE HOME PARK LLC
NOH #8714
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
Postmark Here
MAR 01 2024
PS Form 3800,
9589 0710 5270 1605 9295 02


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and F
$8.69
Sent To
Street and Apt. No.
City, State, ZIP+4®
ABEL VILLA
NOH #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009
Postmark Here
MAR 01 2024
PS Form 3800,
9589 0710 5270 1605 9294 96


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$8.69
Sent To
Street and Apt. No.
City, State, ZIP+4®
VCORP SERVICES, LLC
NOH #8714
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
Postmark Here
PS Form 3800,
9589 0710 5270 1605 9294 89


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$8.69
Sent To
Street and Apt. No.
City, State, ZIP+4®
LAKESHORE MOBILE HOME PARK LLC
NOH #8714
2701 S PARK ROAD,
PEMBROKE PARK FL 33009
Postmark Here
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1605 9294 72


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
ABEL VILLA
NOH #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009
9590 9402 8582 3244 8676 54
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9294 96
PS Form 3811, July 2020 PSN 7530-02-000-9053
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 9
07/11/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

8714

Property Descri

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

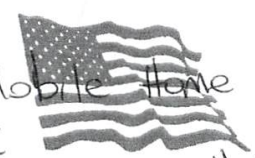
quadient
FIRST-CLASS MAIL
IMI
$000.60 9
07/11/2023 ZIP 33023
043M30245597
US POSTAGE

LAKESHORE MOBILE HOME PARK LLC.

NOV #8714, #8713, #8712, #8711

6400 Telegraph Road, ste 2000,
Bloomfield Hills, MI 48301.

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



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Lakeshore Mobile Home
Park LLC
NOV #8714, #8713, #8712, #8711
2701 S Park Road,
Pembroke Park, Fl 33009.

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



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

VCORP SERVICES, LLC
NOV #8714, #8713, #8712, #8711
1200 S Pine Island Road,
Plantation, Fl 33324.

Case Overview

Property/Incident Information

Owner	Address	Site Address
DANY GRENIER	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

Case Status Open **Case #** 8789 **Date Next Inspection** 11/20/2024

Notes
1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/7/2023		Notice of Violation	Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
4/23/2024		Affidavit of Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
10/17/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,500.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 5, 2024
INVOICE NO.: 001
FOR:

Case #8789
DANY GRENIER
3100 W HALLANDALE BEACH
BLVD #702
PEMBROKE PARK, FL 33009

Bill To:

DANY GRENIER
3100 W HALLANDALE BEACH
BLVD #702
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 05/15/2024		
1	Admin Fee	$ 100.00	$ 100.00
495	Day(s) of Per Diem from (07/14/2024 - 11/20/2024)	$ 100.00	$ 49,500.00
		Balance	**$ 49,600.00**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DANY GRENIER CASE NO. 8789

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DANY GRENIER

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3100 W HALLANDALE BEACH BLVD #702, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DANY GRENIER AT 12:41 P.M. ON THE 04 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

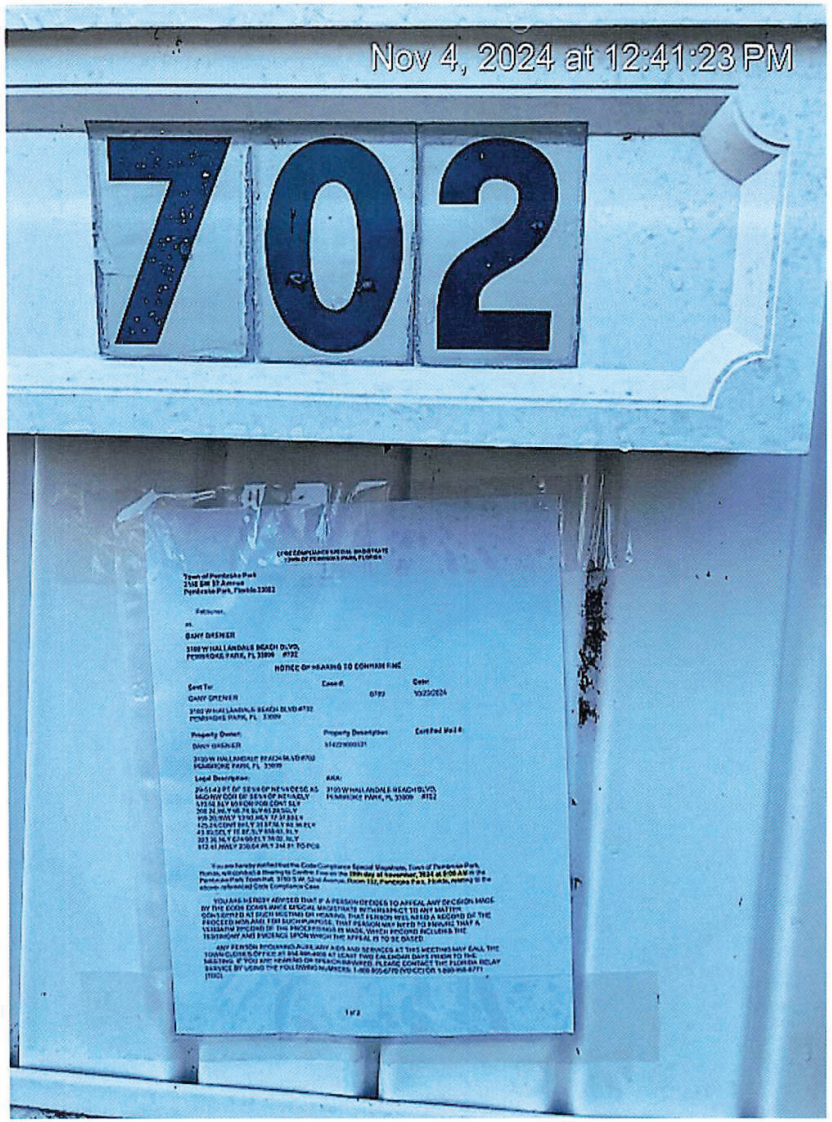
AFFIANT

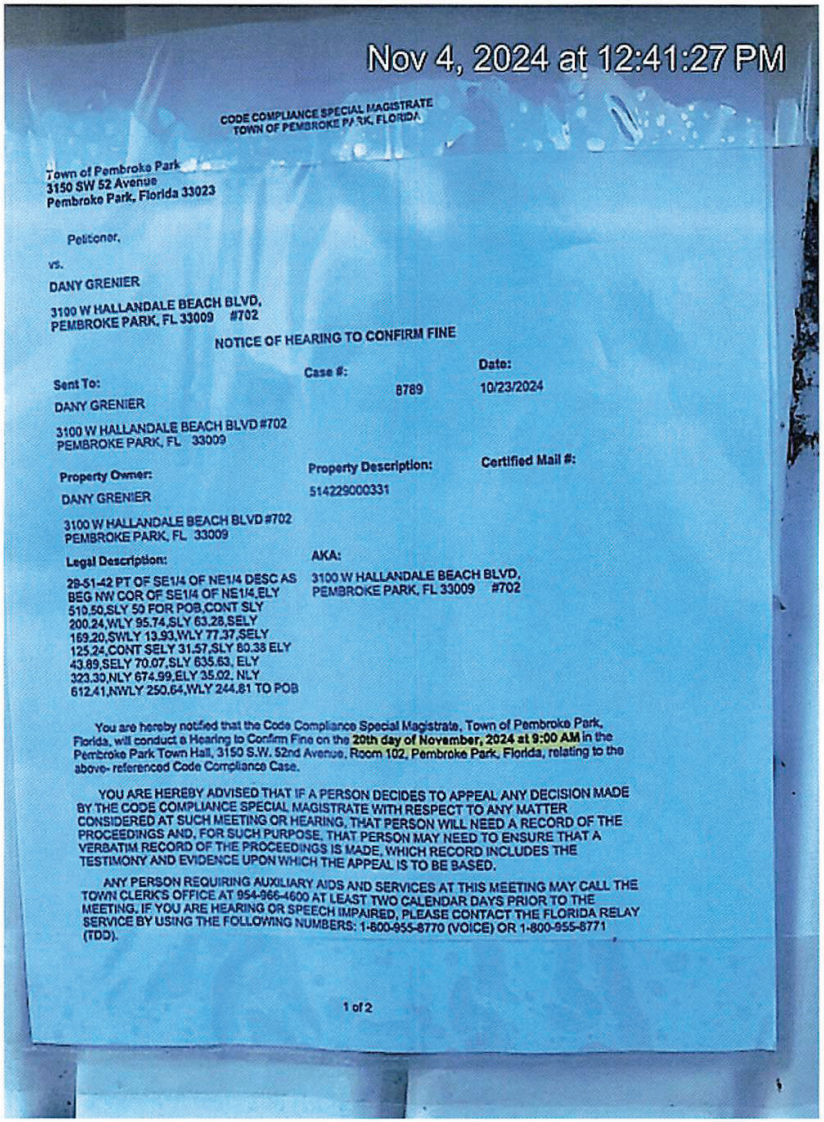
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 4, 2024 at 12:41:23 PM
702


Nov 4, 2024 at 12:41:27 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DANY GRENIER
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
DANY GRENIER
3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009
Case #:
8789
Date:
10/23/2024
Property Owner:
DANY GRENIER
3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009
Property Description:
514229000331
Certified Mail #:
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB
AKA:
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2

null
Transmittal Number: 30169779

Response to Service of Process

Sender Information:

Joseline Ramirez null
Town of Pembroke Park
Code Compliance
3150 S.W 52 Avenue
Pembroke Park, FL 33023

Date:	10/30/2024
Party Served:	Corporation Service Company
Title of Action:	Town of Pembroke Park vs. Dany Grenier
Case/Reference No:	8789

You recently sent our company a document in error. Our company provides registered agent services. As registered agent, we have no involvement in the daily business activities of our customers. It is possible that you are attempting to reach an entity for which we provide registered agent services. If that is the case, the document should be directed to that company. Please remove our name from this matter.

Thank you for your cooperation.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1619971181
B# 912981

LIEN SATISFACTION

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
03611396F	1993	SKYL	HS	56'		64809213

Date of Issue 03/16/2022

Registered Owner:
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

Mail To:
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION
1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel. http://www.hsmv.state.fl.us/html/ttlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No	Title Number
03611396F	1993	SKYL	HS	56'		64809213

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	11/29/2004

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				03/16/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

1st Lienholder
NONE

VOIDING ALTERED

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 155768717

Terry L. Rhodes
Executive Director

10 /12 155768717

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law requires that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads [| | | | |] X (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

3100 WHBB LOT # 702

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DANY GRENIER

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
DANY GRENIER	8789	10/23/2024
3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
DANY GRENIER	514229000331	
3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

TOWN OF PEMBROKE PARK

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

9589 0710 5270 1605 9261 12

quadient
CORRECTION
IMI
$008.69
05/16/2024 ZIP 33023
043M30245597

US POSTAGE

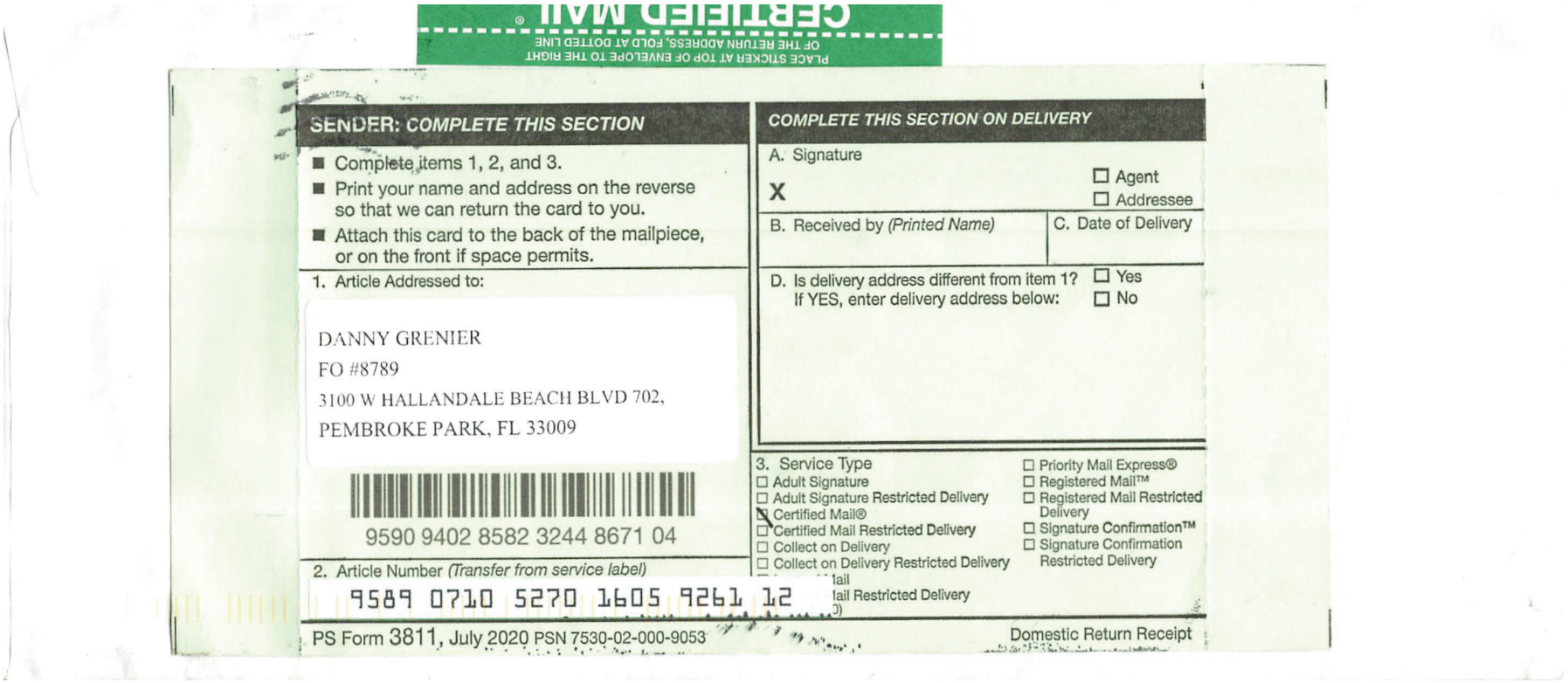
DANNY GRENIER
FO #8789
3100 W HALLANDALE BEACH BLVD 702,
PEMBROKE PARK, FL 33009

SEP 03 2024

UNC

UNC
33009-51000

NIXIE 331 DE 1 [illegible]
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-00602-16-42



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DANNY GRENIER
FO #8789
3100 W HALLANDALE BEACH BLVD 702,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8671 04

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

9589 0710 5270 1605 9261 12

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
☐ [illegible]ail
☐ [illegible]ail Restricted Delivery
☐ [illegible])

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

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

Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.97

Total Postage an
$

Sent To
CORPORATION SERVICE COMPANY
HCF #6134, 8789

Street and Apt. N
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301-2525

Postmark Here
USPS HILLCREST
OCT 24 2023
HOLLYWOOD

9589 0710 5270 1814 2158 78

PS Form 3800, January 2023 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
$ 9.64

Total Postage an
$

Sent To
GREEN ACRES PEMBROKE MHC LLC
HCF #8789

Street and Apt. N
8800 N BRONX AVE
2 FL

City, State, ZIP+4
SKOKIE, IL 60077

Postmark Here
USPS HILLCREST
OCT 24 2023
HOLLYWOOD

9589 0710 5270 1814 2158 92

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
DANY GREINER
HCF #8789

Street and Apt. No.
3100 W HALLANDALE BEACH BLVD
UNIT 702

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

Postmark Here
USPS HILLCREST
OCT 24 2023
HOLLYWOOD

9589 0710 5270 1814 2158 85

PS Form 3800, January 2023 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:

DANY GREINER
HCF #8789
3100 W HALLANDALE BEACH BLVD
UNIT 702
PEMBROKE PARK, FL 33009

9590 9402 7288 2028 9903 73

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

9589 0710 5270 1814 2158 85

COMPLETE THIS SECTION ON DEL

A. Signature

X

B. Received by *(Printed Name)* 10/24/24

D. Is delivery address different from it
If YES, enter delivery address be

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)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
HCF #8789
8800 N BRONX AVE
2 FL
SKOKIE, IL 60077

9590 9402 7288 2028 9903 66

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

9589 0710 5270 1814 2158 92

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
0)

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
HCF #6134, 8789
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 7288 2028 9903 80

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

9589 0710 5270 1814 2158 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Mona Lisa Hart ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MonaLisa Hart 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

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.

DANY GRENIER

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

Respondent(s)

Case #:

8789

On 10/17/2024 I JEAN GUSTIN 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:	DANY GRENIER
Address:	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Notes/Means of Correction:

1. Previous permit #135465-0 does not match the current A/C unit change out. Installed a/c unit without a permit - No permit has been obtained.
2. Installed shed without a permit. The Rubbermaid shed has been removed. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and
Sent To
CORPORATION SERVICE COMPANY
Street and Apt. No.
FO #8789
1201 HAYS STREET
City, State, ZIP+4
TALLAHASSEE, FL 32301
Postmark Here
USPS HILLCREST POSTAL STORE
MAY 16 2024
FL 33021
9589 0710 5270 1605 9261 05
PS Form 3800,


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Sent To
GREEN ACRES PEMBROKE MHC LLC
FO #8789
Street and Apt. No.
3100 W HALLANDALE BEACH BLVD,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
Postmark Here
MAY 16 2024
9589 0710 5270 1605 9261 36
PS Form 3800,
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
8.69
Total Postage an
Sent To
GREEN ACRES PEMBROKE MHC LLC
FO #8789
Street and Apt. N
8800 N BRONX AVE 2 FL
City, State, ZIP+4
SKOKIE IL 60077
Postmark Here
USPS HILLCREST POSTAL STORE
MAY 16 2024
FL 33021
9589 0710 5270 1605 9261 29
PS Form 3800,


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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
8.69
Total Postage and
Sent To
DANNY GRENIER
FO #8789
Street and Apt. No.
3100 W HALLANDALE BEACH BLVD 702,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
Postmark Here
MAY 16 2024
9589 0710 5270 1605 9261 12
PS Form 3800, January 2023
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:

GREEN ACRES PEMBROKE MHC LLC
FO #8789
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8671 11

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9261 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
5/20/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #8789
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 8582 3244 8670 98

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9261 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Sheena Black | 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
00)

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. DANY GRENIER Respondent(s)	Case No.: 8789

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 2024, 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: 3100 W HALLANDALE BEACH BLVD #702, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: DANY GRENIER

TITLE #: 64809213

VEHICLE IDENTIFICATION #: 03611396F

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of May 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of May 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of May, 2024.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1619971181
B# 912981

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
03611396F	1993	SKYL	HS	56'		64809213

Date of Issue 03/16/2022

Registered Owner:
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

Mail To:
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION
1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel. http://www.hsmv.state.fl.us/html/ttlinf.html

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
03611396F	1993	SKYL	HS	56'		64809213

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	11/29/2004

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				03/16/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 155768717

Terry L. Rhodes
Executive Director

10 /12 155768717

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to

Seller Must Enter Purchaser's Name: _____ Address: _____

Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold _____

I/We state that the ☐ 5 or ☐ 6 digit odometer now reads [ ][ ][ ][ ][ ][ ] X (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID IF ALTERED

Case Overview

Property/Incident Information

Owner	Address	Site Address
DANY GRENIER	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

Case Status Open **Case #** 8789 **Date Next Inspection** 5/15/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/7/2023		Notice of Violation	Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
4/23/2024		Affidavit of Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DANY GRENIER CASE NO. 8789

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DANY GRENIER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD #702, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: DANY GRENIER AT 12:53 P.M. ON THE 29 DAY APRIL OF 2024.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

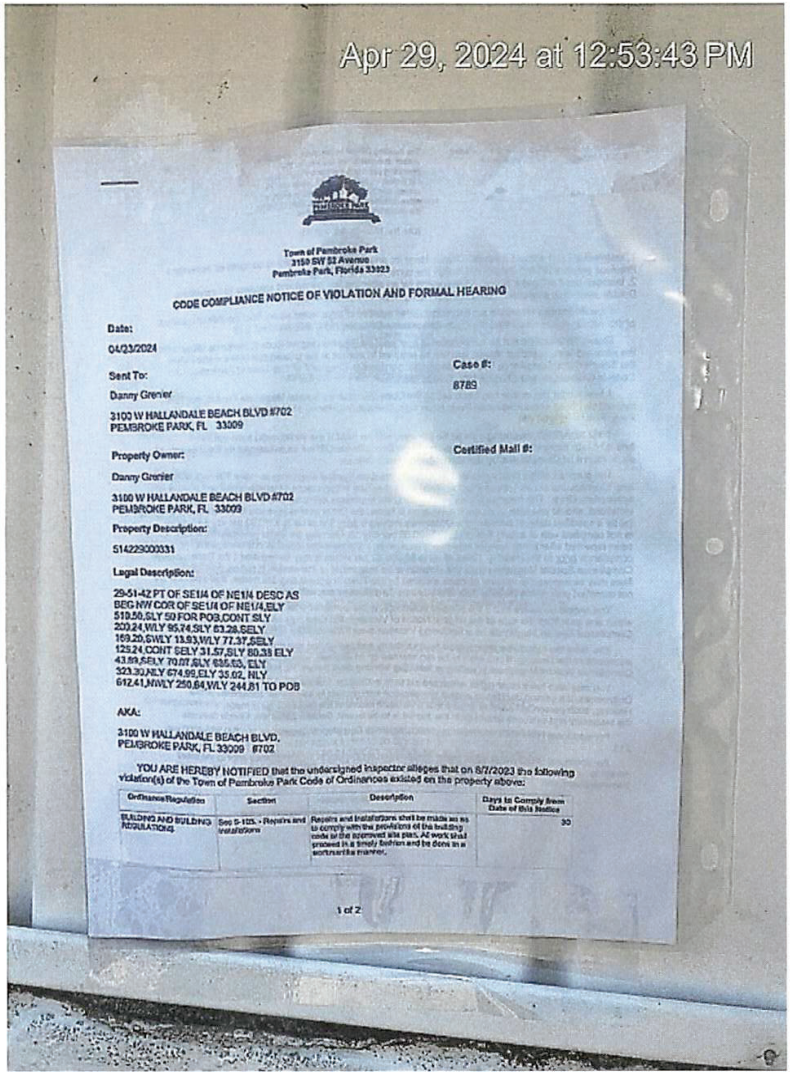
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

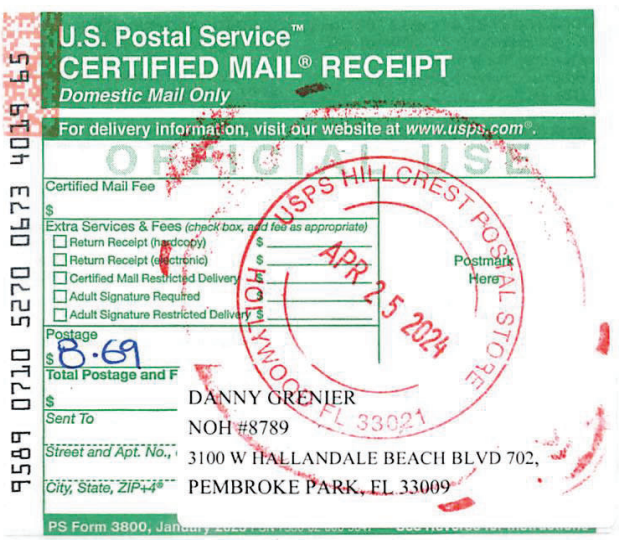
Signature

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

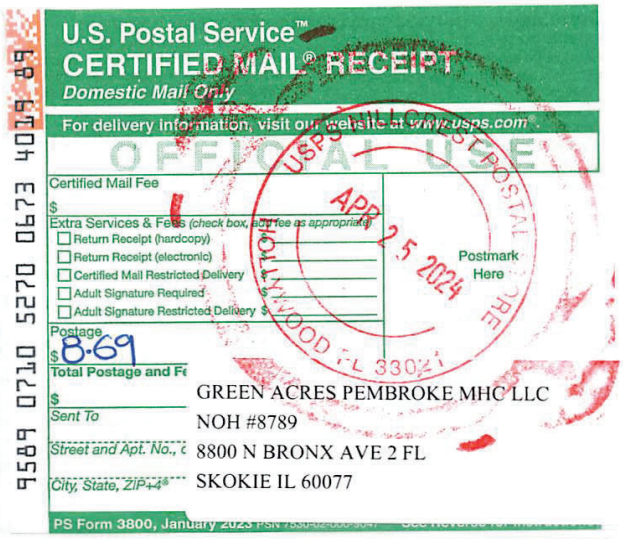
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


Apr 29, 2024 at 12:53:36 PM
702


Apr 29, 2024 at 12:53:43 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/23/2024
Case #:
8789
Sent To:
Danny Grenier
3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
Danny Grenier
3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009
Property Description:
514229000331
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 519.50,SLY 50 FOR POB,CONT SLY 203.24,WLY 95.74,SLY 61.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 123.24,CONT SELY 31.57,SLY 80.38 ELY 43.59,SELY 70.07,SLY 635.03, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.84,WLY 244.81 TO POB
AKA:
3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
1 of 2



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and F
$
Sent To DANNY GRENIER
Street and Apt. No., NOH #8789
City, State, ZIP+4® 3100 W HALLANDALE BEACH BLVD 702,
PEMBROKE PARK, FL 33009
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 APR 25 2024
Postmark Here
PS Form 3800, January 2023
9589 0710 5270 0673 4019 65



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and Fe
$
Sent To GREEN ACRES PEMBROKE MHC LLC
Street and Apt. No., NOH #8789
City, State, ZIP+4® 8800 N BRONX AVE 2 FL
SKOKIE IL 60077
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 APR 25 2024
Postmark Here
PS Form 3800, January 2023
9589 0710 5270 0673 4019 89



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and Fe
$
Sent To GREEN ACRES PEMBROKE MHC LLC
Street and Apt. No., NOH #8789
City, State, ZIP+4® 3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 APR 25 2024
Postmark Here
PS Form 3800, January 2023 See Reverse for Instructions
9589 0710 5270 0673 4010 64



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and I
$
Sent To CORPORATION SERVICE COMPANY
Street and Apt. No., NOH #8789
City, State, ZIP+4® 1201 HAYS STREET
TALLAHASSEE, FL 32301
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 APR 25 2024
Postmark Here
PS Form 3800, January 2023
9589 0710 5270 0673 4019 72

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
NOH #8789
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7701 52

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4019 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 4/29/24

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

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

DANNY GRENIER
NOH #8789
3100 W HALLANDALE BEACH BLVD 702,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7701 69

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4019 65

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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Case #:

8789

Property Owner:

Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, ELY
323.30,NLY 674.99,ELY 35.02, NLY
612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

4/23/2024

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.

Danny Grenier

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

Respondent(s)

Case #:

8789

On 4/23/2024 I JEAN GUSTIN 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:	Danny Grenier
Address:	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Means of Correction:

1. Previous permit #135465-0 does not match the current A/C unit change out. Installed a/c unit without a permit - No permit has been obtained.
2. Installed shed without a permit. The Rubbermaid shed has been removed. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Danny Grenier 3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009	8789	08/07/2023

Property Owner:	Property Description:	Certified Mail #:
Danny Grenier 3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009	514229000331	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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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Notes/Means of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$4,366,470	$205,610	$4,572,080	$3,828,500	
2022	$3,274,850	$205,610	$3,480,460	$3,480,460	$73,508.71
2021	$3,001,950	$205,610	$3,207,560	$3,207,560	$68,977.29

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,572,080	$4,572,080	$4,572,080	$4,572,080
Portability	0	0	0	0
Assessed/SOH	$3,828,500	$4,572,080	$3,828,500	$3,828,500
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	$3,828,500	$4,572,080	$3,828,500	$3,828,500

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
11840								

DIVISION OF CORPORATIONS



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

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

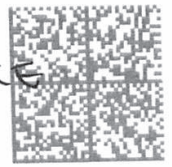
HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	09/15/2022
2023	04/25/2023

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





quadient
FIRST-CLASS MAIL
IMI
$000.63 ⁰
08/08/2023 ZIP 33023
043M30245597

US POSTAGE

GREEN ACRES PEMBROKE
MHC LLC
NOV #8789.
8800 N BRONX AVE 2nd Fl,
SKOKIE, IL 60077.

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





quadient
FIRST-CLASS MAIL
IMI
$000.63 ⁰
08/08/2023 ZIP 33023
043M30245597

US POSTAGE

DANNY GREINER
NOV #8789
3100 W HALLANDALE BEACH BLVD
#702,
PEMBROKE PARK, FL 33009.

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

GREEN ACRES PEMBROKE
MHC LLC
NOV #8789.

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/08/2023 ZIP 33023
043M30245597
US POSTAGE

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

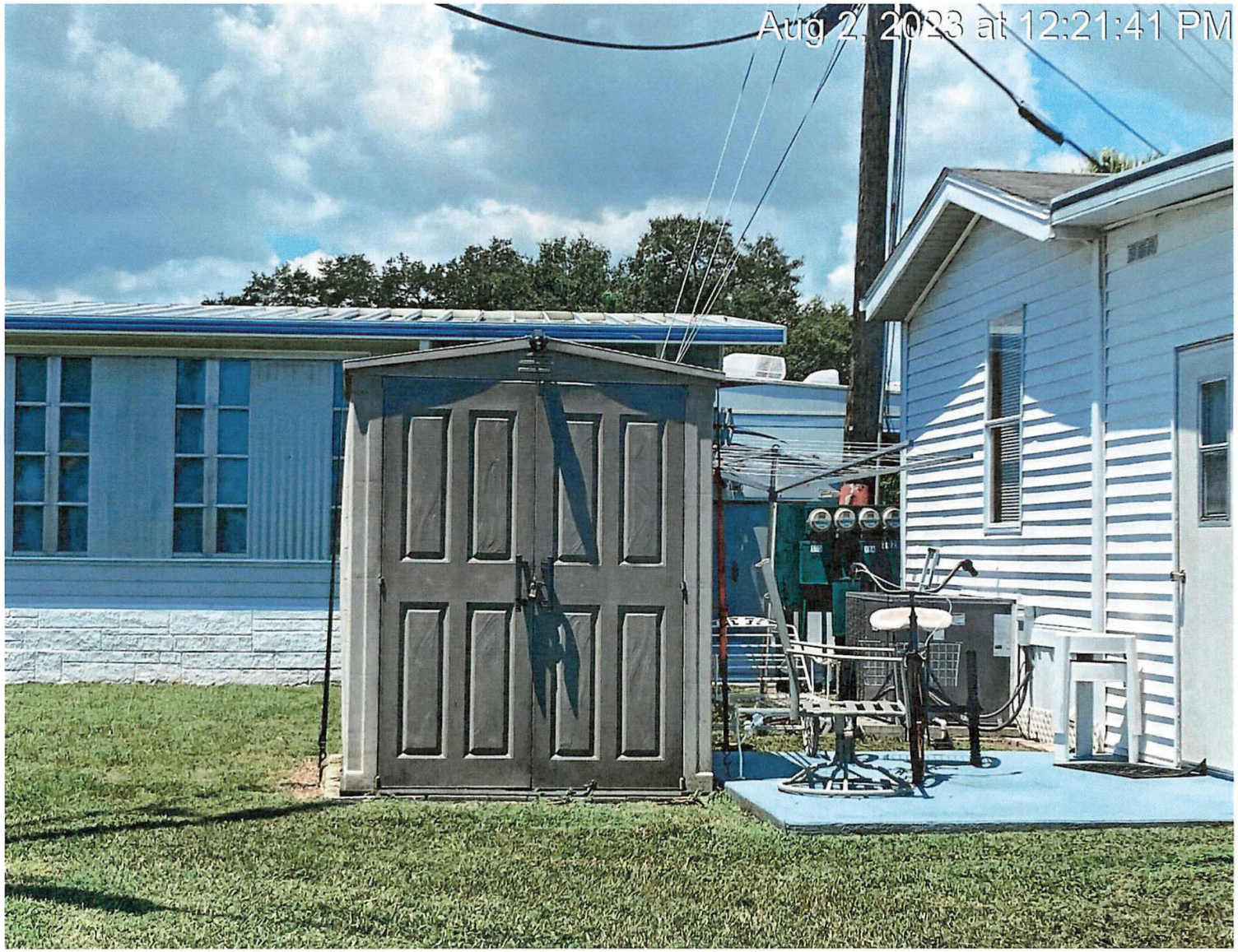
CORPORATION SERVICE
COMPANY
NOV #8789.

1201 HAYS STREET,
TALLAHASSEE, FL 32301.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/08/2023 ZIP 33023
043M30245597
US POSTAGE


Aug 2, 2023 at 12:21:26 PM
7 ST
GREENACRES RD


Aug 2, 2023 at 12:21:30 PM
7 ST
GREENACRES RD


Aug 2, 2023 at 12:21:41 PM


Aug 3, 2023 at 12:10:00 PM
International Comfort Products
Lewisburg, TN 37091 U.S.A
MODEL
N° DU MODELE
WJA430000K000
SERIAL / SERIE
F223353537
FACTORY CHARGED WITH R-410A REFRIG
PERMISSIBLE VOLTAGE AT UNIT
253
MAX
197
MIN
Short-Circuit Current 5kA rms. symmetrical, 230V
VOLTS AC
PH
HZ
RLA
LRA
COMPRESSOR
208/230
1
60
13.5
72.5
MOTOR
VOLTS AC
PH
HZ
FLA
HP (W)
OUTDOOR FAN
208/230
1
60
0.9
1/8 (93)
INDOOR FAN
208/230
1
60
4.1
1/2 (373)
UNIT SUITABLE FOR OUTDOOR USE
CHARGE UNIT PER INSTALLATION INSTRUCTIONS
FACTORY CHARGED
LBS
4
Kg
1.81
MAX. EXTERNAL STATIC PRESSURE
PRESS STATIQUE EXTERIEURE MAX
0.5
125
ACCESSORY HEATER MODEL NUMBER
CHECK HERE
VOLTS
PH
HZ
ELEC HEAT KW
MIN CKT AMPS (MCA)
MAXIMUM OVERCURRENT PROTECTION DEVICE (OPD) NEC
MINIMUM UNIT DISCONNECT
FLA
LRA
NONE
208/230
1
60
—
21.9
35
21
74
CPHEATER125AA*
208/230
1
60
15/20 5
27.8/31.1
35/35
25/29
74/74
CPHEATER127AA*
208/230
1
60
15/20 8
27.8/31.1
35/35
25/29
74/74
CPHEATER128AA*
208/230
1
60
27/31 3
38.9/44.3
40/45
36/41
74/74
CPHEATER129AA*
208/230
1
60
27/31 3
38.9/44.3
40/45
36/41
74/74
CPHEATER130AA*
208/230
1
60
36 1/41 7
50.3/57.3
60/60
46/53
74/74
INSTALLERS NOTE :
1. INSTALL ACCESSORY HEATER PER INSTALL INSTR ENCLOSED WITH HEATER. MARK SPACE " CHEC
USED. USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED MARK SPACE " CHEC
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS IDENTIFIED BY NAM
NAMEPLATE
MAX AIR OUTLET AIR TEMPERATURE WITH ELECTRIC HEAT INSTALLED 200°F(93.3°C)
MINIMUM CLEARANCES TO COMBUSTIBLE MATERIAL/
DEGAGEMENT MINIMUM AUX MATERIAUX COMBUSTIBLES
inches
mm
MAX OVERHANG / SURPLOMB
TOP / DESSUS
44
1218
SIDES / COTES
BOTTOM* / DESSOUS*
33
914
DUCT SIDE/ COTE DE CANAL D'AERAGE
0-
0
SUPPLY DUCT PER METER CLEARANCE
LENGTH OF SUPPLY DUCT WHERE THESE CLEARANCE IS REQUIRED*
* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A, B, OR C ROOFING MATERIAL
** CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISCHARGE OF DUCT
CAPACITY BTU/HR
CAPACITY MBh
EER
COOLING
28300
27.2
HP HEATING
10.6
N/A
AHRI CERTIFIED
c UL us
ENGINEERED IN USA
ASSEMBLED IN MEXICO
AUG 2022
DATE OF MANUFACTURE
THIS EQUIPMENT COMPLIES WITH DOE EFFICIENCY REQUIREMENTS OF


Aug 3, 2023 at 12:10:06 PM
WARNING
AVERTISSEMENT

Aug 3, 2023 at 12:09:49 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
CONAX PROPERTIES LLC	1904 SW 31 AVE PEMBROKE PARK, FL 33009	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010020

Legal Description

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Case Status Open **Case #** 8966 **Date Next Inspection** 10/23/2024

Notes 1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/21/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Final Order	Certified Mail
10/23/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/23/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$69,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$69,100.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$69,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONAX PROPERTIES LLC CASE NO. 8966

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CONAX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: CONAX PROPERTIES LLC AT 03:48 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

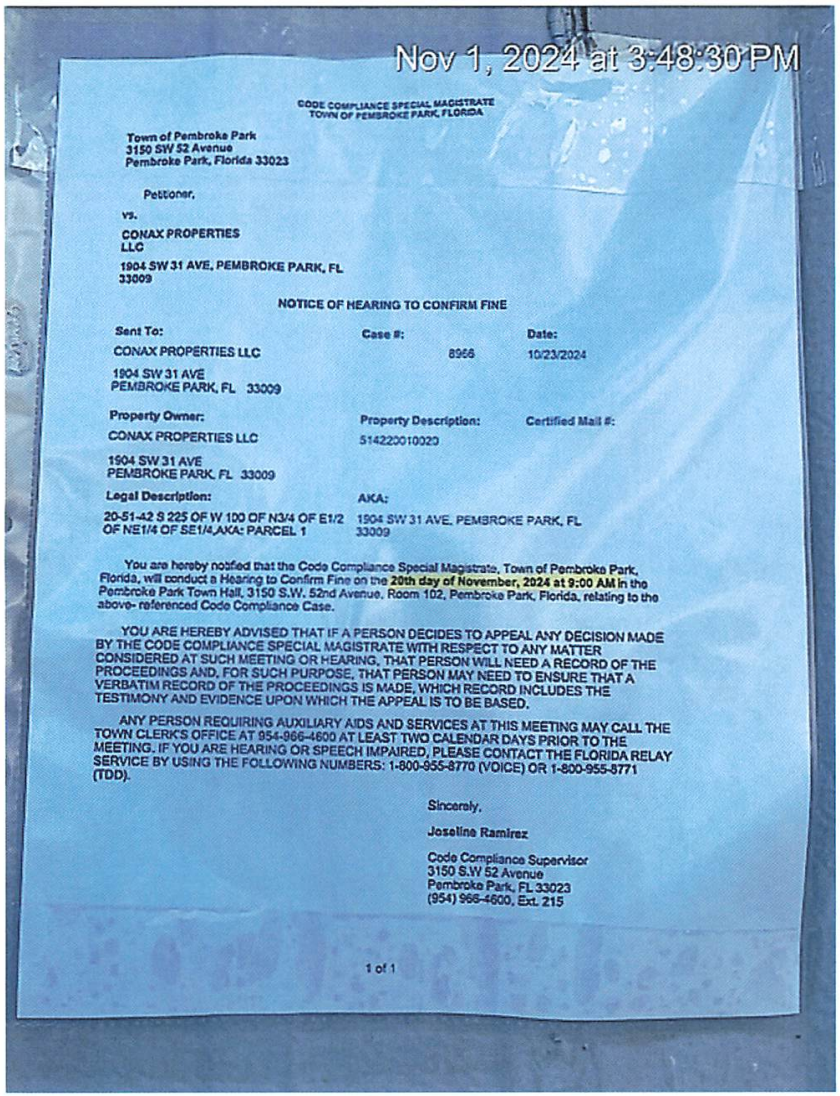
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 1, 2024 at 3:48:24 PM
1904
BLDG#1


Nov 1, 2024 at 3:48:30 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
CONAX PROPERTIES
LLC
1904 SW 31 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
CONAX PROPERTIES LLC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
8966
Date:
10/23/2024
Property Owner:
CONAX PROPERTIES LLC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Property Description:
514220010020
Certified Mail #:
Legal Description:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1
AKA:
1904 SW 31 AVE, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CONAX PROPERTIES LLC

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	8966	10/23/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	514220010020	

Legal Description:	**AKA:**
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ZEGCO INC/ Conax Properties LLC s.a.

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 8966

On 10/23/2024 I JEAN GUSTIN 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: ZEGCO INC

Address: 1904 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220010020

Site Address: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/23/2024

Notes/Means of Correction:

1. Installation of an egress door and exit sign without a permit. No permit, no record on file. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

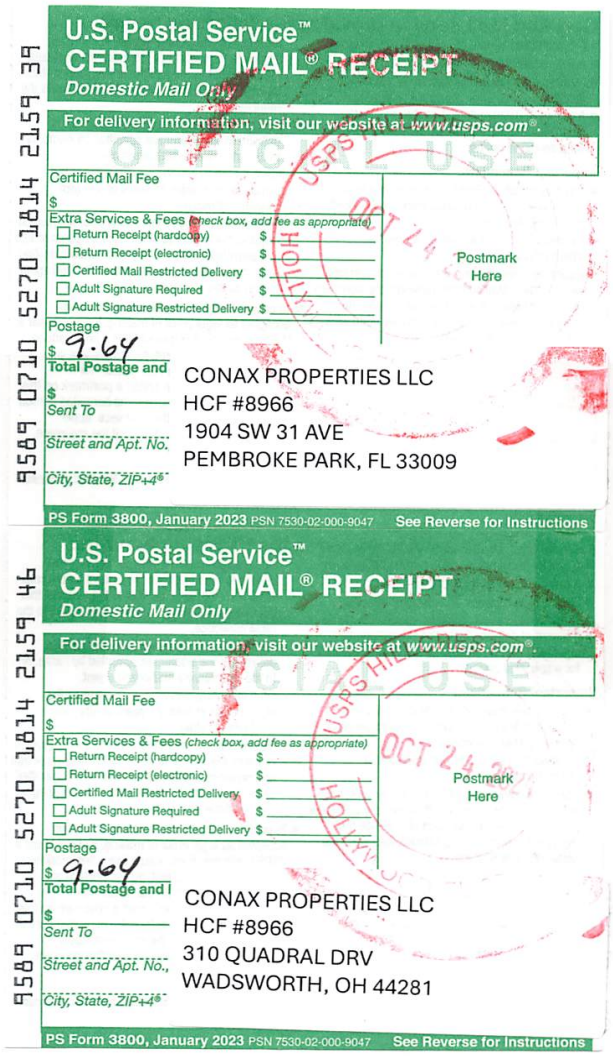
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florica
Commission # HH 526910
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.



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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
$ 9.64

Total Postage and
$

Sent To
CONAX PROPERTIES LLC
HCF #8966

Street and Apt. No.
1904 SW 31 AVE

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

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 39

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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
$ 9.64

Total Postage and
$

Sent To
CONAX PROPERTIES LLC
HCF #8966

Street and Apt. No.,
310 QUADRAL DRV

City, State, ZIP+4®
WADSWORTH, OH 44281

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 46



Next List

CONAX

Search

Entity Name List

Corporate Name	Document Number	Status
CONAX CORPORATION	856421	CROSS RF
CONAX CORPORATION	F86875	NAME HS
CONAX CORPORATION (FLA.)	F86875	NAME HS
CONAX FLORIDA CORPORATION	G67150	INACT/MG
CONAX CORPORATION (N.Y.)	856421	INACT
CONAX REALTY CORPORATION	F96487	InActive
CONAXXION TRUCKING, L.L.C.	L18000148807	Active
CONAYA PROPERTIES CORP	P19000069383	INACT
CONBAI ENTERPRISES, INC.	P00000074966	INACT
CONBAL INCORPORATED	P12000088596	Active
CONBAR, CORPORATION	G89577	INACT
CONBAR CONSTRUCTION SERVICES LLC	L24000392114	Active
CONBARSA INC	P14000045747	Active
CONBARSON INC.	K31151	INACT
CONBAS, INC.	P01000029814	INACT
CON-BATT COMMERCIAL CLEANING LLC	L23000485381	INACT/UA
CONBEACHCO, LLC	L20000381943	Active
CON-BEC, INC.	F97694	INACT
CONBECK INC	P06000058973	INACT
CONBEC LOGISTICS LLC	L18000236539	Active

Next List

CONAX

Search



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**1904 SW 31 AVENUE, PEMBROKE PARK FL 33009-2022**	ID #	5142 20 01 0020
Property Owner	CONAX PROPERTIES LLC	**Millage**	0613
Mailing Address	310 QUADRAL DR WADSWORTH OH 44281-9571	**Use**	48-04
Abbr Legal Description	20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 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).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$270,000	$1,328,480	$1,598,480	$1,598,480	
2024	$270,000	$1,328,480	$1,598,480	$1,081,380	
2023	$157,500	$1,150,510	$1,308,010	$983,080	$23,371.56

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,598,480	$1,598,480	$1,598,480	$1,598,480
Portability	0	0	0	0
Assessed/SOH	$1,598,480	$1,598,480	$1,598,480	$1,598,480
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	$1,598,480	$1,598,480	$1,598,480	$1,598,480

Sales History

Date	Type	Price	Book/Page or CIN
4/11/2024	WD*-E	$2,300,000	**119514509**
2/29/2008	QC*-T	$100	**45185 / 1611**
2/18/1983	WD	$100	**10691 / 405**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	22,500	SF
Adj. Bldg. S.F. (Card, Sketch)		11340
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
11340								

DocuSign Envelope ID: B81E7058-1FB2-4731-9BBB-FFEA78314CFB

ZEGCO, INC.
1904 SW 31st Avenue
Pembroke Park, FL 33009

February 20, 2024

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Attention: Nazly Cardona, Code of Compliance Clerk

RE: Final Order of the Code Compliance Special Magistrate dated January 17th, 2024 (the "Final Order")

Nazly Cardona:

Pursuant to the Final Order, that certain real property located at 1904 SW 31st Avenue, Pembroke Park, Florida 33009 (the "Property") owned by ZEGCO, INC., a Florida corporation (the "Property Owner"), was determined to be in violation of the Town of Pembroke Park Code of Ordinances (the "Pembroke Park Ordinances") sections 5-105 and 5-17 (the "Violations"). In order to cure the Violations, and comply with the Pembroke Park Ordinances, a magnetic lock must be removed from an exterior door located at the Property (the "Work"). However, a building permit must be obtained before the Work commences.

The Property is currently being leased by SOPREMA Acquisition Company, an Ohio corporation (the "Tenant"), and the Tenant has retained an electrician to perform the Work.

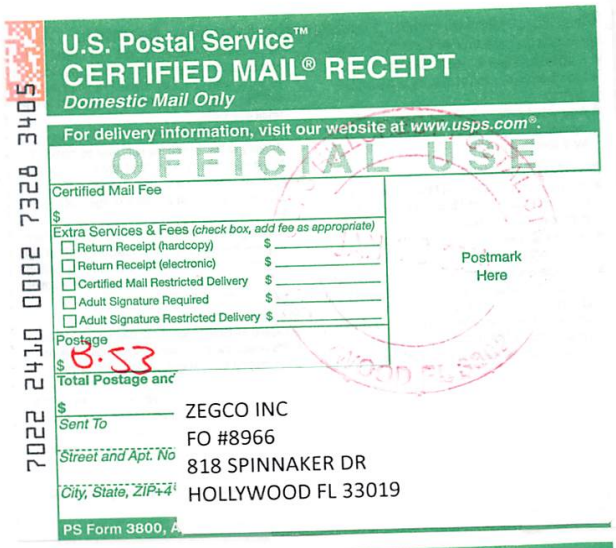
This letter shall serve as formal notice to the Town of Pembroke Park, Florida that the Property Owner has authorized Don Joseph (the "Agent") to serve as an agent of the Property Owner. The Property Owner has authorized the Agent to execute the application(s), on behalf of the Property Owner, that are required to obtain the building permit for the Work.

If you have any questions regarding the matters discussed in this letter, please feel free to contact Marianna DeJager, Esq. via email at mrs@trippscott.com or via telephone at (954)-525-7500.

Very truly yours,

ZEGCO, INC., a Florida corporation

By: DocuSigned by: 94480305EEE34CE...
Richard Zegelbone, CEO



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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
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGCO INC
Street and Apt. No FO #8966
City, State, ZIP+4 818 SPINNAKER DR
HOLLYWOOD FL 33019
PS Form 3800, A
7022 2410 0002 7328 3405



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
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGCO INC
Street and Apt. No FO #8966
City, State, ZIP+4 1904 SW 31 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, A
7022 2410 0002 7328 3412



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGELBONE, RICHARD
Street and Apt. No., FO #8966
City, State, ZIP+4® 1818 SW 31 AVE. ATTN: CONTROLLER
HALLANDALE, FL 33009
PS Form 3800, Ap
7022 2410 0002 7328 3398

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEGELBONE, RICHARD
FO #8966
1818 SW 31 AVE. ATTN: CONTROLLER
HALLANDALE, FL 33009

9590 9402 7581 2098 7712 96

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3399

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X TROY ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEGCO INC
FO #8966
818 SPINNAKER DR
HOLLYWOOD FL 33019

9590 9402 7581 2098 7712 89

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3405

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agr ☐ A

B. Received by (Printed Name) | C. Da

D. Is delivery address different from item 1?
If YES, enter delivery address below:

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
ZEGCO INC
Respondent(s)

Case No.: 8966

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ZEGCO INC

FOLIO NO.: 5142 20 01 0020

LEGAL DESCRIPTION: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of January 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ZEGCO INC	1904 SW 31 AVE PEMBROKE PARK, FL 33009	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010020

Legal Description

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Case Status Open **Case #** 8966 **Date Next Inspection** 1/17/2024

Notes 1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/21/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	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: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ZEGCO INC CASE NO. 8966

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ZEGCO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ZEGCO INC AT 03:28 P.M. ON THE 06 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

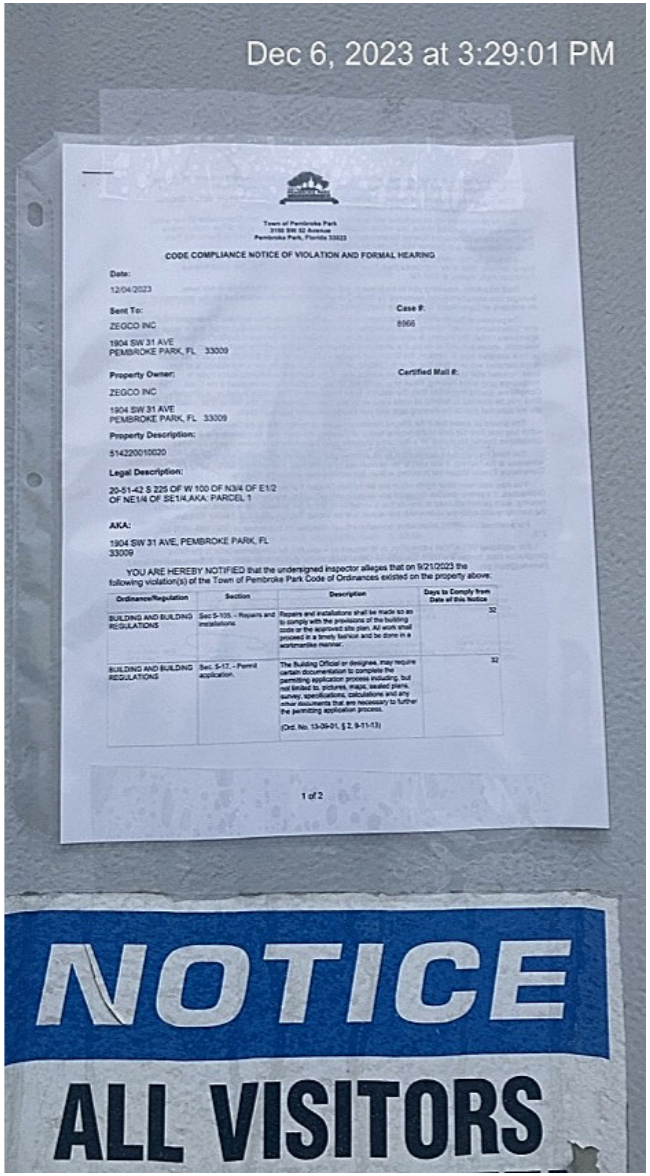
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 6 day of Dec 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


1904 SW 31st Avenue • Ma
954.983.3434 • www.tropicalr
WARNING
NOTICE
ALL VISITORS
MUST REGISTER
AT OFFICE


Dec 6, 2023 at 3:29:01 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/04/2023
Sent To:
ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
8966
Property Owner:
ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514220010020
Legal Description:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARDEL 1
AKA:
1904 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made to as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
32
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
32
1 of 2
NOTICE
ALL VISITORS

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

8966

Property Owner:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220010020

Legal Description:

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

AKA:

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

12/4/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ZEGCO INC

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

8966

On 11/30/2023 I JEAN GUSTIN 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: ZEGCO INC

Address: 1904 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220010020

Site Address: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

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: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024

Notes/Means of Correction:

Installation of a channel letter sign "TRP Roofing Products", egress door, and exit sign without a permit. Obtain plans for permit and inspections. Not Corrected.
Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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 11/30/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ZEGCO INC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	8966	09/21/2023

Property Owner:	Property Description:	Certified Mail #:
ZEGCO INC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	514220010020	

Legal Description:	AKA:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

Notes/Means of Correction:

1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

ZEGELBONE, RICHARD
NOV #8966.

1818 SW 31 AVE,
HALLANDALE, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE

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

ZEGO INC
NOV #8966.

818 SPINNAKER DR,
Hollywood, FL 33019.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZE600 INE

NOV #8966

1904 SW 31 AVE,

PEMBROKE PARK, FL 33009



quadient

FIRST-CLASS MAIL

IMI

$000.63 [0]

10/02/2023 ZIP 33023

043M30245597

US POSTAGE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1904 SW 31 AVENUE, PEMBROKE PARK FL 33009-2022	ID #	5142 20 01 0020
Property Owner	ZEGCO INC	Millage	0613
Mailing Address	818 SPINNAKER DR HOLLYWOOD FL 33019	Use	48-04
Abbr Legal Description	20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$157,500	$1,150,510	$1,308,010	$983,080	
2022	$157,500	$1,150,510	$1,308,010	$893,710	$21,418.60
2021	$157,500	$997,960	$1,155,460	$812,470	$19,688.28

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,308,010	$1,308,010	$1,308,010	$1,308,010
Portability	0	0	0	0
Assessed/SOH	$983,080	$1,308,010	$983,080	$983,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$983,080	$1,308,010	$983,080	$983,080

Sales History

Date	Type	Price	Book/Page or CIN
2/29/2008	QC*-T	$100	**45185 / 1611**
2/18/1983	WD	$100	**10691 / 405**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	22,500	SF
Adj. Bldg. S.F. (Card, Sketch)		11340
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
11340								



Detail by Entity Name

Florida Profit Corporation
ZEGCO, INC.

Filing Information

Document Number	P97000061697
FEI/EIN Number	65-0778063
Date Filed	07/16/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

1904 SW 31ST AVE.
HALLANDALE, FL 33009

Changed: 01/17/2006

Mailing Address

1904 S. 31ST AVE.
HALLANDALE, FL 33009

Registered Agent Name & Address

ZEGELBONE, RICHARD
1818 SW 31 AVE.
ATTN: CONTROLLER
HALLANDALE, FL 33009

Name Changed: 07/17/2000

Address Changed: 07/08/2016

Officer/Director Detail

Name & Address

Title CEO

ZEGELBONE, RICHARD
1904 S. 31ST AVE.
HALLANDALE, FL 33009

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	8967	09/27/2023

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020012	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #106

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Installation of an electrically controlled lock system on the egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin 



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3121 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0012
Millage	0613
Use	12-02

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$471,280	$1,104,740	$1,576,020	$1,576,020	
2022	$471,280	$1,104,740	$1,576,020	$1,576,020	$33,286.18
2021	$471,280	$1,104,740	$1,576,020	$1,566,580	$33,749.67

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Portability	0	0	0	0
Assessed/SOH	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,576,020	$1,576,020	$1,576,020	$1,576,020

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	**112334915**
10/16/2003	WD*	$4,394,800	**36269 / 1868**
5/31/1994	WD*	$1,075,000	**22305 / 714**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,844	SF
Adj. Bldg. S.F. (Card, Sketch)		12114
Eff./Act. Year Built: 2001/1985		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12114								



Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

895 Mamaroneck Avenue
mamaroneck, NY 10543

Changed: 11/18/2022

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

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

3101 REALTY CORP
Edelman, Joseph.
NOV #8967.

3121 W HALLANDALE BEACH BLD #106,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE

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

3101 REALTY CORP
NOV #8967.

655 GOLDEN BEACH DR,
GOLDEN BEACH, FL 33160.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.53

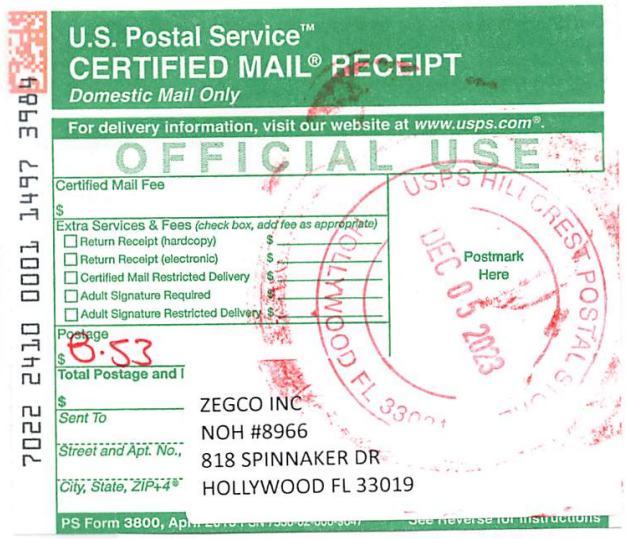
Total Postage and
$

Sent To ZEGELBONE, RICHARD
Street and Apt. No. NOH #8966
City, State, ZIP+4 1818 SW 31 AVE. ATTN: CONTROLLER
HALLANDALE, FL 33009

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 DEC 05 2023 Postmark Here

PS Form 3800, April 2015

7022 2410 0001 1497 3972



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

Postage
$ 8.53

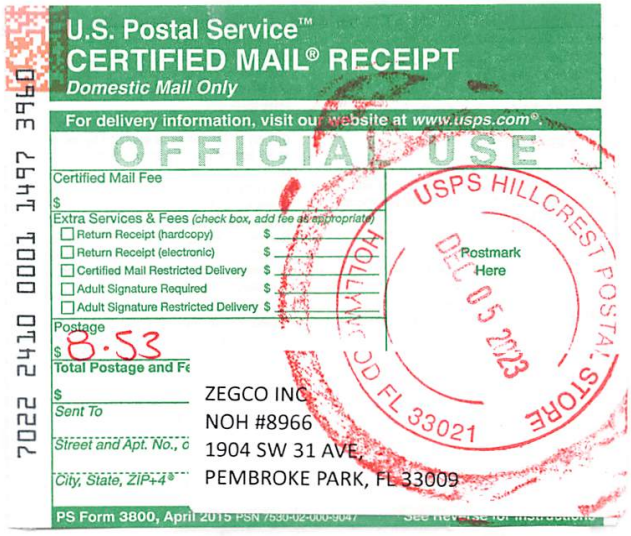
Total Postage and
$

Sent To ZEGCO INC
Street and Apt. No., NOH #8966
City, State, ZIP+4 818 SPINNAKER DR
HOLLYWOOD FL 33019

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 DEC 05 2023 Postmark Here

PS Form 3800, April 2015

7022 2410 0001 1497 3984



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

Postage
$ 8.53

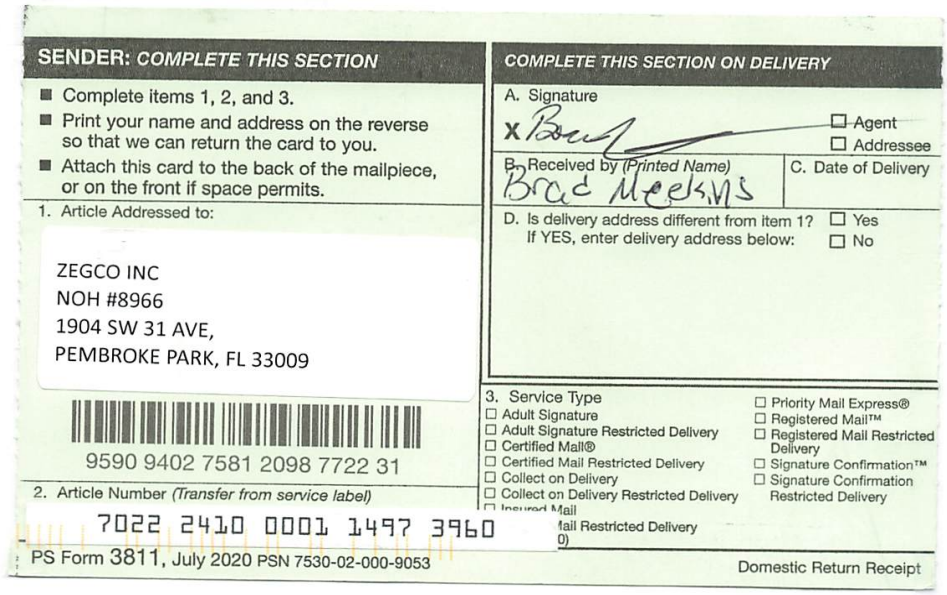
Total Postage and Fe
$

Sent To ZEGCO INC
Street and Apt. No., NOH #8966
City, State, ZIP+4 1904 SW 31 AVE,
PEMBROKE PARK, FL 33009

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 DEC 05 2023 Postmark Here

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

7022 2410 0001 1497 3960



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEGCO INC
NOH #8966
1904 SW 31 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7722 31

2. Article Number (Transfer from service label)
7022 2410 0001 1497 3960

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Brad Meeks
☐ Agent
☐ Addressee

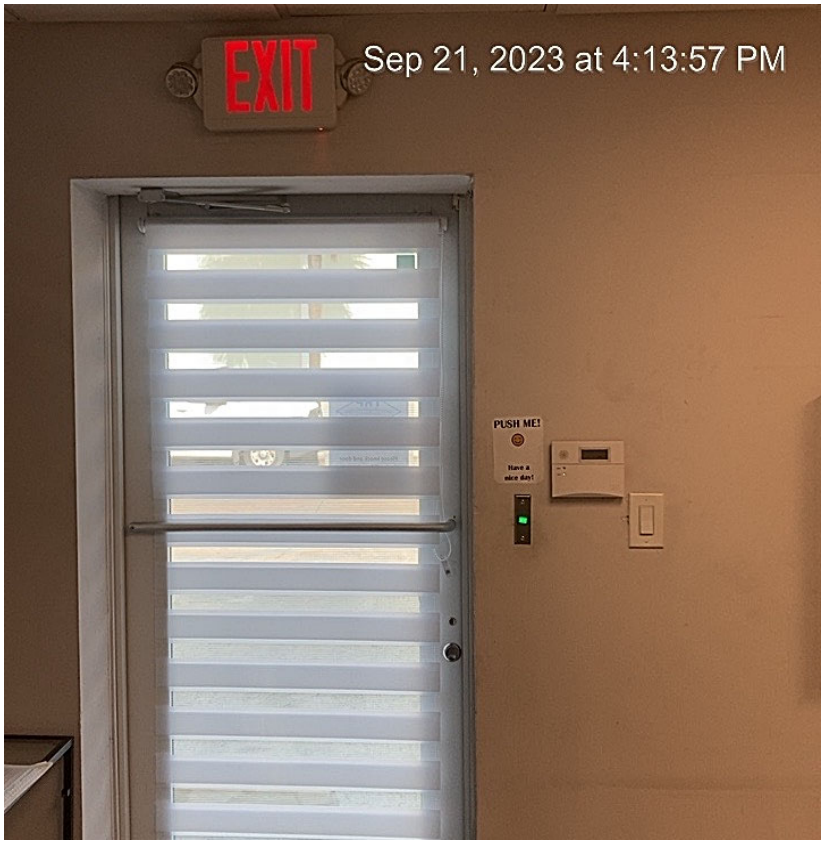
B. Received by (Printed Name) Brad Meeks
C. Date of Delivery

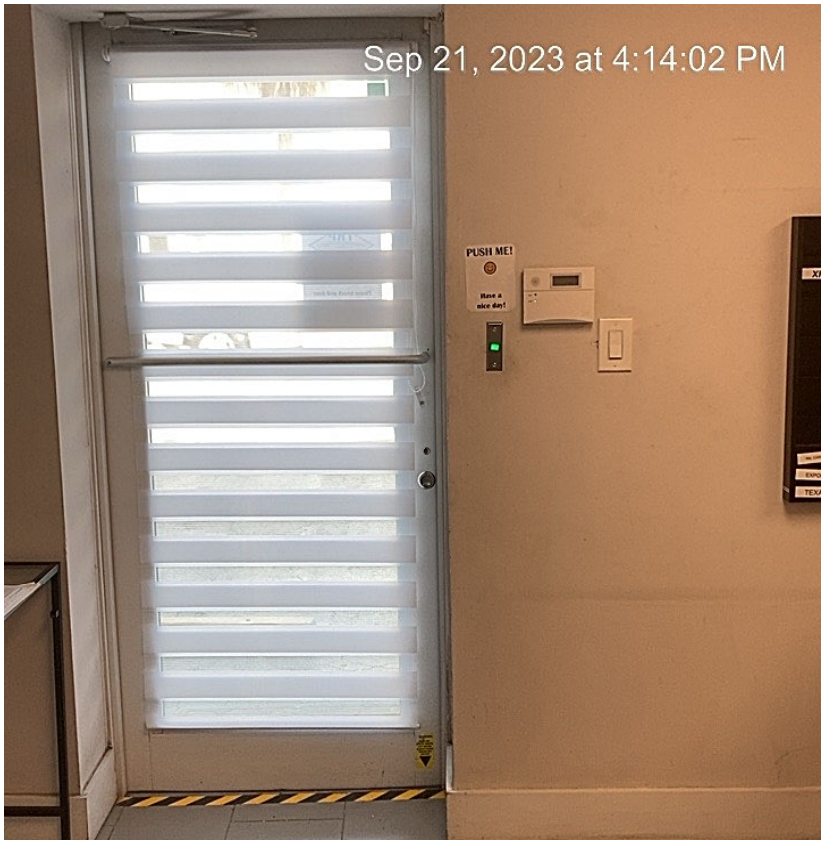
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

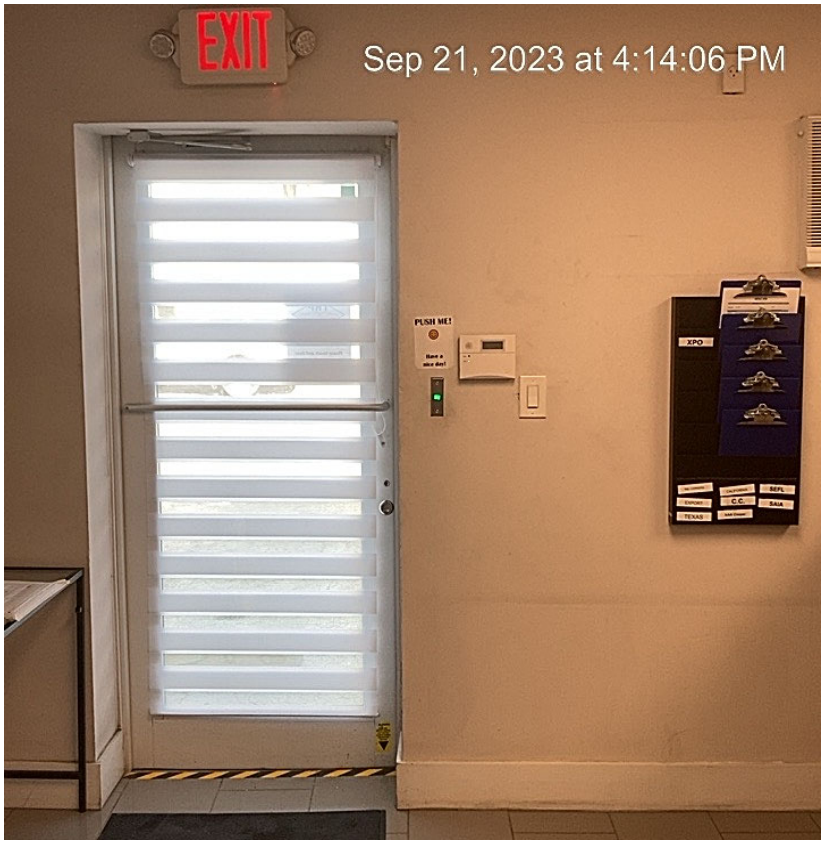
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery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

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


Sep 21, 2023 at 4:12:36 PM
TRP
ROOFING PRODUCTS
A SOPREMA GROUP COMPANY
1904 SW 31st Avenue • Hallandale FL 33009
954.983.3434 • www.tropicalroofingproducts.com
AED
NOTICE
ALL VISITORS MUST REGISTER AT OFFICE
NOTICE
PLEASE RING BELL FOR SERVICE


Sep 21, 2023 at 4:13:57 PM
EXIT
PUSH ME!
Have a nice day!


Sep 21, 2023 at 4:14:02 PM
PUSH ME!


EXIT
Sep 21, 2023 at 4:14:06 PM
PUSH ME!
XPO

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONAX PROPERTIES LLC CASE NO. 8966

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CONAX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: CONAX PROPERTIES LLC AT 03:48 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

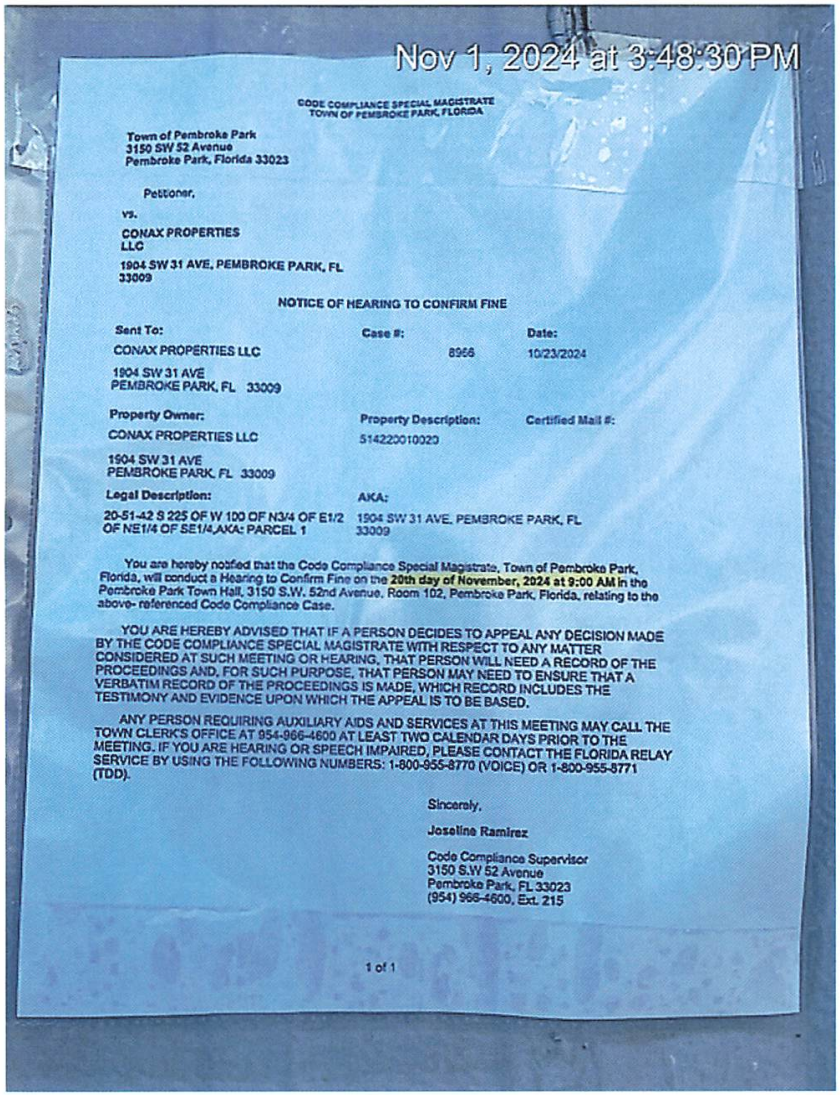
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CONAX PROPERTIES
LLC

1904 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	8966	10/23/2024

Property Owner:	Property Description:	Certified Mail #:
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	514220010020	

Legal Description:	AKA:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CONAX PROPERTIES LLC

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	8966	10/23/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CONAX PROPERTIES LLC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	514220010020	

Legal Description:	**AKA:**
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ZEGCO INC/ Conax Properties LLC s.a.

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 8966

On 10/23/2024 I JEAN GUSTIN 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: ZEGCO INC

Address: 1904 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220010020

Site Address: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/23/2024

Notes/Means of Correction:

1. Installation of an egress door and exit sign without a permit. No permit, no record on file. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

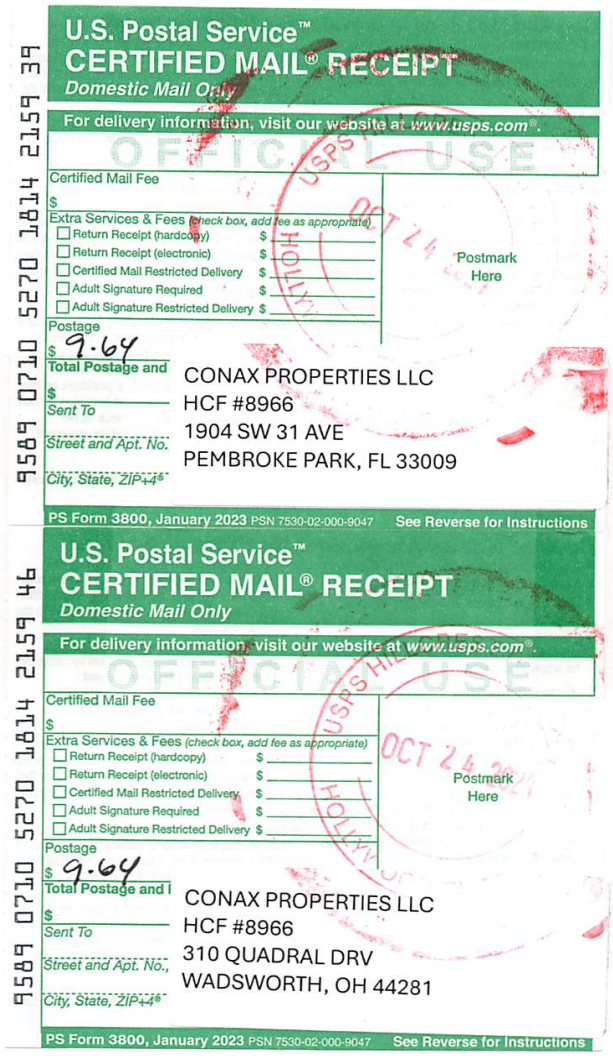
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florica
Commission # HH 526910
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.



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

Postage
$ 9.64

Total Postage and
$

Sent To
CONAX PROPERTIES LLC
HCF #8966

Street and Apt. No.
1904 SW 31 AVE

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

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 39

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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
$ 9.64

Total Postage and
$

Sent To
CONAX PROPERTIES LLC
HCF #8966

Street and Apt. No.,
310 QUADRAL DRV

City, State, ZIP+4®
WADSWORTH, OH 44281

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 46



Next List

CONAX Search

Entity Name List

Corporate Name	Document Number	Status
CONAX CORPORATION	856421	CROSS RF
CONAX CORPORATION	F86875	NAME HS
CONAX CORPORATION (FLA.)	F86875	NAME HS
CONAX FLORIDA CORPORATION	G67150	INACT/MG
CONAX CORPORATION (N.Y.)	856421	INACT
CONAX REALTY CORPORATION	F96487	InActive
CONAXXION TRUCKING, L.L.C.	L18000148807	Active
CONAYA PROPERTIES CORP	P19000069383	INACT
CONBAI ENTERPRISES, INC.	P00000074966	INACT
CONBAL INCORPORATED	P12000088596	Active
CONBAR, CORPORATION	G89577	INACT
CONBAR CONSTRUCTION SERVICES LLC	L24000392114	Active
CONBARSA INC	P14000045747	Active
CONBARSON INC.	K31151	INACT
CONBAS, INC.	P01000029814	INACT
CON-BATT COMMERCIAL CLEANING LLC	L23000485381	INACT/UA
CONBEACHCO, LLC	L20000381943	Active
CON-BEC, INC.	F97694	INACT
CONBECK INC	P06000058973	INACT
CONBEC LOGISTICS LLC	L18000236539	Active

Next List

CONAX Search



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**1904 SW 31 AVENUE, PEMBROKE PARK FL 33009-2022**	ID #	5142 20 01 0020
Property Owner	CONAX PROPERTIES LLC	**Millage**	0613
Mailing Address	310 QUADRAL DR WADSWORTH OH 44281-9571	**Use**	48-04

Abbr Legal Description	20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 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).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$270,000	$1,328,480	$1,598,480	$1,598,480	
2024	$270,000	$1,328,480	$1,598,480	$1,081,380	
2023	$157,500	$1,150,510	$1,308,010	$983,080	$23,371.56

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,598,480	$1,598,480	$1,598,480	$1,598,480
Portability	0	0	0	0
Assessed/SOH	$1,598,480	$1,598,480	$1,598,480	$1,598,480
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	$1,598,480	$1,598,480	$1,598,480	$1,598,480

Sales History

Date	Type	Price	Book/Page or CIN
4/11/2024	WD*-E	$2,300,000	**119514509**
2/29/2008	QC*-T	$100	**45185 / 1611**
2/18/1983	WD	$100	**10691 / 405**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	22,500	SF

Adj. Bldg. S.F. (Card, Sketch) 11340

Eff./Act. Year Built: 1973/1972

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
11340								

DocuSign Envelope ID: B81E7058-1FB2-4731-9BBB-FFEA78314CFB

ZEGCO, INC.
1904 SW 31st Avenue
Pembroke Park, FL 33009

February 20, 2024

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Attention: Nazly Cardona, Code of Compliance Clerk

RE: Final Order of the Code Compliance Special Magistrate dated January 17th, 2024 (the "Final Order")

Nazly Cardona:

Pursuant to the Final Order, that certain real property located at 1904 SW 31st Avenue, Pembroke Park, Florida 33009 (the "Property") owned by ZEGCO, INC., a Florida corporation (the "Property Owner"), was determined to be in violation of the Town of Pembroke Park Code of Ordinances (the "Pembroke Park Ordinances") sections 5-105 and 5-17 (the "Violations"). In order to cure the Violations, and comply with the Pembroke Park Ordinances, a magnetic lock must be removed from an exterior door located at the Property (the "Work"). However, a building permit must be obtained before the Work commences.

The Property is currently being leased by SOPREMA Acquisition Company, an Ohio corporation (the "Tenant"), and the Tenant has retained an electrician to perform the Work.

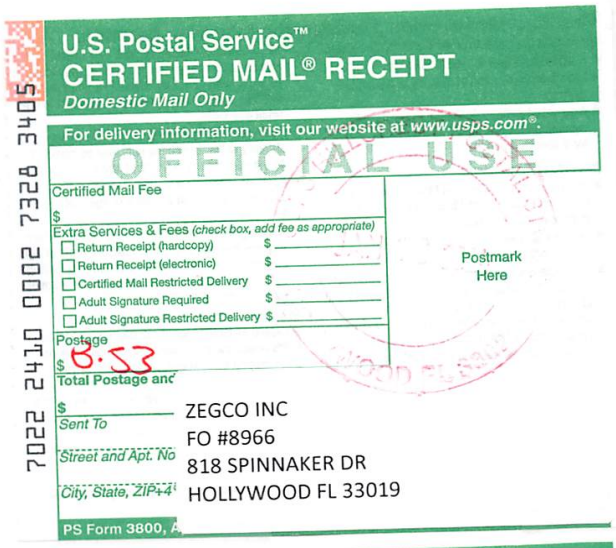
This letter shall serve as formal notice to the Town of Pembroke Park, Florida that the Property Owner has authorized Don Joseph (the "Agent") to serve as an agent of the Property Owner. The Property Owner has authorized the Agent to execute the application(s), on behalf of the Property Owner, that are required to obtain the building permit for the Work.

If you have any questions regarding the matters discussed in this letter, please feel free to contact Marianna DeJager, Esq. via email at mrs@trippscott.com or via telephone at (954)-525-7500.

Very truly yours,

ZEGCO, INC., a Florida corporation

By: DocuSigned by: 94480305EEE34CE...
Richard Zegelbone, CEO



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGCO INC
Street and Apt. No FO #8966
City, State, ZIP+4 818 SPINNAKER DR
HOLLYWOOD FL 33019
PS Form 3800, A
7022 2410 0002 7328 3405



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGCO INC
Street and Apt. No FO #8966
City, State, ZIP+4 1904 SW 31 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, A
7022 2410 0002 7328 3412



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
Postmark Here
Sent To ZEGELBONE, RICHARD
Street and Apt. No., FO #8966
City, State, ZIP+4® 1818 SW 31 AVE. ATTN: CONTROLLER
HALLANDALE, FL 33009
PS Form 3800, Ap
7022 2410 0002 7328 3398

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEGELBONE, RICHARD
FO #8966
1818 SW 31 AVE. ATTN: CONTROLLER
HALLANDALE, FL 33009

9590 9402 7581 2098 7712 96

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3399

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X TROY ☐ 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:

ZEGCO INC
FO #8966
818 SPINNAKER DR
HOLLYWOOD FL 33019

9590 9402 7581 2098 7712 89

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3405

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agr ☐ A

B. Received by (Printed Name) | C. Da

D. Is delivery address different from item 1?
If YES, enter delivery address below:

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
ZEGCO INC
Respondent(s)

Case No.: 8966

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ZEGCO INC

FOLIO NO.: 5142 20 01 0020

LEGAL DESCRIPTION: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of January 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ZEGCO INC	1904 SW 31 AVE PEMBROKE PARK, FL 33009	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010020

Legal Description

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Case Status Open **Case #** 8966 **Date Next Inspection** 1/17/2024

Notes 1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/21/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	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: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ZEGCO INC CASE NO. 8966

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ZEGCO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ZEGCO INC AT 03:28 P.M. ON THE 06 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

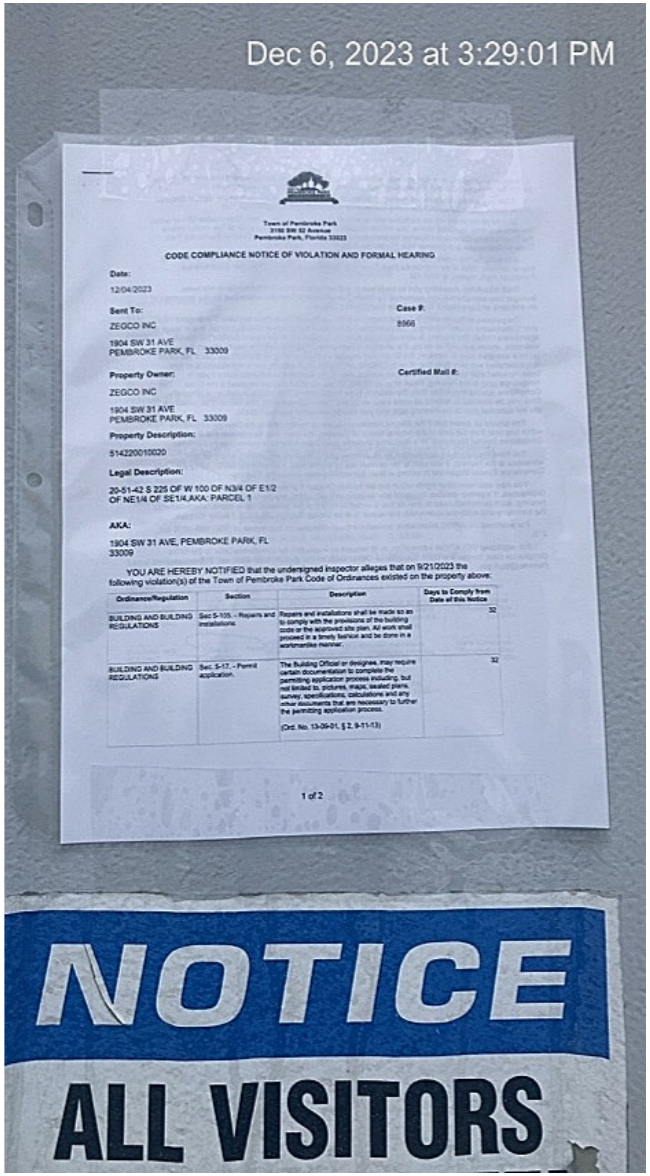
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 6 day of Dec 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


1904 SW 31st Avenue • Ma
954.983.3434 • www.tropicalr
WARNING
NOTICE
ALL VISITORS
MUST REGISTER
AT OFFICE


Dec 6, 2023 at 3:29:01 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/04/2023
Sent To:
ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
8966
Property Owner:
ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514220010020
Legal Description:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARDEL 1
AKA:
1904 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made to as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
32
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
32
1 of 2
NOTICE
ALL VISITORS

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

8966

Property Owner:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220010020

Legal Description:

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

AKA:

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

12/4/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ZEGCO INC

1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

8966

On 11/30/2023 I JEAN GUSTIN 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: ZEGCO INC

Address: 1904 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220010020

Site Address: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

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: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024

Notes/Means of Correction:

Installation of a channel letter sign "TRP Roofing Products", egress door, and exit sign without a permit. Obtain plans for permit and inspections. Not Corrected.
Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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 11/30/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ZEGCO INC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	8966	09/21/2023

Property Owner:	Property Description:	Certified Mail #:
ZEGCO INC 1904 SW 31 AVE PEMBROKE PARK, FL 33009	514220010020	

Legal Description:	AKA:
20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

ZEGELBONE, RICHARD
NOV #8966.

1818 SW 31 AVE,
HALLANDALE, FL 33009.



quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

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

ZEGO INC
NOV #8966.

818 SPINNAKER DR,
Hollywood, FL 33019.



quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZE600 INE

NOV #8966

1904 SW 31 AVE,

PEMBROKE PARK, FL 33009



quadient

FIRST-CLASS MAIL

IMI

$000.63 ⁰

10/02/2023 ZIP 33023

043M30245597

US POSTAGE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1904 SW 31 AVENUE, PEMBROKE PARK FL 33009-2022	ID #	5142 20 01 0020
Property Owner	ZEGCO INC	Millage	0613
Mailing Address	818 SPINNAKER DR HOLLYWOOD FL 33019	Use	48-04
Abbr Legal Description	20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$157,500	$1,150,510	$1,308,010	$983,080	
2022	$157,500	$1,150,510	$1,308,010	$893,710	$21,418.60
2021	$157,500	$997,960	$1,155,460	$812,470	$19,688.28

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,308,010	$1,308,010	$1,308,010	$1,308,010
Portability	0	0	0	0
Assessed/SOH	$983,080	$1,308,010	$983,080	$983,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$983,080	$1,308,010	$983,080	$983,080

Sales History

Date	Type	Price	Book/Page or CIN
2/29/2008	QC*-T	$100	**45185 / 1611**
2/18/1983	WD	$100	**10691 / 405**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	22,500	SF
Adj. Bldg. S.F. (Card, Sketch)		11340
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
11340								



Detail by Entity Name

Florida Profit Corporation
ZEGCO, INC.

Filing Information

Document Number	P97000061697
FEI/EIN Number	65-0778063
Date Filed	07/16/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

1904 SW 31ST AVE.
HALLANDALE, FL 33009

Changed: 01/17/2006

Mailing Address

1904 S. 31ST AVE.
HALLANDALE, FL 33009

Registered Agent Name & Address

ZEGELBONE, RICHARD
1818 SW 31 AVE.
ATTN: CONTROLLER
HALLANDALE, FL 33009

Name Changed: 07/17/2000

Address Changed: 07/08/2016

Officer/Director Detail

Name & Address

Title CEO

ZEGELBONE, RICHARD
1904 S. 31ST AVE.
HALLANDALE, FL 33009

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	8967	09/27/2023

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020012	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #106

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Installation of an electrically controlled lock system on the egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin 



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3121 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0012
Millage	0613
Use	12-02

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$471,280	$1,104,740	$1,576,020	$1,576,020	
2022	$471,280	$1,104,740	$1,576,020	$1,576,020	$33,286.18
2021	$471,280	$1,104,740	$1,576,020	$1,566,580	$33,749.67

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Portability	0	0	0	0
Assessed/SOH	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,576,020	$1,576,020	$1,576,020	$1,576,020

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	**112334915**
10/16/2003	WD*	$4,394,800	**36269 / 1868**
5/31/1994	WD*	$1,075,000	**22305 / 714**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,844	SF
Adj. Bldg. S.F. (Card, Sketch)		12114
Eff./Act. Year Built: 2001/1985		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12114								



Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

895 Mamaroneck Avenue
mamaroneck, NY 10543

Changed: 11/18/2022

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

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

3101 REALTY CORP
Edelman, Joseph.
NOV #8967.

3121 W HALLANDALE BEACH BLD #106,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE

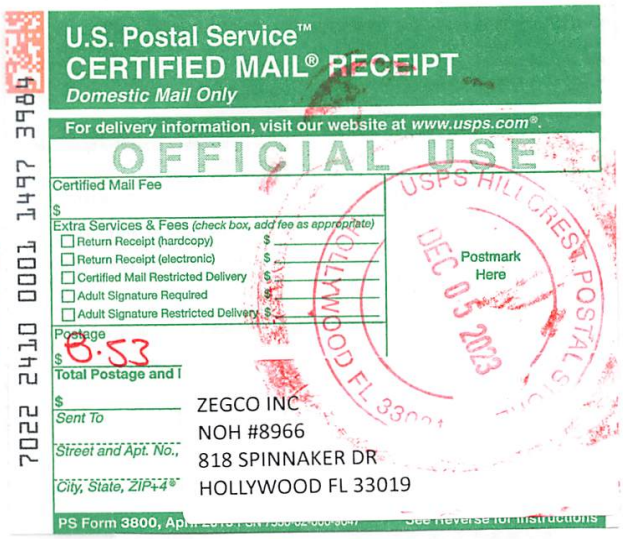
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

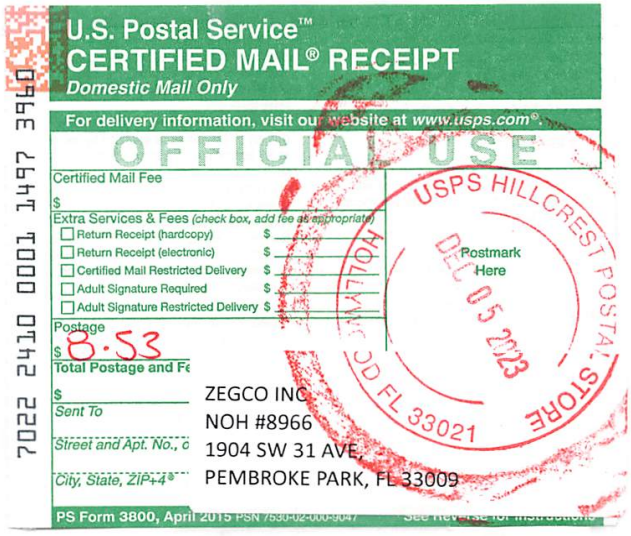
3101 REALTY CORP
NOV #8967.

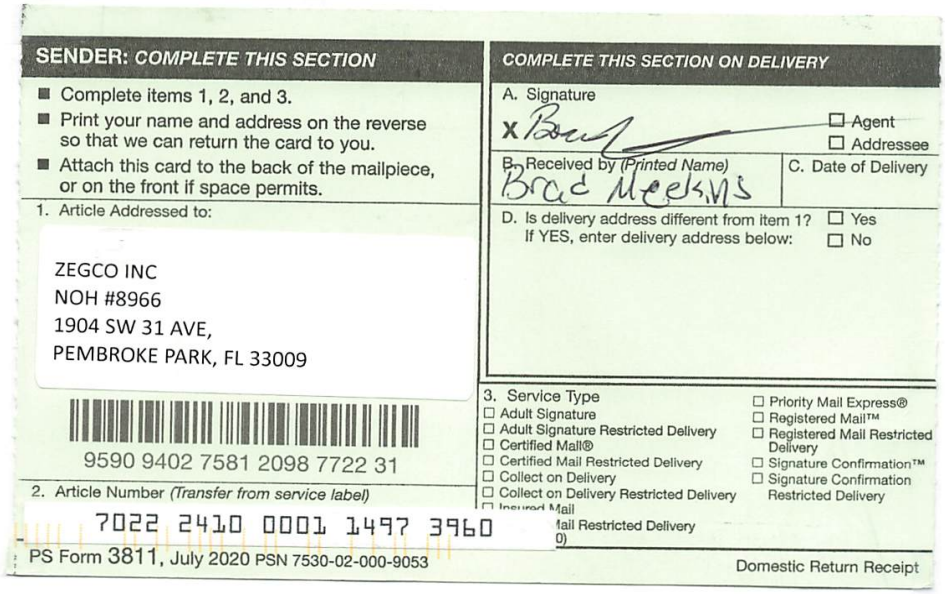
655 GOLDEN BEACH DR,
GOLDEN BEACH, FL 33160.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/02/2023 ZIP 33023
043M30245597
US POSTAGE

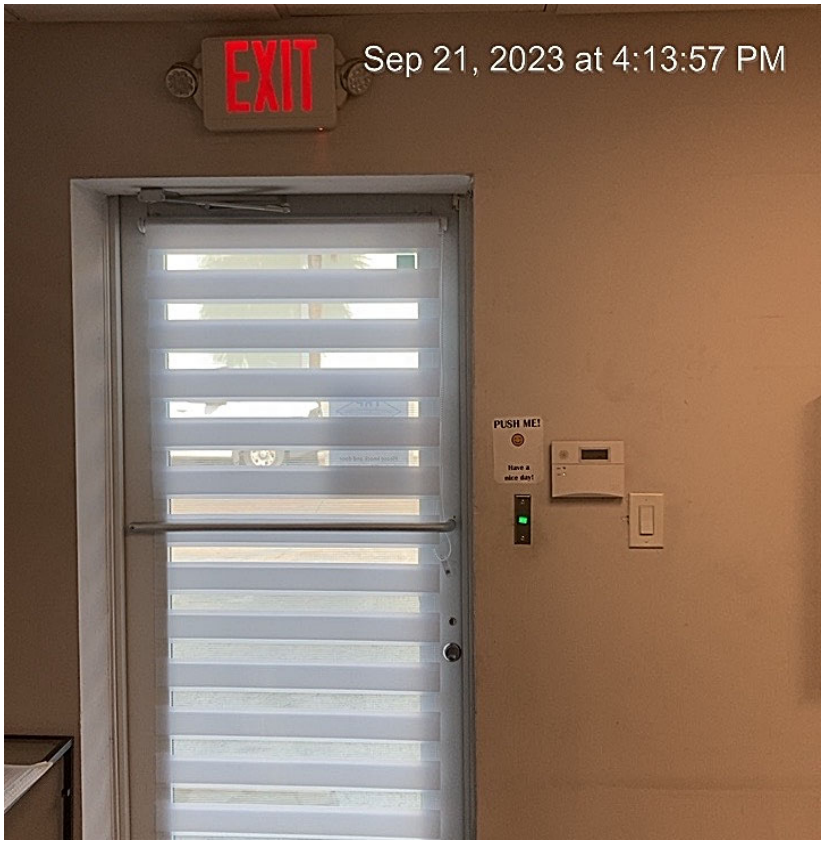

7022 2410 0001 1497 3972
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and
Sent To
ZEGELBONE, RICHARD
NOH #8966
Street and Apt. No.
1818 SW 31 AVE. ATTN: CONTROLLER
City, State, ZIP+4
HALLANDALE, FL 33009
USPS HILLCREST POSTAL STORE
DEC 05 2023
Postmark Here
PS Form 3800,

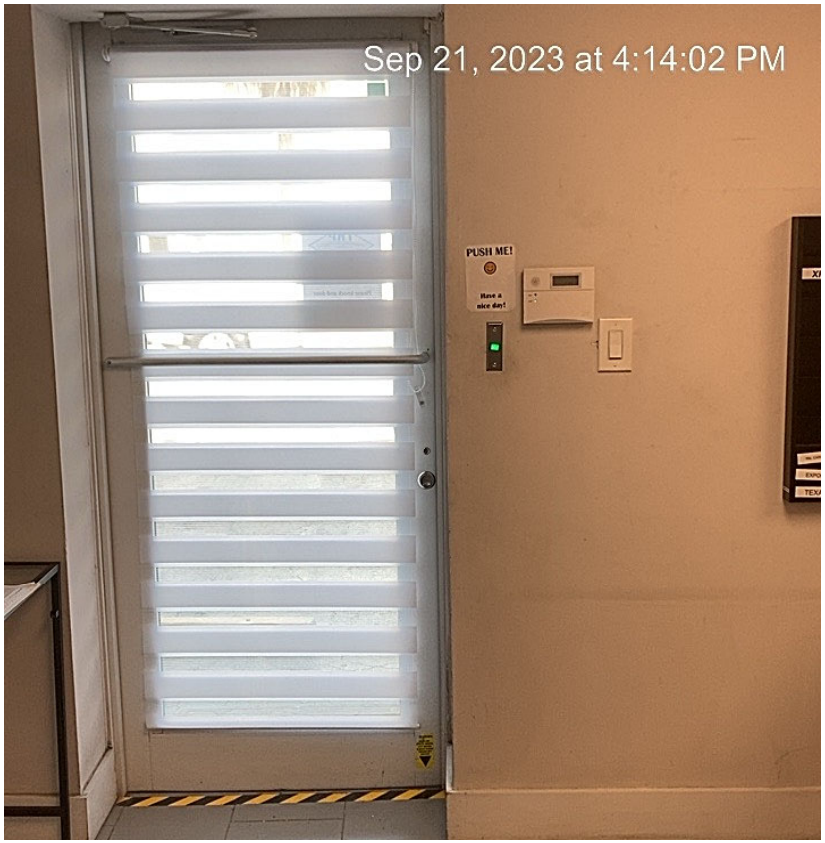

7022 2410 0001 1497 3984
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and
Sent To
ZEGCO INC
NOH #8966
Street and Apt. No.,
818 SPINNAKER DR
City, State, ZIP+4
HOLLYWOOD FL 33019
USPS HILLCREST POSTAL
DEC 05 2023
Postmark Here
PS Form 3800,

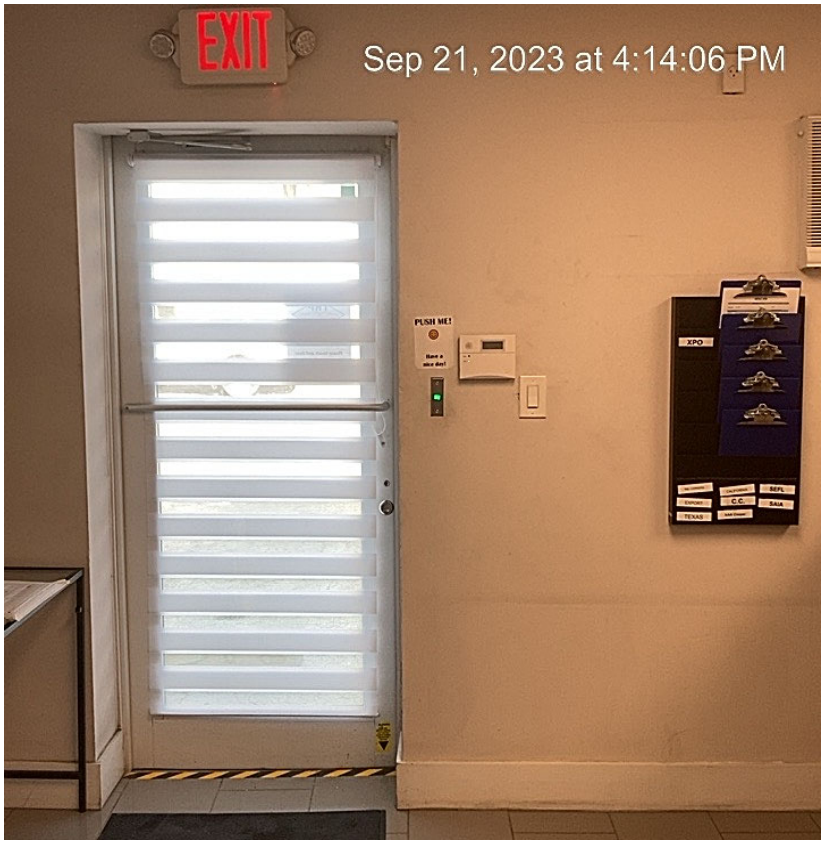

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Total Postage and Fe
Sent To
ZEGCO INC
NOH #8966
Street and Apt. No., o
1904 SW 31 AVE,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
USPS HILLCREST POSTAL STORE
DEC 05 2023
Postmark Here
PS Form 3800, April 2015


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
ZEGCO INC
NOH #8966
1904 SW 31 AVE,
PEMBROKE PARK, FL 33009
9590 9402 7581 2098 7722 31
2. Article Number (Transfer from service label)
7022 2410 0001 1497 3960
PS Form 3811, July 2020 PSN 7530-02-000-9053
COMPLETE THIS SECTION ON DELIVERY
A. Signature
Agent
Addressee
B. Received by (Printed Name)
Brad Meeks
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt


Sep 21, 2023 at 4:12:36 PM
TRP
ROOFING PRODUCTS
A SOPREMA GROUP COMPANY
1904 SW 31st Avenue • Hallandale FL 33009
954.983.3434 • www.tropicalroofingproducts.com
AED
NOTICE
ALL VISITORS MUST REGISTER AT OFFICE
NOTICE
PLEASE RING BELL FOR SERVICE


Sep 21, 2023 at 4:13:57 PM
EXIT
PUSH ME!


Sep 21, 2023 at 4:14:02 PM
PUSH ME!


EXIT
Sep 21, 2023 at 4:14:06 PM
PUSH ME!
XPO

Case Overview

Property/Incident Information

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

Folio

514229000063

Legal Description

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

Case Status Open **Case #** 8994 **Date Next Inspection** 11/20/2024

Notes
1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/17/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Final Order	Certified Mail
10/23/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$52,500.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$52,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$52,600.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: November 18, 2024
INVOICE NO.: 001
FOR:

Case #8994
PEMBROKE CROWN II LLC
2517 S PARK LN
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE CROWN II LLC
2517 S PARK LN
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 03/20/2024		
1	Admin Fee	$ 100.00	$ 100.00
215	Day(s) of Per Diem from (04/19/2024 - 11/20/2024)	$ 250.00	$ 53,750.00
		Balance	**$ 53,850.00**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN II LLC CASE NO. 8994

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN II LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PEMBROKE CROWN II LLC AT 03:36 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

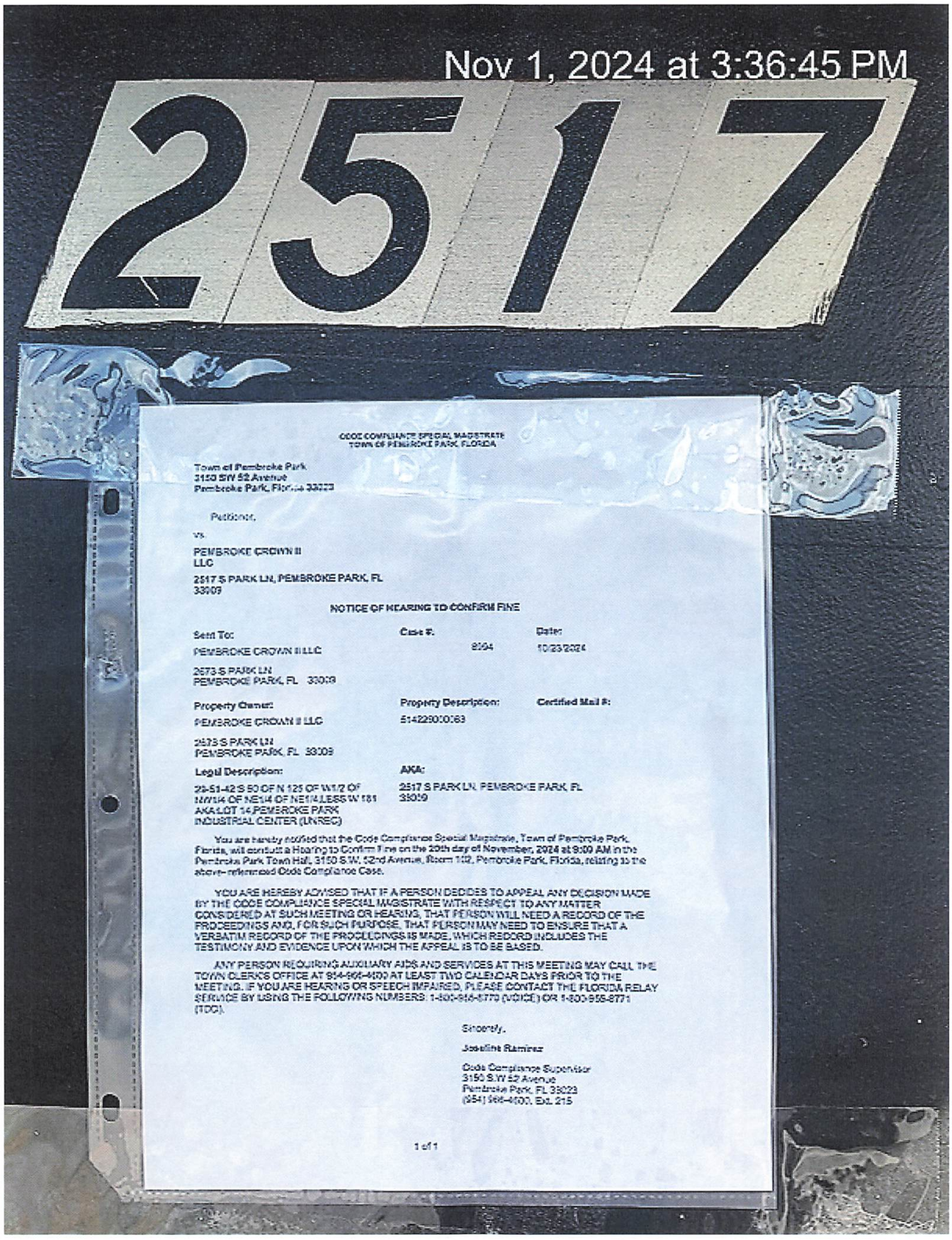
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance 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 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN II LLC

2517 S PARK LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN II LLC	8994	10/23/2024
2573 S PARK LN PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN II LLC	514229000163	
2573 S PARK LN PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 AKA LOT 14 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2517 S PARK LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN II LLC

2517 S PARK LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN II LLC	8994	10/23/2024
2673 S PARK LN PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN II LLC	514229000063	
2673 S PARK LN PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 14,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2517 S PARK LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE CROWN II LLC

Street and Apt. No
ETAN RAZ
HCF #8994
2673 S PARK LN

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

USPS HILLCREST
OCT 24 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 53

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

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE CROWN II LLC

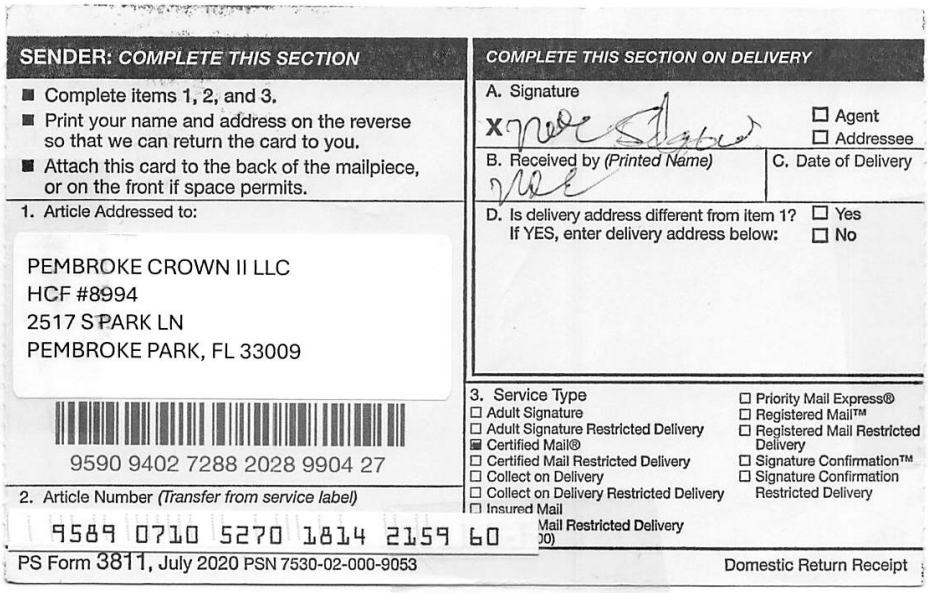
Street and Apt. No
HCF #8994
2517 S PARK LN

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

USPS HILLCREST
OCT 24 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 60



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 II LLC
HCF #8994
2517 S PARK LN
PEMBROKE PARK, FL 33009

9590 9402 7288 2028 9904 27

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

9589 0710 5270 1814 2159 60

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

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 CROWN II LLC

2517 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 8994

On 10/23/2024 I JEAN GUSTIN 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 CROWN II LLC

Address: 2673 S PARK LN PEMBROKE PARK, FL 33009

Folio: 514229000063

Site Address: 2517 S PARK LN, PEMBROKE PARK, FL 33009

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

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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Notes/Means of Correction:

1. Rack system - No permit has been obtained. Not Corrected.
2. Existing partitions and office space renovation - No permit has been obtained. Not Corrected.
3. A/C unit box installation - No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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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 $ MAR 2 1 2024
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To RAZ, ELAN

Street and Apt. No PEMBROKE CROWN II LLC FO #8994

City, State, ZIP+4® 2673 S PARK LN PEMBROKE PARK FL 33009

USPS NORLAND BRANCH MIAMI FLORIDA 33169-9998

Postmark Here

PS Form 3800, January

9589 0710 5270 1605 9298 04



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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 $ MAR 2 1 2024

Postage
$ 8.69

Total Postage and
$

Sent To PEMBROKE CROWN II LLC

Street and Apt. No., FO #8994 2517 S PARK LN;

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

USPS NORLAND BRANCH MIAMI FLORIDA 33169-9998

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 1605 9298 16



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ MAR 2 1 2024

Postage
$ 8.69

Total Postage and

Sent To PEMBROKE CROWN II LLC

Street and Apt. No., FO #8994 2517 S PARK LN;

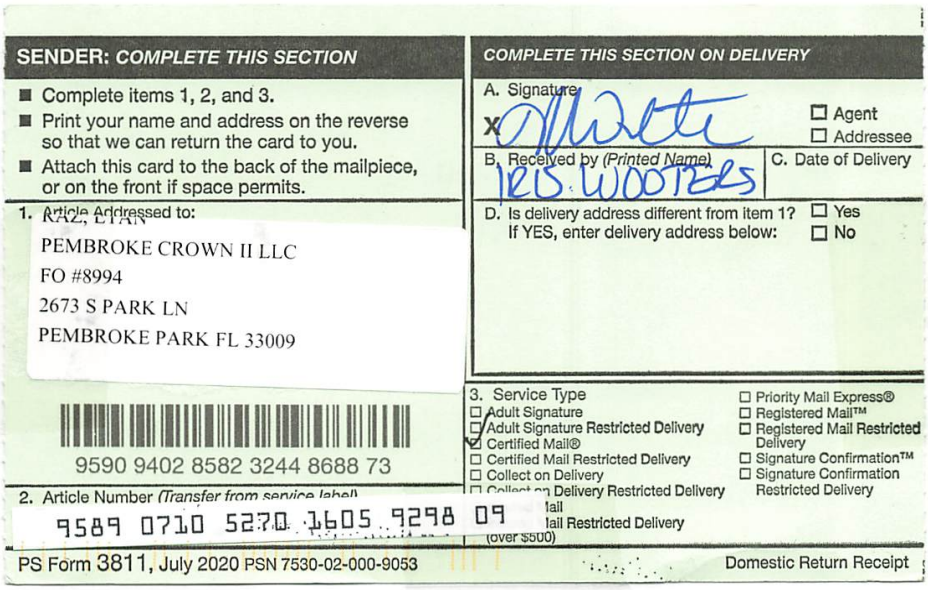
City, State, ZIP+4® PEMBROKE PARK, FL 33009

USPS NORLAND BRANCH MIAMI FLORIDA 33169-9998

Postmark Here

PS Form 3800, Jan

9589 0710 5270 1605 9275 15



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

KAZ, ETAN

PEMBROKE CROWN II LLC

FO #8994

2673 S PARK LN

PEMBROKE PARK FL 33009

9590 9402 8582 3244 8688 73

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9298 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name) IRIS WOOTEN

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☑ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail

☐ Mail Restricted Delivery (over $500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN II LLC Respondent(s)	)	Case No.: 8994

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2517 S PARK LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN II LLC

FOLIO NO.: 5142 29 00 0063

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

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.

Nazly Dayana CA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

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

Folio

514229000063

Legal Description

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

Case Status Open **Case #** 8994 **Date Next Inspection** 3/20/2024

Notes

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/17/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN II LLC CASE NO. 8994

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN II LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE CROWN II LLC AT 4:06 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

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

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

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

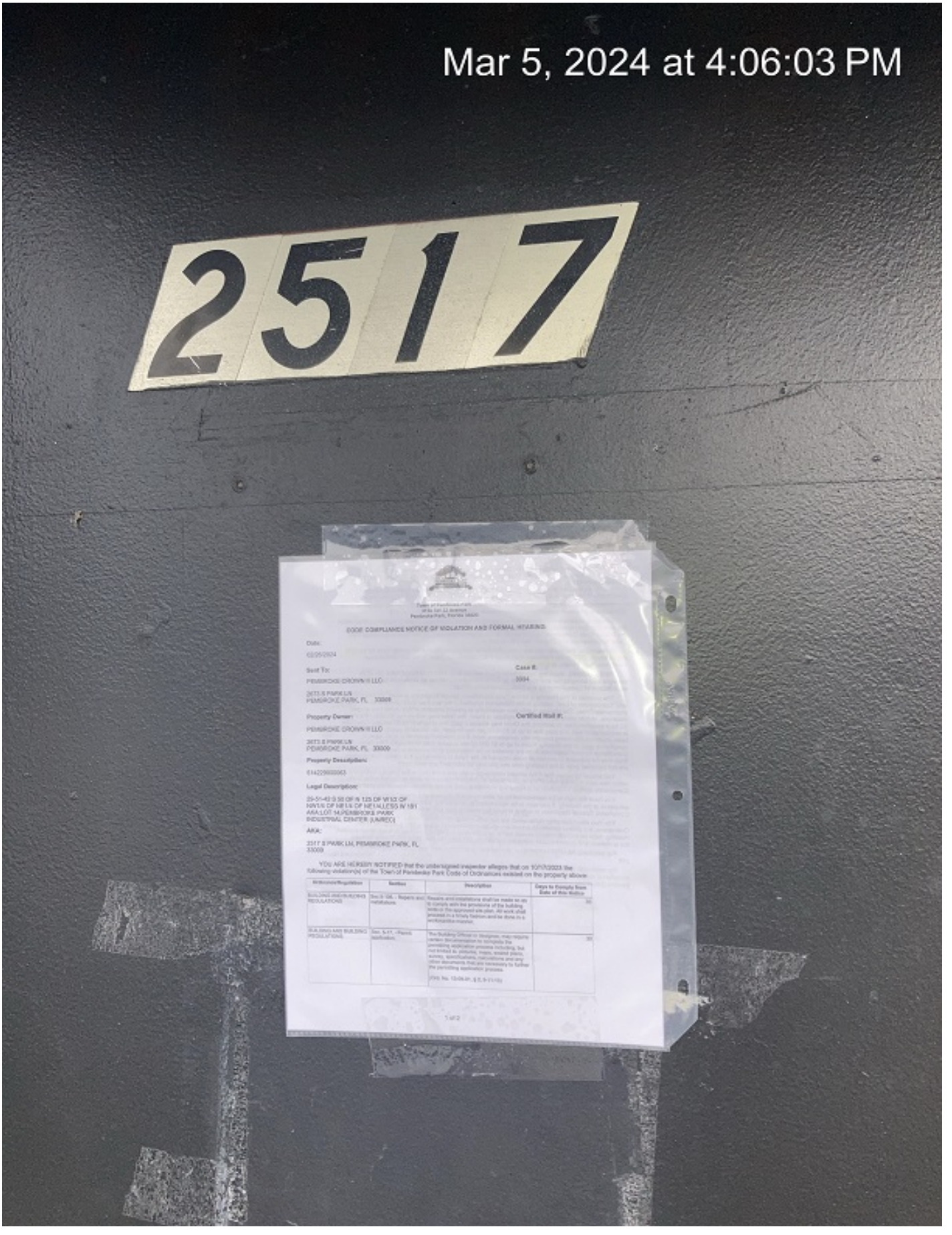
AFFIANT

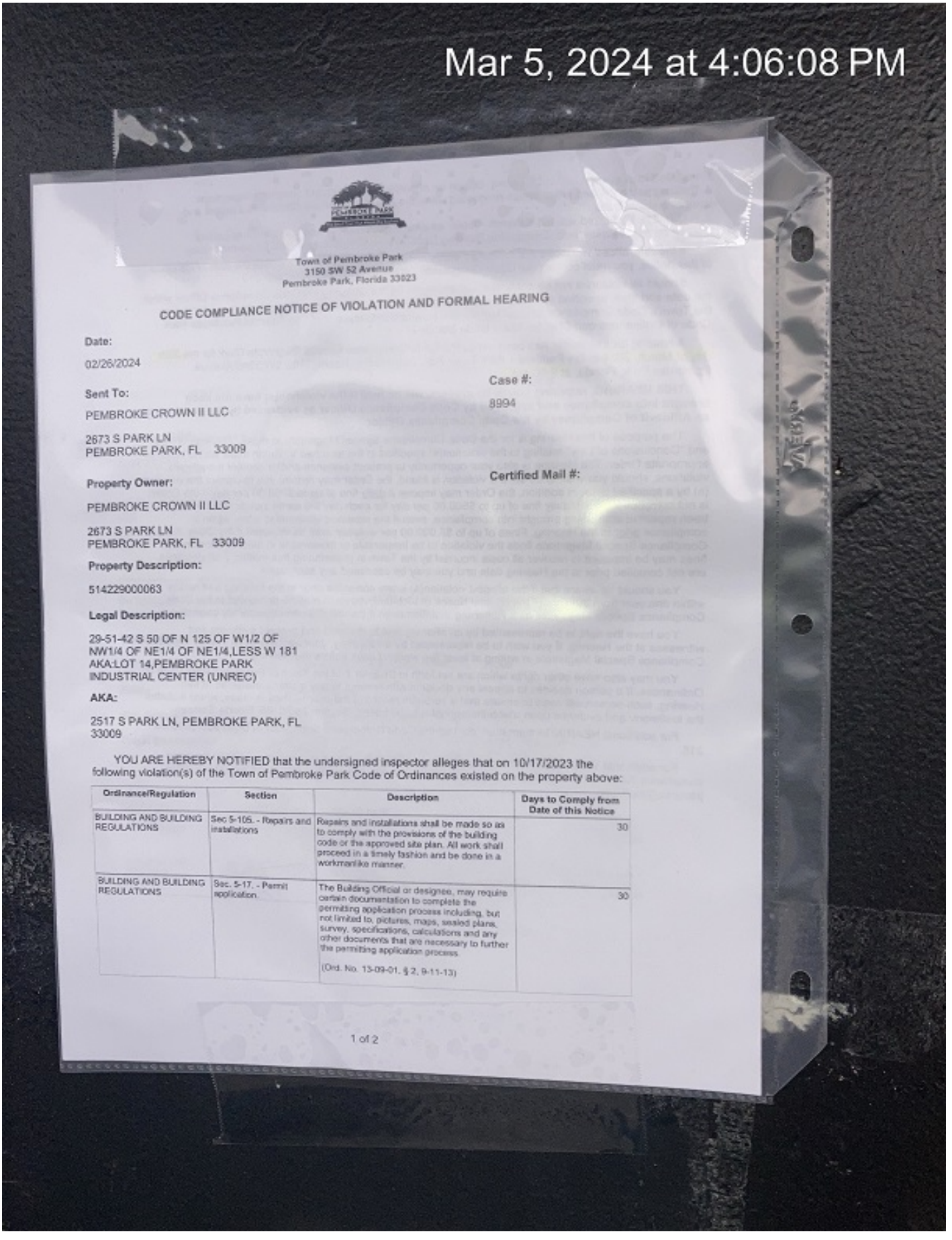
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

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.


Mar 5, 2024 at 4:06:03 PM
2517
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
PEMBROKE CROWN II LLC
Case #:
3934
Property Owner:
PEMBROKE CROWN II LLC
Certified Mail #:
Property Description:
Legal Description:
AKA:
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on
Description
Days to Comply from Date of this Notice



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Case #:

8994

Sent To:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Property Description:

514229000063

Legal Description:

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

AKA:

2517 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

8994

Property Owner:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000063

Legal Description:

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

AKA:

2517 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

2/26/2024

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 CROWN II LLC
2517 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 8994

On 2/16/2024 I JEAN GUSTIN 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 CROWN II LLC

Address: 2673 S PARK LN PEMBROKE PARK, FL 33009

Folio: 514229000063

Site Address: 2517 S PARK LN, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2024

Notes/Means of Correction:

1. Rack system - No permit has been obtained.
2. Existing partitions and office space renovation - No permit has been obtained.
3. A/C unit box installation - No permit has been obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024

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.


Oct 17, 2023 at 3:17:08 PM
2517


Oct 17, 2023 at 3:17:48 PM


Oct 17, 2023 at 3:17:54 PM
Sealed Air
Product Care


Oct 17, 2023 at 3:18:10 PM
Workers' Comp Works For You

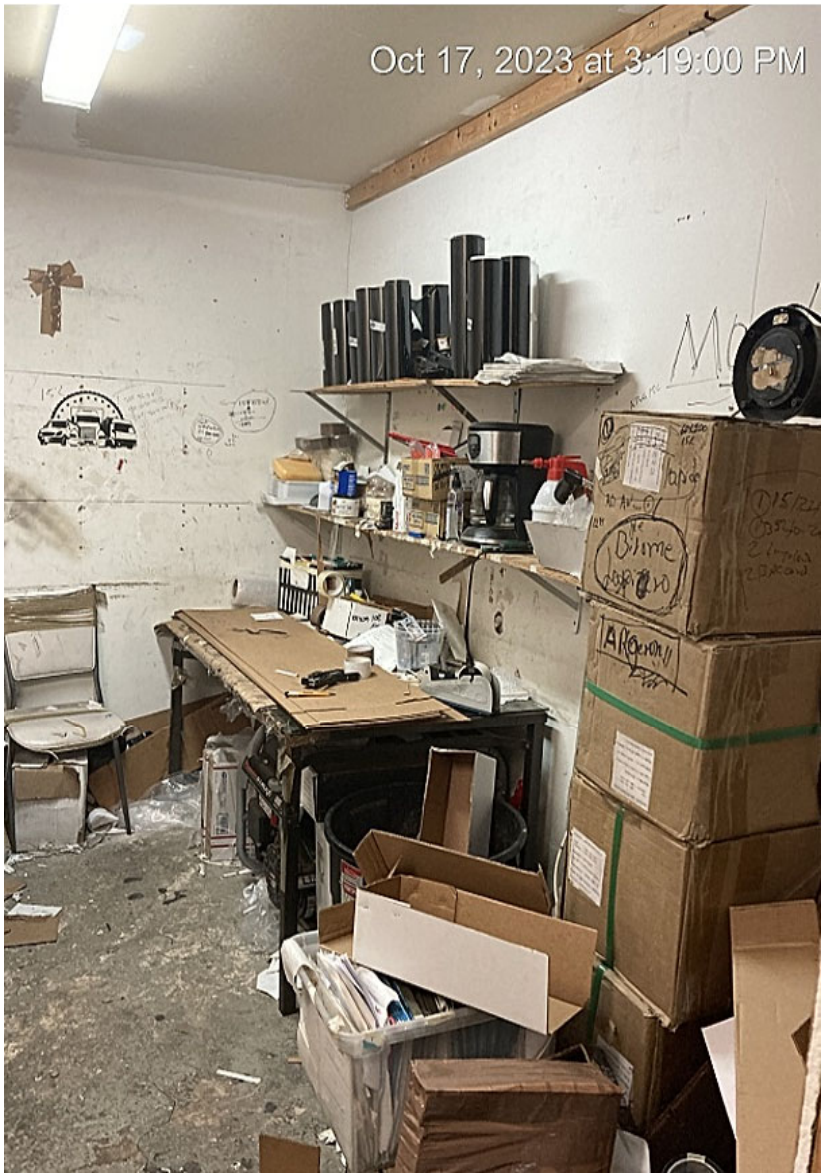

Oct 17, 2023 at 3:18:18 PM
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EnergyGuard

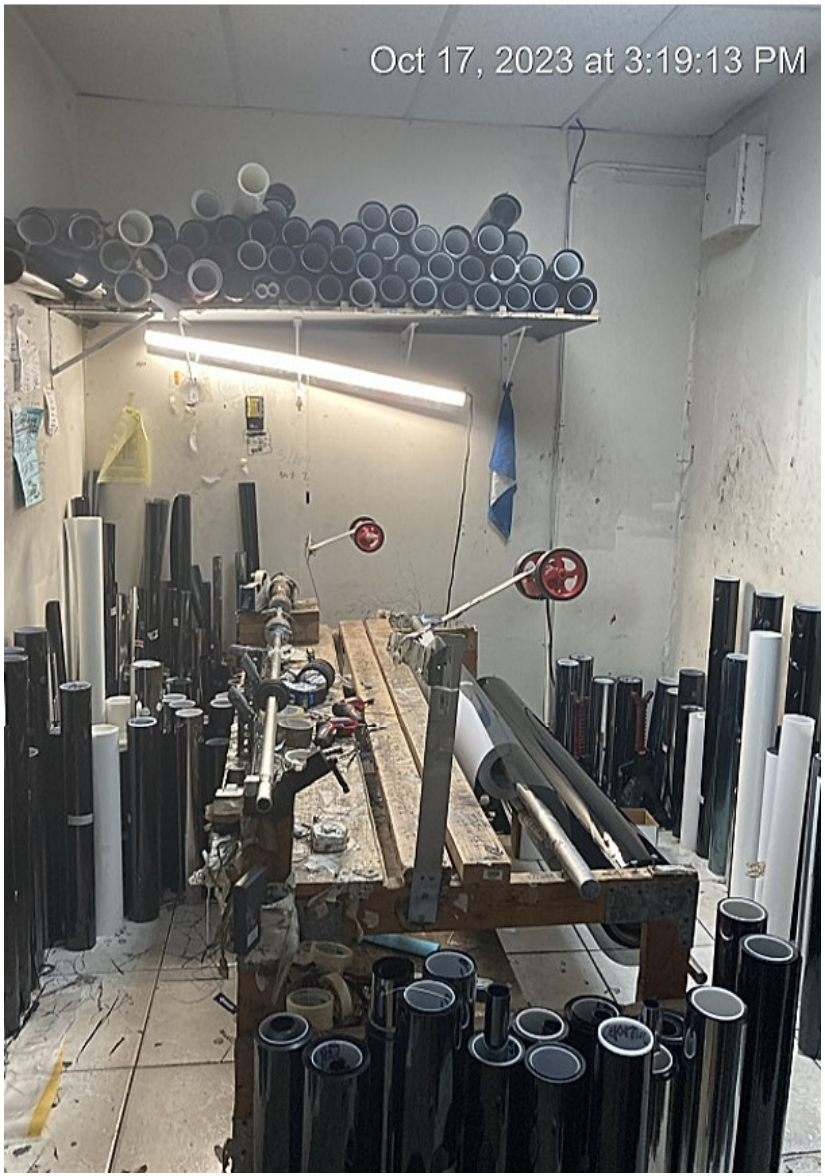

Oct 17, 2023 at 3:18:23 PM
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Oct 17, 2023 at 3:18:30 PM


Oct 17, 2023 at 3:18:41 PM


Oct 17, 2023 at 3:18:57 PM


Oct 17, 2023 at 3:19:00 PM


Oct 17, 2023 at 3:19:13 PM


Oct 17, 2023 at 3:19:16 PM
EXIT


Oct 17, 2023 at 3:19:26 PM


Oct 17, 2023 at 3:19:29 PM
EXIT

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

Pembroke Crown II LLC
Raz Etan
AONC #8994.

2673 S Park Lane,
Pembroke Park, Fl 33009





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

Pembroke Crown II LLC
AONC #8994

2525 S Park Lane,
Pembroke Park, Fl 33009





TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

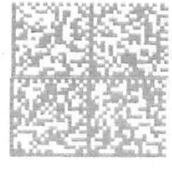
Pembroke Crown II LLC

AONC #8994.

2517 S Park LN,

Pembroke Park, FL 33009





quadient

FIRST-CLASS MAIL

IMI

$000.64 0

02/20/2024 ZIP 33023

043M30245597

US POSTAGE

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN II LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	8994	10/17/2023

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN II LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000063	

Legal Description:	AKA:
29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 14,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2517 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

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

Pembroke Crown II LLC
Nov #8994.

2517 S Park Lane,
Pembroke Park, FL 33009

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/19/2023 ZIP 33023
043M30245597
US POSTAGE

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

Pembroke Crown II LLC
Raz, Etan
Nov #8994.

2693 S Park Lane,
Pembroke Park, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/19/2023 ZIP 33023
043M30245597
US POSTAGE



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN II LLC

Filing Information

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

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

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

Name Changed: 06/27/2016

Authorized Person(s) Detail

Name & Address

Title AMBR

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

Title MGR



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2517-2525 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0063
Property Owner	PEMBROKE CROWN II LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 14,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$53,800	$528,620	$582,420	$557,380	
2023	$53,800	$528,620	$582,420	$506,710	
2022	$53,800	$406,850	$460,650	$460,650	$9,729.11

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$582,420	$582,420	$582,420	$582,420
Portability	0	0	0	0
Assessed/SOH	$557,380	$582,420	$557,380	$557,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$557,380	$582,420	$557,380	$557,380

Sales History

Date	Type	Price	Book/Page or CIN
10/27/2011	WD*-D	$680,000	**48278 / 1337**
10/22/2004	SW*	$645,000	**38422 / 1954**
10/1/1987	WD*	$1,850,000	**14853 / 92**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,685	SF
Adj. Bldg. S.F. (Card, Sketch)		5500
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
5500								



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Sent To
RAZ, ETAN

Street and Apt. No.
2673 S PARK LN

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

Postmark Here

USPS HILLCREST FC HOLLYWOOD FL 33021 MAR 01 2024 STORE

PS Form 3800, Ja

9589 0710 5270 1605 9293 42



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Sent To
PEMBROKE CROWN II LLC

Street and Apt. No.,
NOH #8994
2517 S PARK LN,

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

Postmark Here

USPS HILLCREST FC HOLLYWOOD FL 33021 MAR 01 2024 STORE

PS Form 3800, January

9589 0710 5270 1605 9293 66



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.69

Sent To
PEMBROKE CROWN II LLC

Street and Apt. No.
NOH #8994
2517 S PARK LN,

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

Postmark Here

USPS HILLCREST FC HOLLYWOOD FL 33021 MAR 01 2024 STORE

PS Form 3800, Ja

9589 0710 5270 1605 9293 59

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 II LLC
NOH #8994
2517 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8686 68

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9293 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Office C. Date of Delivery 3/4/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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
PEMBROKE CROWN II LLC
NOH #8994
2673 S PARK LN
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8686 75

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9293 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Etan Raz ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Office C. Date of Delivery 3/4/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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 II LLC
NOH #8994
2517 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8686 44

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9293 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Office C. Date of Delivery 3/4/24

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMAURY ALVAREZ RODRIGUEZ	133 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 9069 **Date Next Inspection** 10/23/2024

Notes

1. Installed concrete slab without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
5. Re-roofing of roof over 25% done without a permit. Obtain plans for permit and inspections
6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/20/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
10/23/2024		Affidavit of Non-Compliance	Certified Mail
10/23/2024	11/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/23/2024

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,800.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMAURY ALVAREZ RODRIGUEZ CASE NO. 9069

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMAURY ALVAREZ RODRIGUEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 133 STEVEN STREET, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: AMAURY ALVAREZ RODRIGUEZ AT 03:30 P.M. ON THE 01 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

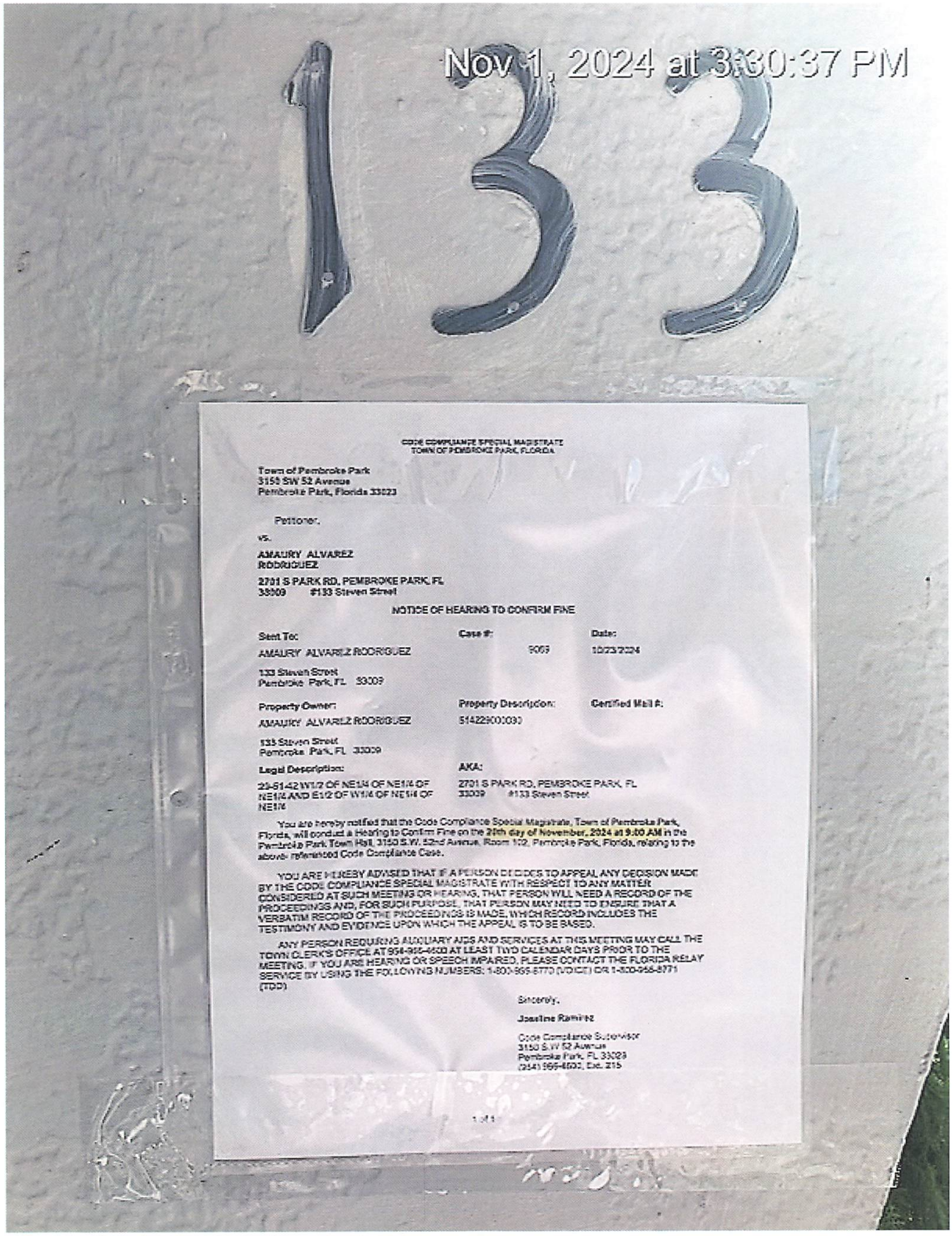
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance 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 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

AMAURY ALVAREZ RODRIGUEZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
AMAURY ALVAREZ RODRIGUEZ	9069	10/23/2024
133 Steven Street Pembroke Park, FL 33009		
Property Owner:	**Property Description:**	**Certified Mail #:**
AMAURY ALVAREZ RODRIGUEZ	514229000090	
133 Steven Street Pembroke Park, FL 33009		
Legal Description:	**AKA:**	
22-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD)

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

133 STEVEN STREET Lot 18

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1657223953
B# 924353

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
5D9R1S10877	1969	FLEE	HS	60'		3643110

Registered Owner:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

Date of Issue 05/26/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel. http://www.hsmv.state.fl.us/html/titlinf.html

LIEN SATISFACTION

VOID IF ALTERED

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
5D9R1S10877	1969	FLEE	HS	60'		3643110

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	04/06/2022

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				05/26/2022

DUPLICATE

Registered Owner
AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 155729999

Terry L. Rhodes
Executive Director

10 /12 155729999

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to.

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_| X (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

MTO 8022-K

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID IF ALTERED

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

AMAURY ALVAREZ RODRIGUEZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
AMAURY ALVAREZ RODRIGUEZ	9069	10/23/2024
133 Steven Street Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
AMAURY ALVAREZ RODRIGUEZ	514229000030	
133 Steven Street Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 9.97

Total Postage and
$

Sent To
VCORP SERVICES, LLC
HCF #8714, 9069

Street and Apt. No
1200 S PINE ISLAND ROAD

City, State, ZIP+4®
PLANTATION, FL 33324

Postmark Here
OCT 24 2024
USPS HOLLYWOOD

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 08

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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
$ 9.64

Total Postage ai
$

Sent To
AMAURY ALVAREZ
HCF #9069

Street and Apt. N
133 STEVEN STREET

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
OCT 24
USPS HILLCREST
HOLLYWOOD

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 77

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
$ 9.97

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF #8714, 9069

Street and Apt. No
6400 TELEGRAPH RD
STE #2000

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP, MI 48301

Postmark Here
OCT 24 2024
USPS HILLCREST
HOLLYWOOD

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2159 22

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VCORP SERVICES, LLC
HCF #8714, 9069
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7288 2028 9903 59

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2159 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X OCT 28 2024 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
HCF #8714, 9069
6400 TELEGRAPH RD
STE #2000

BLOOMFIELD TOWNSHIP, MI 48301

9590 9402 7288 2028 9904 10

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2159 22

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

AMAURY ALVAREZ RODRIGUEZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Respondent(s)

Case #:

9069

On 10/23/2024 I JEAN GUSTIN 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: AMAURY ALVAREZ RODRIGUEZ

Address: 133 Steven Street Pembroke Park, FL 33009

Folio: 514229000030

Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Notes/Means of Correction:

1. Installed concrete slab without a permit. No permit has been obtained. Not Corrected.
2. Installed windows without a permit. No permit has been obtained. Not Corrected.
3. Installed doors without a permit. No permit has been obtained. Not Corrected.
4. Installed -3- mini A/C Splits without a permit. No permit has been obtained. Not Corrected.
5. Re-roofing of roof over 25% done without a permit. No permit has been obtained. Not Corrected.
6. Installation of addition (door), (roof over), that's added to the rear structure. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

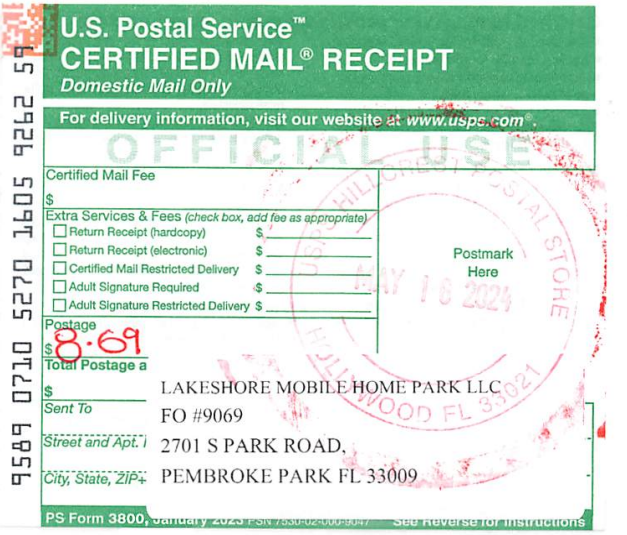
Total Postage and
$

Sent To: VCORP SERVICES, LLC
Street and Apt. No: FO #9069
City, State, ZIP+4®: 1200 S PINE ISLAND ROAD, PLANTATION, FL 33324

Postmark Here
MAY 16 2024

PS Form 3800, January 2023

9589 0710 5270 1605 9262 35



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

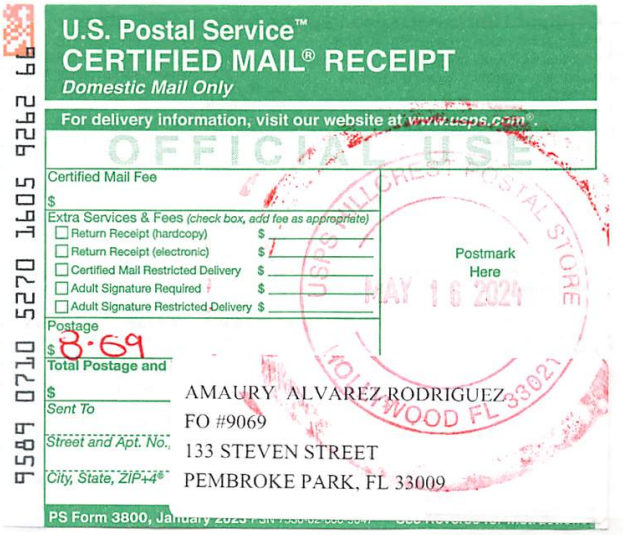
Total Postage a
$

Sent To: LAKESHORE MOBILE HOME PARK LLC
Street and Apt. I: FO #9069
City, State, ZIP+: 2701 S PARK ROAD, PEMBROKE PARK FL 33009

Postmark Here
MAY 16 2024

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To: AMAURY ALVAREZ RODRIGUEZ
Street and Apt. No.: FO #9069
City, State, ZIP+4®: 133 STEVEN STREET, PEMBROKE PARK, FL 33009

Postmark Here
MAY 16 2024

PS Form 3800, January 2023

9589 0710 5270 1605 9262 66



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

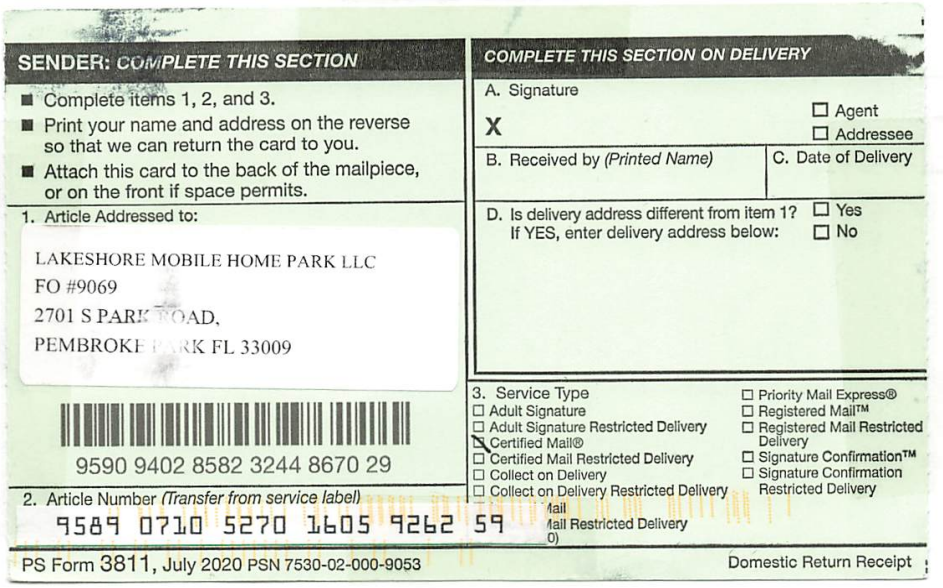
Total Postage and
$

Sent To: LAKESHORE MOBILE HOME PARK LLC
Street and Apt. No: FO #9069
City, State, ZIP+4®: 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
MAY 16 2024

PS Form 3800, January 2023

9589 0710 5270 1605 9262 42



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
FO #9069
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8670 29

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9262 59

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:

VCORP SERVICES, LLC
FO #9069
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 8582 3244 8672 27

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9262 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MAY 20 2024 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

VCORPORATION

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
FO #9069
6400 TELEGRAPH RD #2000 BLOOMFIELD
TOWNSHIP MI 48301

9590 9402 8582 3244 8665 96

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9262 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AMAURY ALVAREZ RODRIGUEZ
FO #9069
133 STEVEN STREET
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8670 36

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9262 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 5/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AMAURY ALVAREZ RODRIGUEZ Respondent(s)	Case No.: 9069

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 2024, 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: 133 STEVEN STREET, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: AMAURY ALVAREZ RODRIGUEZ

TITLE #: 3643110

VEHICLE IDENTIFICATION #: 5D9R1S10877

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of May 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of May 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of May., 2024.

Nazly Cardona CS.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMAURY ALVAREZ RODRIGUEZ	133 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 9069 **Date Next Inspection** 5/15/2024

Notes

1. Installed concrete slab without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
5. Re-roofing of roof over 25% done without a permit. Obtain plans for permit and inspections
6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/20/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMAURY ALVAREZ RODRIGUEZ CASE NO. 9069

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMAURY ALVAREZ RODRIGUEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 133 STEVEN STREET, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: AMAURY ALVAREZ RODRIGUEZ AT 10:04 A.M. ON THE 29 DAY APRIL OF 2024

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

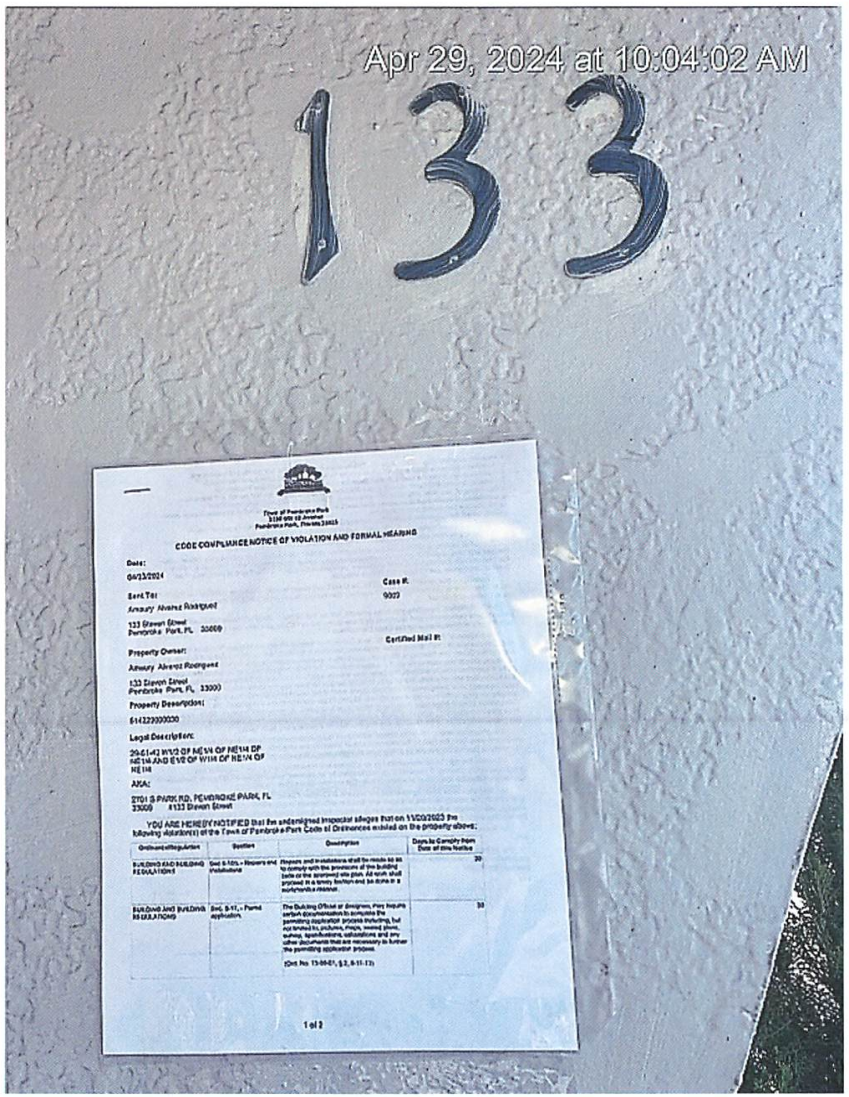
AFFIANT

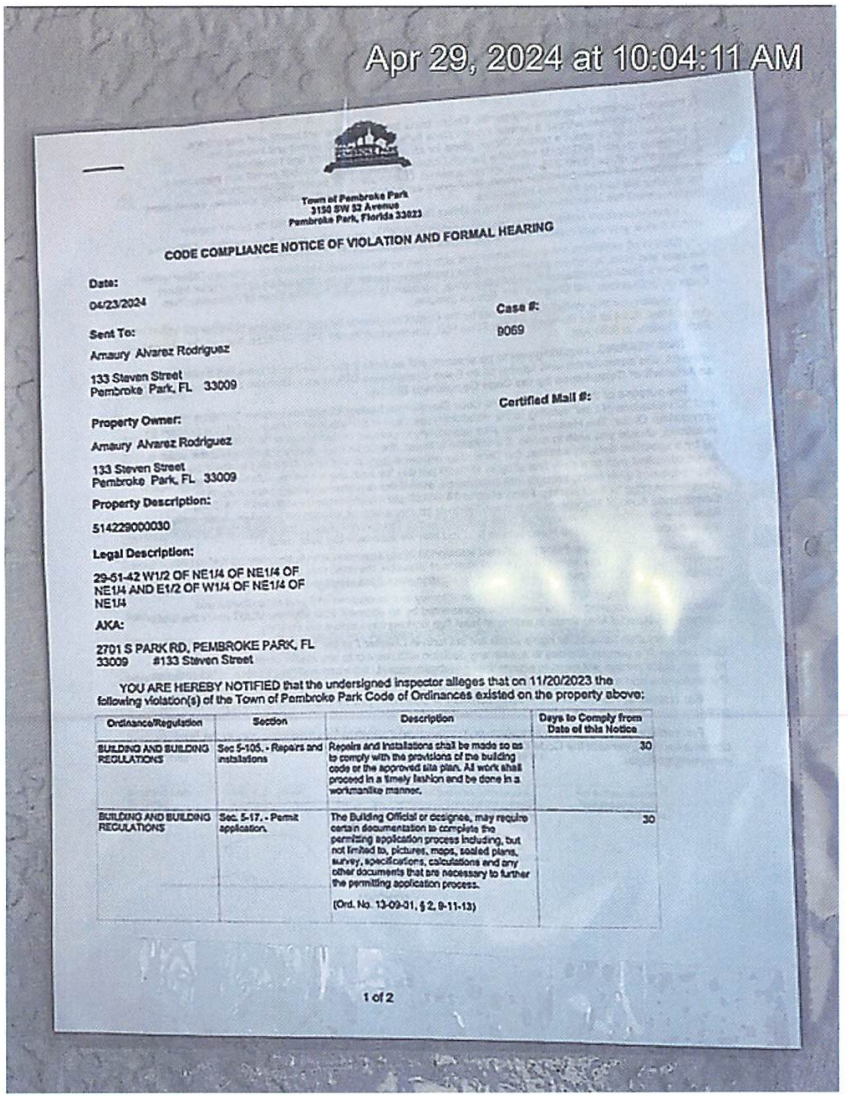
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

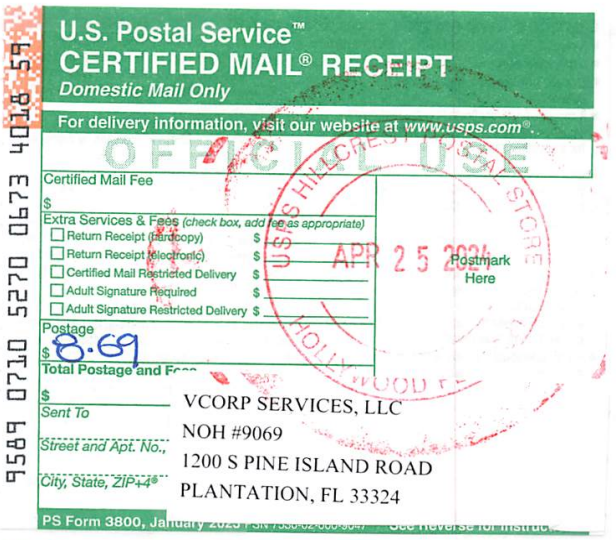
Signature

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.


Apr 29, 2024 at 10:04:02 AM
133


Apr 29, 2024 at 10:04:11 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/23/2024
Case #:
9069
Sent To:
Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009
Property Description:
514229000030
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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. 13-09-31, § 2, 9-11-13)
30
1 of 2



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and Fees
$

Sent To VCORP SERVICES, LLC

Street and Apt. No., NOH #9069

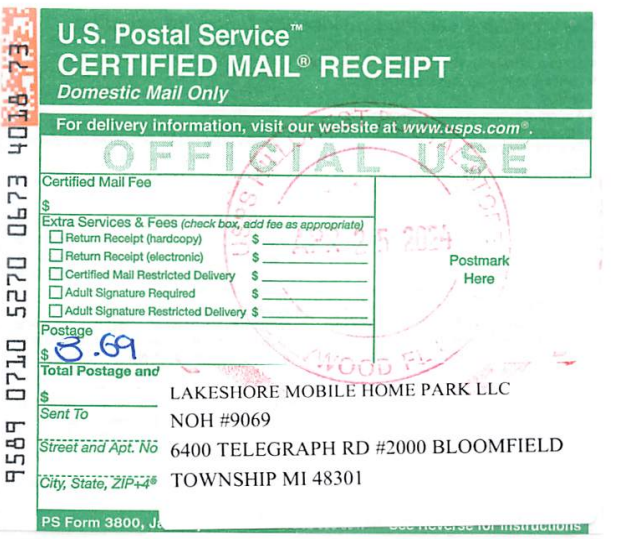
City, State, ZIP+4® 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, January

USPS HILLCREST STATION HOLLYWOOD FL APR 25 2024

Postmark Here

9589 0710 5270 0673 4018 59



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK LLC

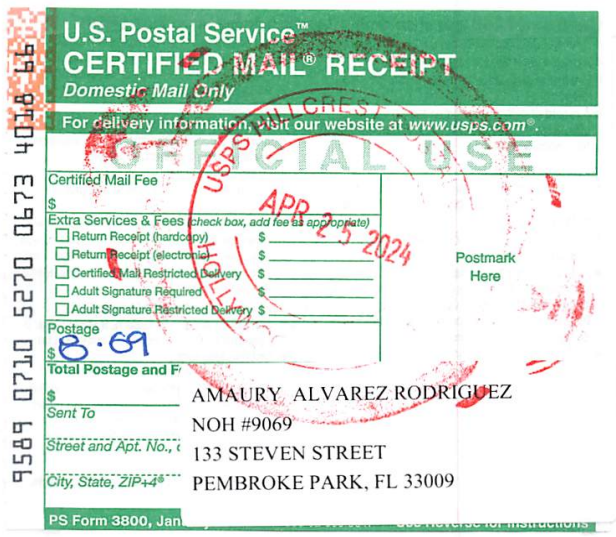
Street and Apt. No NOH #9069

City, State, ZIP+4® 6400 TELEGRAPH RD #2000 BLOOMFIELD
TOWNSHIP MI 48301

PS Form 3800, Ja

Postmark Here

9589 0710 5270 0673 4018 73



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and F
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Sent To AMAURY ALVAREZ RODRIGUEZ

Street and Apt. No., NOH #9069

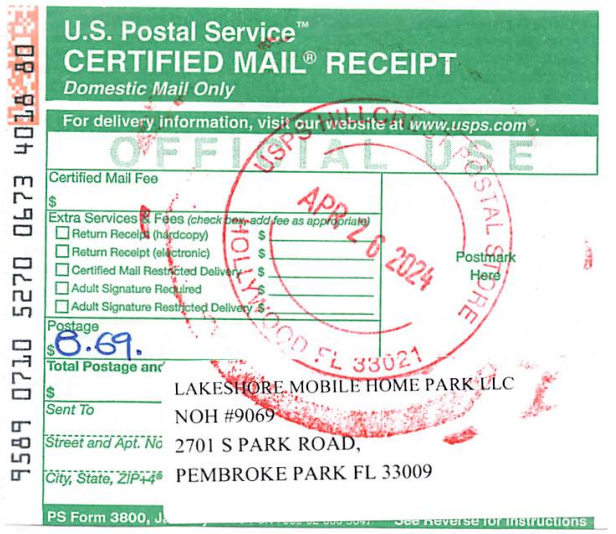
City, State, ZIP+4® 133 STEVEN STREET
PEMBROKE PARK, FL 33009

PS Form 3800, Jan

USPS HILLCREST STATION HOLLYWOOD FL APR 25 2024

Postmark Here

9589 0710 5270 0673 4018 66



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No NOH #9069

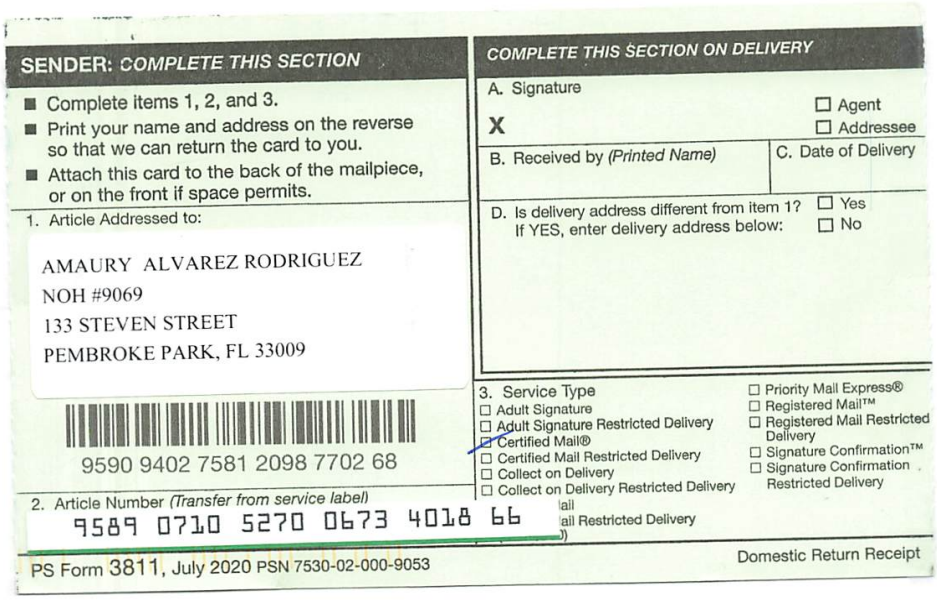
City, State, ZIP+4® 2701 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, J

USPS HILLCREST STATION HOLLYWOOD FL 33021 APR 20 2024

Postmark Here

9589 0710 5270 0673 4018 80



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AMAURY ALVAREZ RODRIGUEZ
NOH #9069
133 STEVEN STREET
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7702 68

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4018 66

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

Amaury Alvarez Rodriguez

133 Steven Street
Pembroke Park, FL 33009

Case #:

9069

Property Owner:

Amaury Alvarez Rodriguez

133 Steven Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed concrete slab without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
5. Re-roofing of roof over 25% done without a permit. Obtain plans for permit and inspections
6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

4/23/2024

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.

Amaury Alvarez Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Respondent(s)

Case #:

9069

On 4/23/2024 I JEAN GUSTIN 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: Amaury Alvarez Rodriguez

Address: 133 Steven Street Pembroke Park, FL 33009

Folio: 514229000030

Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Means of Correction:

1. Installed concrete slab without a permit. No permit has been obtained. Not Corrected.
2. Installed windows without a permit. No permit has been obtained. Not Corrected.
3. Installed doors without a permit. No permit has been obtained. Not Corrected.
4. Installed -3- mini A/C Splits without a permit. No permit has been obtained. Not Corrected.
5. Re-roofing of roof over 25% done without a permit. No permit has been obtained. Not Corrected.
6. Installation of addition (door), (roof over), that's added to the rear structure. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

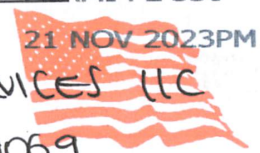
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024

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 CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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043M30245597

US POSTAGE

VCORP SERVICES LLC
NOV #9069

1200 S Pine Island Rd,
Plantation, FL 33324.

EA

RECEIVED DEC 04 2023

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2006-01865-21-42

IA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Amaury Alvarez Rodriguez 133 Steven Street Pembroke Park, FL 33009	9069	11/20/2023

Property Owner:	Property Description:	Certified Mail #:
Amaury Alvarez Rodriguez 133 Steven Street Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Jean Gustin 

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

VCORP Services LLC
Nov #9069
1200 S Pine Island Rd,
Plantation, Fl 33324.

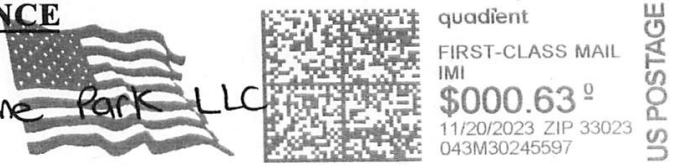
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US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Amaury Alvarez Rodriguez
Nov #9069
133 Steven Street,
Pembroke Park, FL 33009

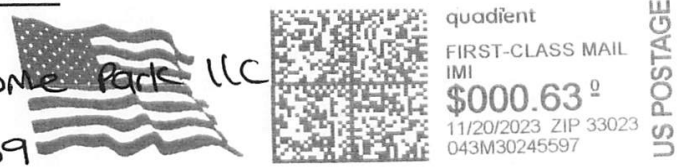
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043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Lakeshore Mobile Home Park LLC
Nov #9069
6400 Telegraph Rd #2000
Bloomfield Township, MI 48301.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Lakeshore Mobile Home Park LLC
Nov #9069
2701 S Park Rd,
Pembroke Park, FL 33009.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$3,565,990	$217,900	$3,783,890	$3,180,340	
2023	$3,565,990	$217,900	$3,783,890	$2,891,220	$68,318.90
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,783,890	$3,783,890	$3,783,890	$3,783,890
Portability	0	0	0	0
Assessed/SOH	$3,180,340	$3,783,890	$3,180,340	$3,180,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,180,340	$3,783,890	$3,180,340	$3,180,340

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1657223953
B# 924353

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
5D9R1S10877	1969	FLEE	HS	60'		3643110

Registered Owner:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

Date of Issue 05/26/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel. http://www.hsmv.state.fl.us/html/titlinf.html

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
5D9R1S10877	1969	FLEE	HS	60'		3643110

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	04/06/2022

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				05/26/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

DUPLICATE

Registered Owner
AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

1st Lienholder
NONE

VOID IF ALTERED

DIVISION OF MOTORIST SERVICES

Robert R. Kynoch
Director

TALLAHASSEE FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Terry L. Rhodes
Executive Director

Control Number 155729999

10 /12 155729999

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to.

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads (_|_|_|_|_|_|X_) (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID IF ALTERED

STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES
DIVISION OF MOTOR VEHICLES
2900 Apalachee Parkway • Neil Kirkman Building - Tallahassee, FL 32399-0620
Notice of Sale of Motor Vehicle, Mobile Home or Vessel

Section 319.22(2), Florida Statutes, requires that the seller file a Notice of Sale with the department within 30 days after the sale or transfer of the motor vehicle, vessel or mobile home. Filing this form removes any civil liability for the operation of the sold motor vehicle, vessel or mobile home. In addition to filing this form, we suggest you keep a copy of your bill of sale (we suggest it be notarized), certificate of title or other type of transaction document showing the vehicle was sold. **Complete the information below, tear the top portion of this document at the perforation and mail to the address above or submit to your local tax collector's office or license plate agency.**

I have this ____ day of _____ , _____, transferred by assignment of and delivered Florida Certificate of Title to:

Name: Purchaser(s) _____ Purchaser's DL/ID _____
First MI Last

Address _____ Selling Price $ _____

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Seller's Signature _____ Co-Seller's Signature _____

NOTE: THE SUBMISSION OF THIS FORM, ACCURATELY COMPLETED, TO A TAX COLLECTOR'S OFFICE, LICENSE PLATE AGENCY OR TO THE ADDRESS ABOVE WILL ALLOW THE TITLE CLERK TO UPDATE THE DMV DATABASE TO REFLECT THE TITLE RECORD AS "SOLD". HOWEVER, THE OWNERSHIP STATUS WILL NOT CHANGE UNTIL THE PURCHASER APPLIES FOR AND IS ISSUED A CERTIFICATE OF TITLE.

FIRST REASSIGNMENT BY LICENSED DEALER

ODOMETER CERTIFICATION - Federal and state law require that you state the mileage in connection with transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

Selling Dealer's License No.: _____ Selling Dealer's Name: _____ Tax No.: _____ Tax Collected: _____

Selling Dealer's Address: _____ Date Sold: _____

Purchaser's Name(s): _____ Address: _____

I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS [ ][ ][ ][ ][ ][ ].[ ][ ][ ][XX] (NO TENTHS) MILES. DATE READ ____ / ____ / _____ . AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:

CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY

Purchaser Must Sign Here: _____ Co-Purchaser Must Sign Here: _____

Print Here: _____ Print Here: _____

Seller/Agent Must Sign Here: _____ Auction Name (When Applicable): _____

Print Here: _____ Auction License Number: _____

SECOND REASSIGNMENT BY LICENSED DEALER

Selling Dealer's License No.: _____ Selling Dealer's Name: _____ Tax No.: _____ Tax Collected: _____

Selling Dealer's Address: _____ Date Sold: _____

Purchaser's Name(s): _____ Address: _____

I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS [ ][ ][ ][ ][ ][ ].[ ][ ][ ][XX] (NO TENTHS) MILES. DATE READ ____ / ____ / _____ . AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:

CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY

Purchaser Must Sign Here: _____ Co-Purchaser Must Sign Here: _____

Print Here: _____ Print Here: _____

Seller/Agent Must Sign Here: _____ Auction Name (When Applicable): _____

Print Here: _____ Auction License Number: _____

THIRD REASSIGNMENT BY LICENSED DEALER

Selling Dealer's License No.: _____ Selling Dealer's Name: _____ Tax No.: _____ Tax Collected: _____

Selling Dealer's Address: _____ Date Sold: _____

Purchaser's Name(s): _____ Address: _____

I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS [ ][ ][ ][ ][ ][ ].[ ][ ][ ][XX] (NO TENTHS) MILES. DATE READ ____ / ____ / _____ . AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:

CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY

Purchaser Must Sign Here: _____ Co-Purchaser Must Sign Here: _____

Print Here: _____ Print Here: _____

Seller/Agent Must Sign Here: _____ Auction Name (When Applicable): _____

Print Here: _____ Auction License Number: _____

CO/AGY 1 / 18 T# 1587686455
B# 1221878

FLORIDA MOBILE HOME REGISTRATION

DECAL **19700733** Expires **Midnight Sat 12/31/2022**

YR/MK	1988/FLEE	BODY	HS	COLOR	UNK	Reg. Tax	48.60	Class Code	51
VIN	5D8R1S10877			TITLE	3643110	Init. Reg.		Tax Months	12
LENGTH	60'	LOCATION	10 40			County Fee	3.00	Back Tax Mos	
						Mail Fee		Credit Class	
DL/FEID	A416000780590					Sales Tax		Credit Months	
Date Issued	1/14/2022					Voluntary Fees			
						Grand Total	51.60		

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.


Nov 8, 2023 at 12:04:13 PM
133


Nov 8, 2023 at 12:04:23 PM
133


Nov 8, 2023 at 12:04:33 PM


Nov 8, 2023 at 12:04:43 PM

Nov 8, 2023 at 12:04:52 PM

Nov 8, 2023 at 12:04:57 PM

Nov 8, 2023 at 12:05:04 PM

Nov 8, 2023 at 12:05:10 PM


Nov 8, 2023 at 12:05:13 PM
everwell

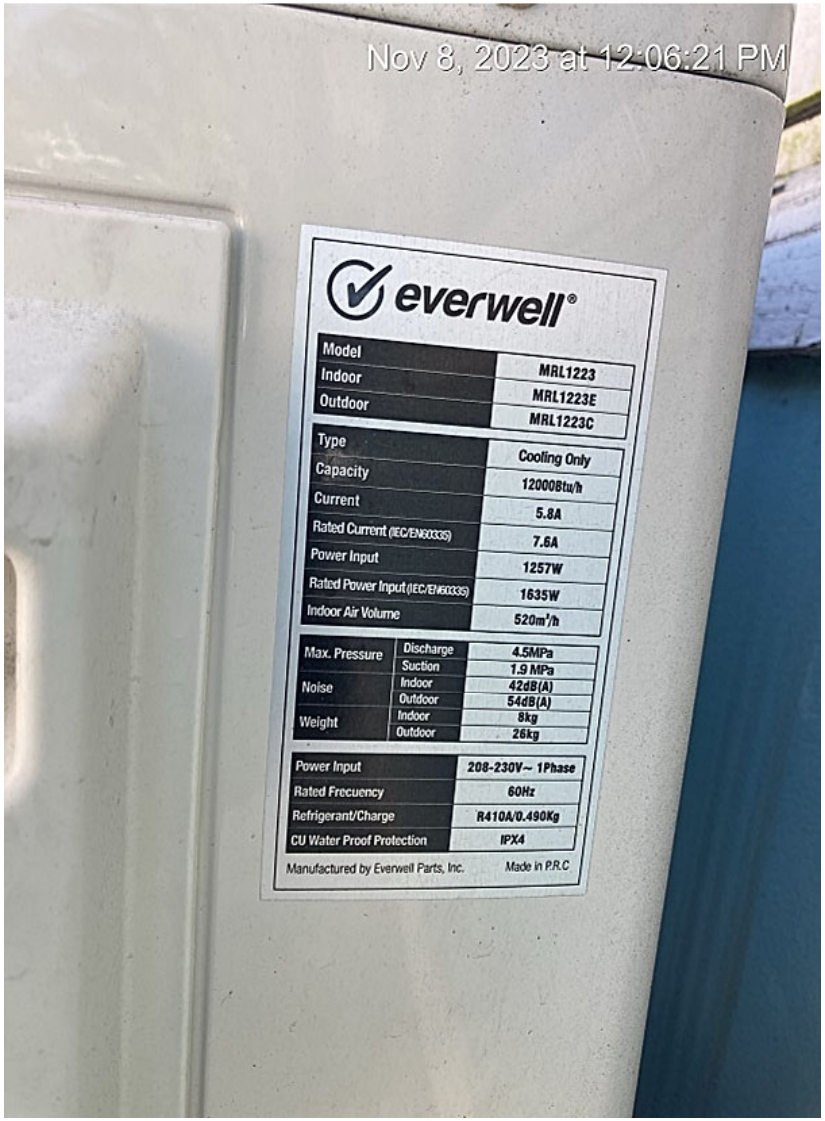

Nov 8, 2023 at 12:05:19 PM
everwell
Model MRL1223
Indoor MRL1223E
Outdoor MRL1223C
Type Cooling Only
Capacity 12000Btu/h
Current 5.8A
Rated Current (EC/Envacore) 7.6A
Power Input 1257W
Rated Power Input (EC/Envacore) 1635W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 42dB(A)
Outdoor 54dB(A)
Weight Indoor 8kg
Outdoor 25kg
Power Input 208-230V~ 1Phase
Rated Frecuency 60Hz
Refrigerant/Charge R410A/0.490Kg
Oil Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C

Nov 8, 2023 at 12:05:23 PM

Nov 8, 2023 at 12:05:34 PM


Nov 8, 2023 at 12:06:04 PM


Nov 8, 2023 at 12:06:12 PM
everwell


Nov 8, 2023 at 12:06:21 PM
everwell®
Model
Indoor
Outdoor
MRL1223
MRL1223E
MRL1223C
Type
Cooling Only
Capacity
12000Btu/h
Current
5.8A
Rated Current (IEC/EN60335)
7.6A
Power Input
1257W
Rated Power Input (IEC/EN60335)
1635W
Indoor Air Volume
520m³/h
Max. Pressure
Discharge
4.5MPa
Suction
1.9 MPa
Noise
Indoor
42dB(A)
Outdoor
54dB(A)
Weight
Indoor
8kg
Outdoor
26kg
Power Input
208-230V~ 1Phase
Rated Frecuency
60Hz
Refrigerant/Charge
R410A/0.490Kg
CU Water Proof Protection
IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C

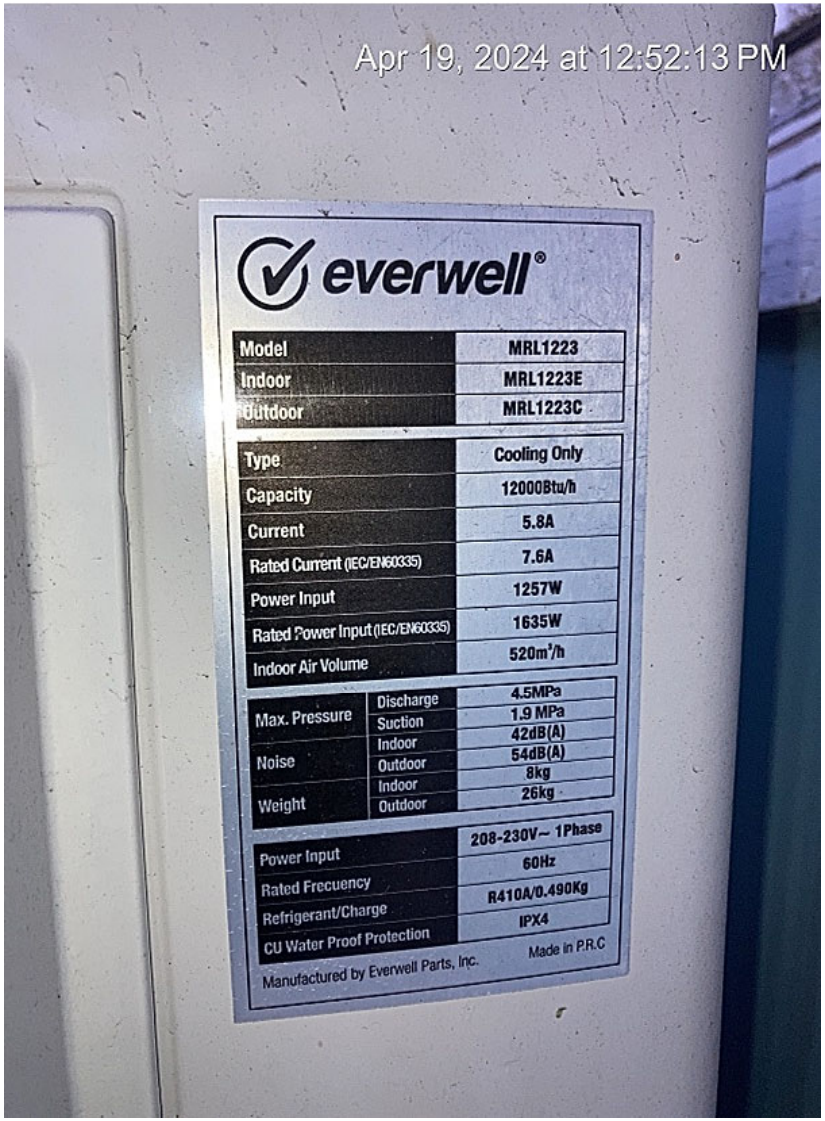

Nov 8, 2023 at 12:06:26 PM

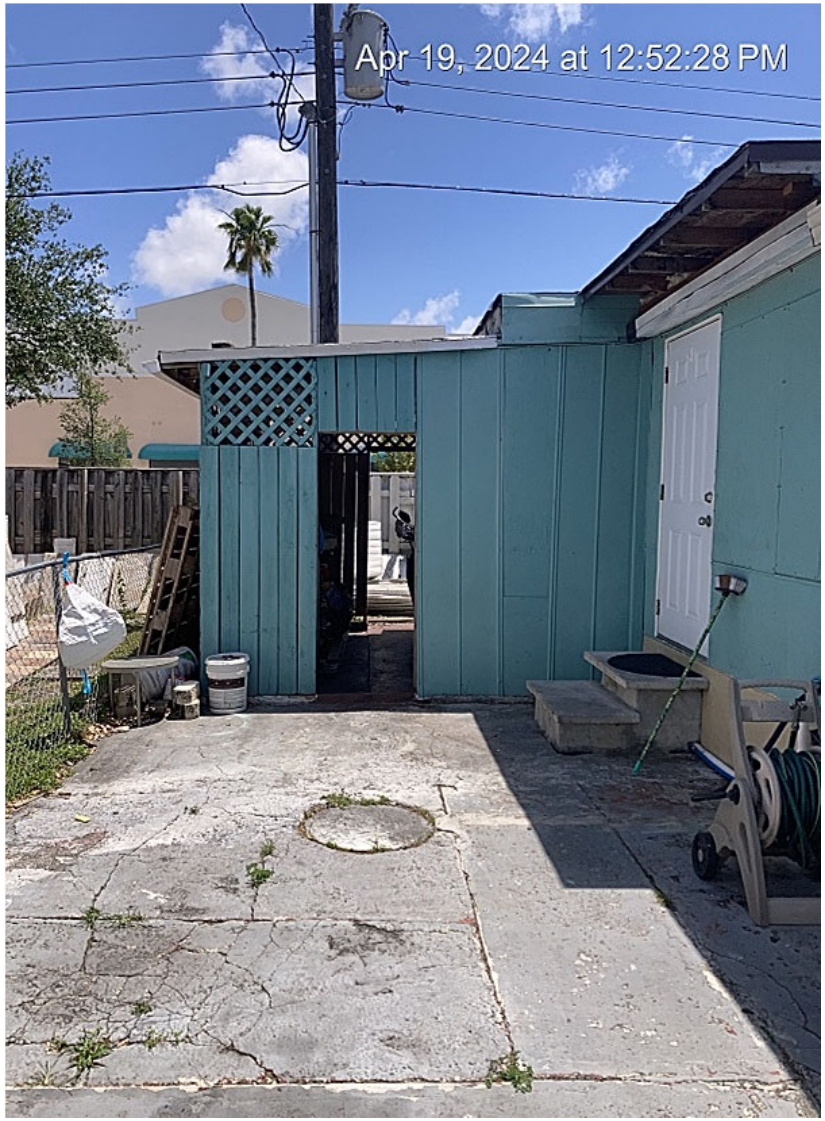

Apr 19, 2024 at 12:51:16 PM
133


Apr 19, 2024 at 12:51:23 PM


Apr 19, 2024 at 12:51:30 PM


Apr 19, 2024 at 12:51:44 PM
everwell


Apr 19, 2024 at 12:52:13 PM
everwell®
Model MRL1223
Indoor MRL1223E
Outdoor MRL1223C
Type Cooling Only
Capacity 12000Btu/h
Current 5.8A
Rated Current (IEC/EN60335) 7.6A
Power Input 1257W
Rated Power Input (IEC/EN60335) 1635W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 42dB(A)
Outdoor 54dB(A)
Weight Indoor 8kg
Outdoor 26kg
Power Input 208-230V~ 1Phase
Rated Frecuency 60Hz
Refrigerant/Charge R410A/0.490Kg
CU Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C


Apr 19, 2024 at 12:52:28 PM


CODE COMPLIANCE
Apr 19, 2024 at 12:52:41 PM


Apr 19, 2024 at 12:53:17 PM


Apr 19, 2024 at 12:53:32 PM


Apr 19, 2024 at 12:53:40 PM

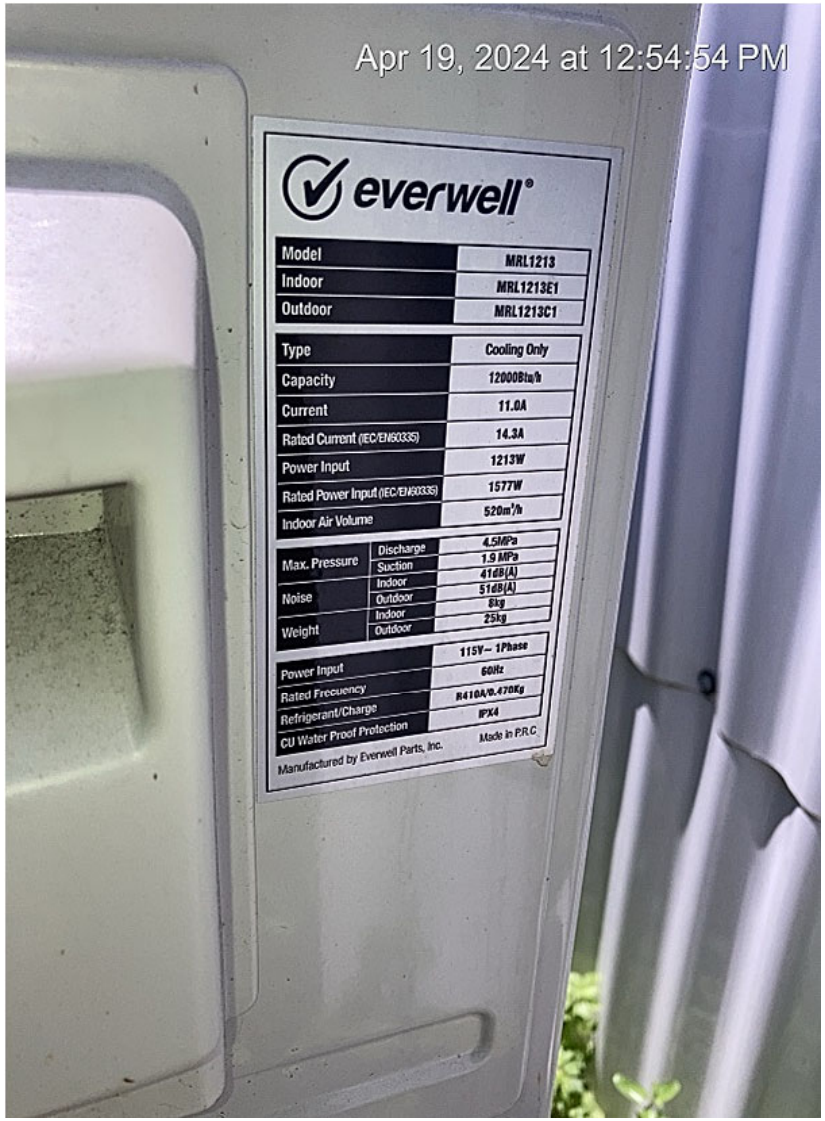

Apr 19, 2024 at 12:53:46 PM
everwell


Apr 19, 2024 at 12:53:52 PM
everwell
Model MRL1223
Indoor MRL1223E
Outdoor MRL1223C
Type Cooling Only
Capacity 12000Btu/h
Current 5.8A
Rated Current (IEC/EN60335) 7.6A
Power Input 1257W
Rated Power Input (IEC/EN60335) 1635W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 42dB(A)
Outdoor 54dB(A)
Weight Indoor 8kg
Outdoor 26kg
Power Input 208-230V~ 1Phase
Rated Frequency 60Hz
Refrigerant/Charge R410A/0.490Kg
CU Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C


Apr 19, 2024 at 12:54:01 PM


Apr 19, 2024 at 12:54:15 PM


Apr 19, 2024 at 12:54:28 PM
everwell


Apr 19, 2024 at 12:54:54 PM
everwell
Model MRL1213
Indoor MRL1213E1
Outdoor MRL1213C1
Type Cooling Only
Capacity 12000Btu/h
Current 11.0A
Rated Current (IEC/EN60335) 14.3A
Power Input 1213W
Rated Power Input (IEC/EN60335) 1577W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 41dB(A)
Outdoor 51dB(A)
Weight Indoor 8kg
Outdoor 25kg
Power Input 115V~ 1Phase
Rated Frecuency 60Hz
Refrigerant/Charge R410A/0.470Kg
CU Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C


Apr 19, 2024 at 12:55:08 PM


Apr 19, 2024 at 12:55:19 PM


Apr 19, 2024 at 12:55:27 PM


133 Steven Street, Hallandale E
134 Steven St
Hallandale Beach, Florida
Google Street View
Mar 2011
See latest date

2011


133 Steven Street, Hallandale E
134 Steven St
Google Street View
See more dates

2019

01/09/2023
1 of 10
Jan 2023 - Feb 2023
N

12/27/2020
1 of 5
Dec 2020 - May 2021
N

01/05/2018
1 of 3
Dec 2017 - Mar 2018

01/19/2015
1 of 5
Dec 2014 - Mar 2015
N

12/24/2009
1 of 3
Dec 2009 - Jan 2010
N

01/09/2007
1 of 2
Dec 2006 - Jan 2007

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status Open **Case #** 9222 **Date Next Inspection** 11/20/2024

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$350.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$550.00**

Payments

Date	Payment Type Name	Amount
9/4/2024	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$447.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 11:35 A.M. ON THE 07 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

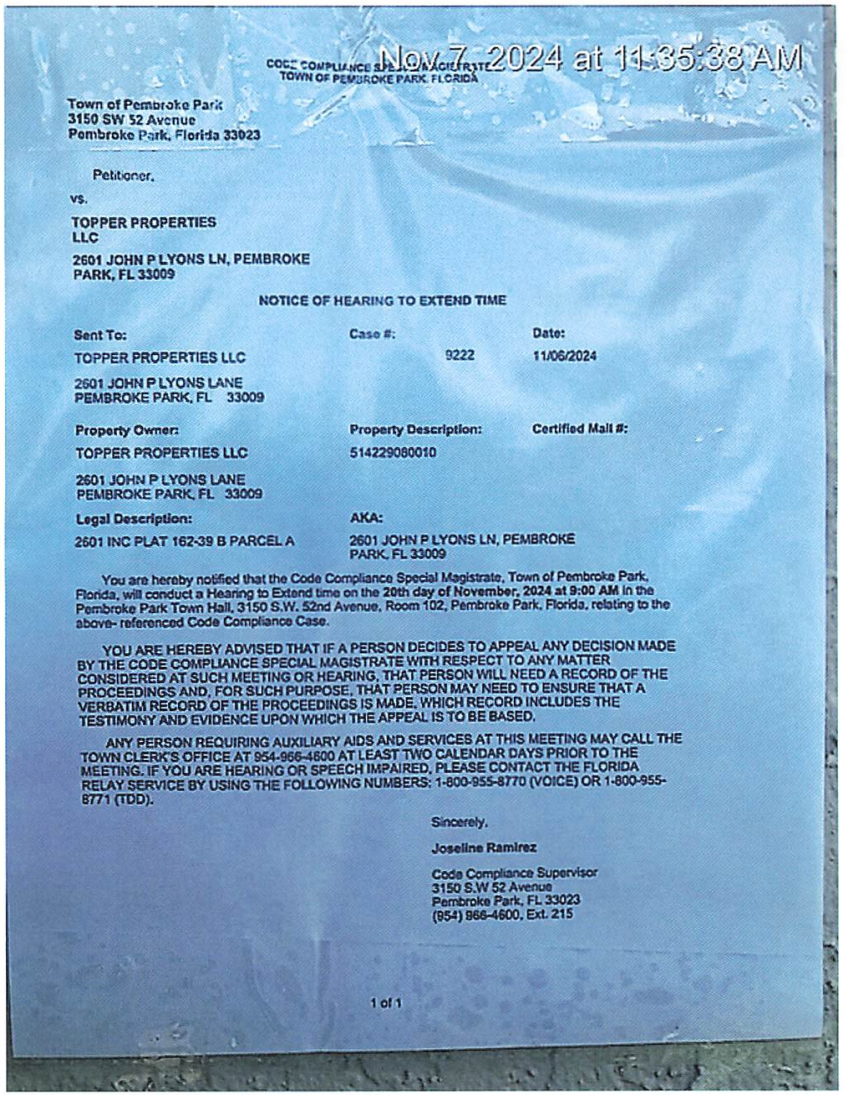
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 7, 2024 at 11:35:29 AM
2601


Nov 7, 2024 at 11:35:38 AM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO EXTEND TIME
Sent To:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
Case #:
9222
Date:
11/06/2024
Property Owner:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
Property Description:
514229080010
Certified Mail #:
Legal Description:
2601 INC PLAT 162-39 B PARCEL A
AKA:
2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

60 DAYS
Please!

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11-6-2024 Phone: 954-454-1300

Email: VP @ Toppergroup.com

Property Address: 2601 John P Lyons Lane pembroke park FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Adam Stewart (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9222 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11-12-2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/19/2024 imposing the fine of $ 350.00 per day for violation(s) of the Town's Code of Ordinances: 5-105, 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Adam Stewart
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

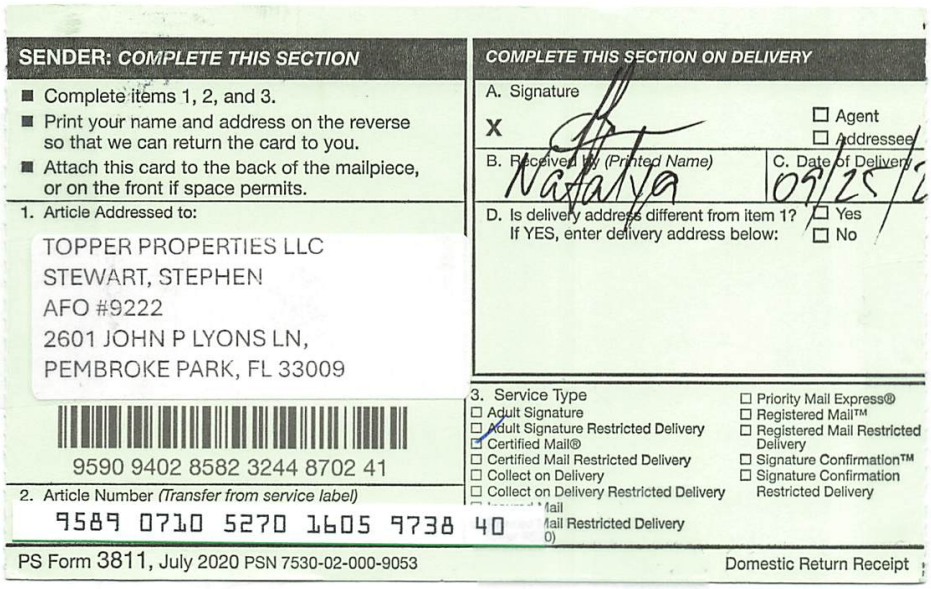
PERSONALLY APPEARED before me, the undersigned authority, Adam Stewart, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 6 day of Nov., 2024.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 2027.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TOPPER PROPERTIES LLC
STEWART, STEPHEN
AFO #9222
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8702 41

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9738 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Natalya

C. Date of Delivery 09/25/2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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



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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
$ 9.64

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800,

Postmark Here
SEP 19 2024

TOPPER PROPERTIES LLC
STEWART, STEPHEN
AFO #9222
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

9589 0710 5270 1605 9738 40

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TOPPER PROPERTIES LLC Respondent(s)	)	Case No.: 9222

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO #: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL 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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 350— 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 of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by an Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.

Nazly Dayana A.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Sales Receipt

From

Town of Pembroke Park
City Hall
3150 SW 52nd Ave. Pembroke Park, FL 33023
Phone 954.966.4600
Fax 954.966.4600

Receipt For

Adam Stewart
7323 NW 18th Court
FL, 33024

Order #: 26908

Transaction Date: 9/4/2024 1:42:14 PM

Transaction Status: APPROVED

Transaction Amount: 103.00

Account #: 5424....0311

Telecheck Trace:

Approval Code:

Return Check Fee:

Return Cehck Note:

App#	Fee Component	Quantity	Amount
AP-97594	Code Enforcement Administrative Fees	100.00	100.00
AP-97594	Technology Convenience Fee	3.00	3.00



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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
$ 9.64

Total Postage and
$

Sent To
TOPPER PROPERTIES LLC
STEWART, STEPHEN
FO #9222

Street and Apt. No.
2601 JOHN P LYONS LN,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January

9589 0710 5270 0673 4015 90

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

TOPPER PROPERTIES LLC
Respondent(s)

Case No.: 9222

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL 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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 350 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status Open **Case #** 9222 **Date Next Inspection** 9/18/2024

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Email

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Case Overview

Date	Payment Type Name	Amount
9/4/2024	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**($3.00)**

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-4-2024 Phone: 954-454-1300

Email: Sales @ Toppergroup.com

Property Address: 2601 John P Lyons Lane Pembroke Park 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Stephen Stewart (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9222 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9-18-2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

VP @ Toppergroup.com

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 18TH DAY OF JULY imposing the fine of $ 350.00 per day for violation(s)of the Town's Code of Ordinances:

SEC 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Adam Stewart

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Adam Stewart, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 4 day of Sept., 20 24.

Nazly Daytona GA.

Notary

My Commission expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status Open **Case #** 9222 **Date Next Inspection** 7/17/2024

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	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: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC
AT 11:20 A.M. ON THE 24 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin
AFFIANT

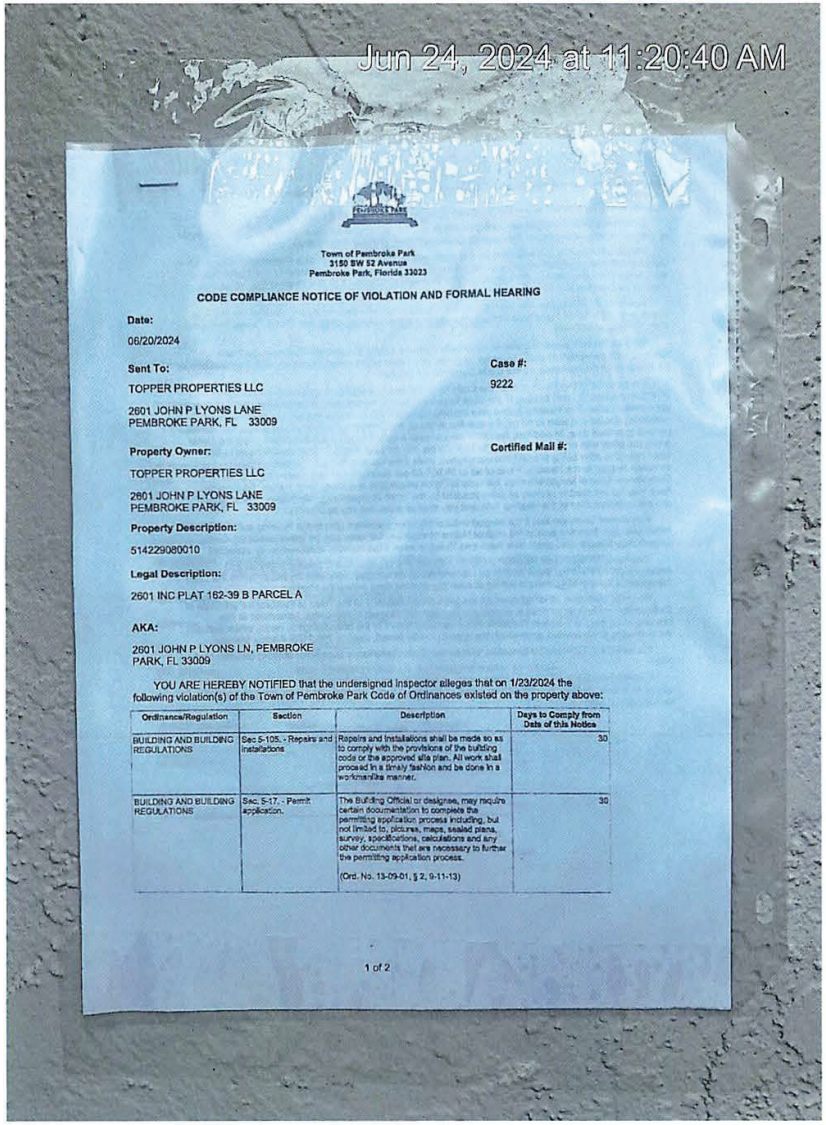
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2



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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
$ 6.69

Total Postage and
$

Sent To
TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOH #9222

Street and Apt. No.
2601 JOHN P LYONS LN,

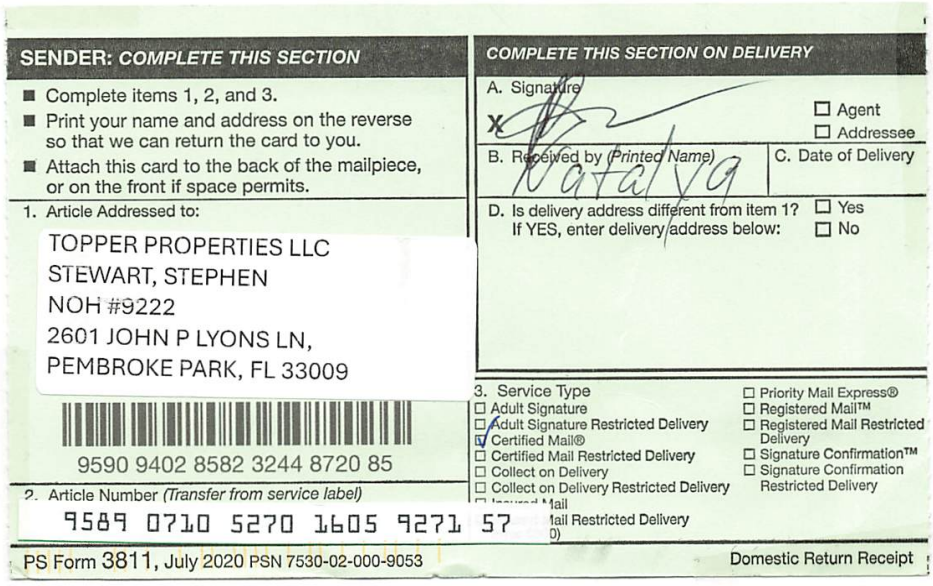
City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

JUN 2 2024

9589 0710 5270 1605 9271 57

PS Form 3800, January 2023 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:

TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOH #9222
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8720 85

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9271 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Natalya
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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the 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

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

6/20/2024

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.

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 9222

On 6/10/2024 I JEAN GUSTIN 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: TOPPER PROPERTIES LLC

Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009

Folio: 514229080010

Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 6/10/2024

Notes/Means of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/10/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOV #9222.

2601 John P. Lyons Lane,
Pembroke Park, Fl 33009.



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FIRST-CLASS MAIL
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01/29/2024 ZIP 33023
043M30245597

US POSTAGE

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number	L04000054456
FEI/EIN Number	N/A
Date Filed	07/21/2004
State	FL
Status	ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2021	02/03/2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$481,680	$2,165,230	$2,646,910	$2,646,910	
2023	$481,680	$2,165,230	$2,646,910	$2,406,470	$53,539.60
2022	$481,680	$1,799,630	$2,281,310	$2,187,700	$46,779.72

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,646,910	$2,646,910	$2,646,910	$2,646,910
Portability	0	0	0	0
Assessed/SOH	$2,646,910	$2,646,910	$2,646,910	$2,646,910
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	$2,646,910	$2,646,910	$2,646,910	$2,646,910

Sales History

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	$1,600,000	38146 / 1985
9/1/1993	WD	$400,000	21083 / 364

Land Calculations

Price	Factor	Type
$11.00	43,789	SF
Adj. Bldg. S.F. (Card, Sketch)		21265
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
21265								

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	9222	01/23/2024

Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	514229080010	

Legal Description:	AKA:
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the 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

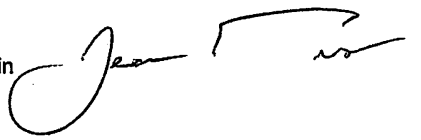
Notes/Means of Correction:

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin




Jan 19, 2024 at 10:11:40 AM
2601
RING THE BUTTON
PLEASE


Jan 19, 2024 at 10:13:13 AM


Jan 19, 2024 at 10:13:21 AM


Jan 19, 2024 at 10:13:34 AM


Jan 19, 2024 at 10:13:50 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TOPPER PROPERTIES LLC Respondent(s)	)	Case No.: 7787

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 601 INC PLAT 162-39 B PARCEL 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(k)(m); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k)(m); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2542 SW 30 AVE PEMBROKE PARK, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9596 **Date Next Inspection** 11/20/2024

Notes

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.
2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/25/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Final Order	Certified Mail Hand
10/22/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,850.00**

CERTIFIED MAIL®

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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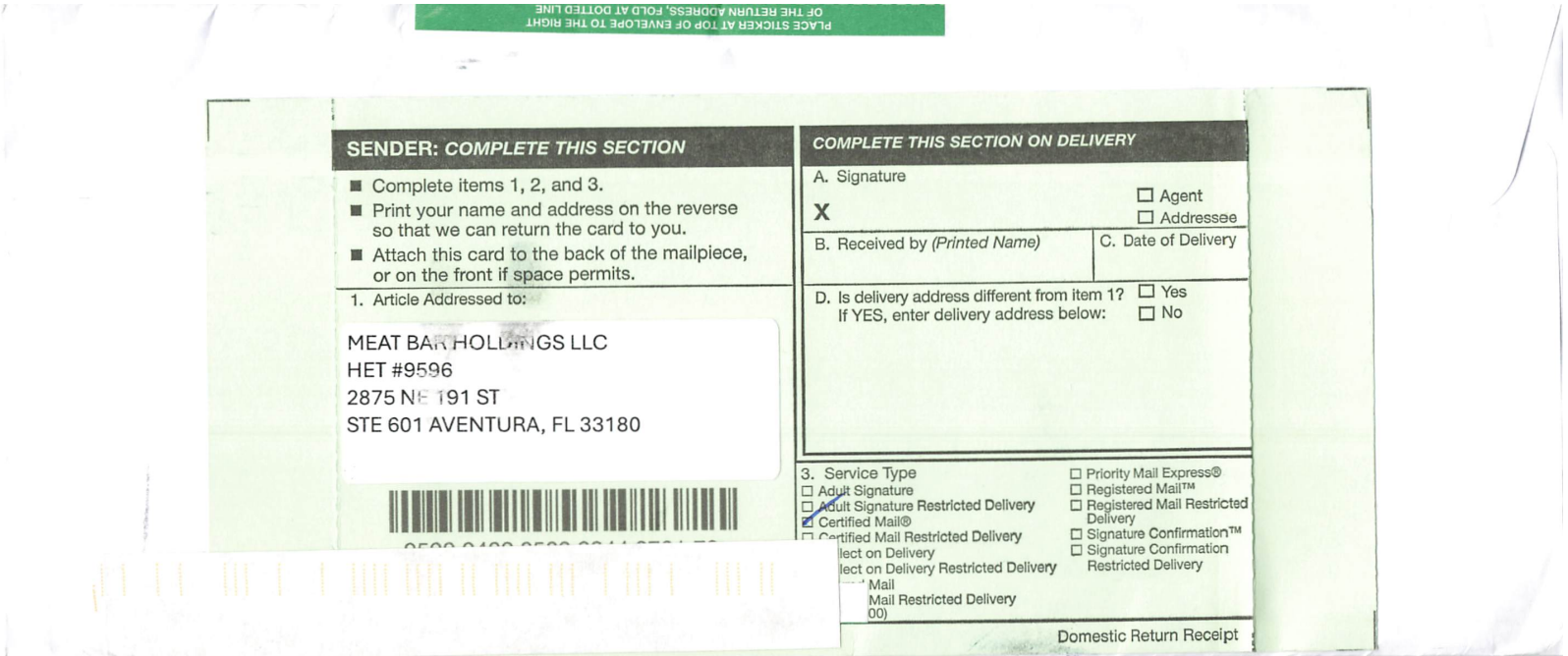
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US POSTAGE

NOV 04 2024

MEAT BAR HOLDINGS LLC
HET #9596
2875 NE 191 ST
STE 601 AVENTURA, FL 33180

33180-283351


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
HET #9596
2875 NE 191 ST
STE 601 AVENTURA, FL 33180

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
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☐ lect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9596

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 04:31 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

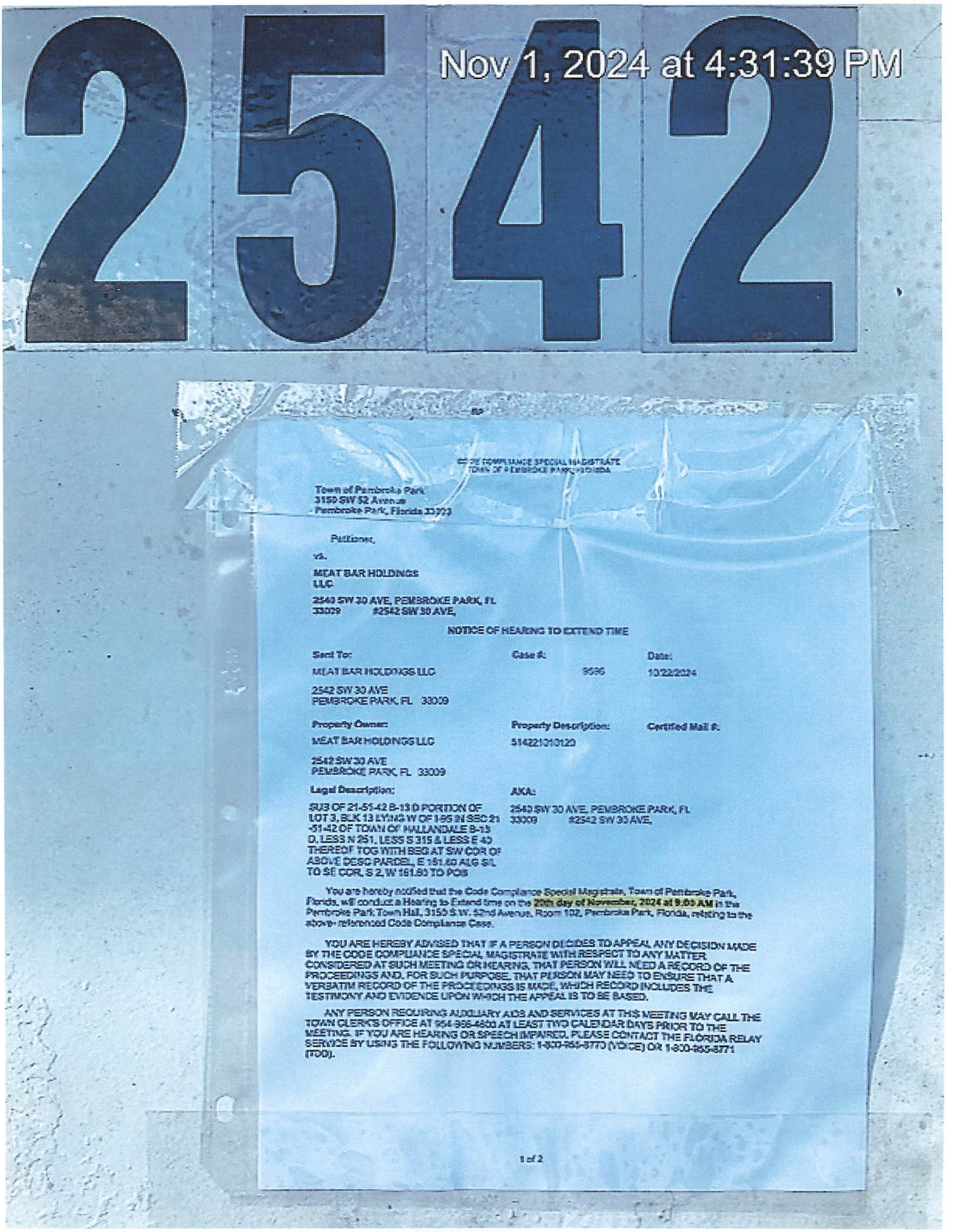
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance 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 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



BEFORE THE CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2543 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC	9696	10/22/2024
2542 SW 30 AVE PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC	514221010120	
2542 SW 30 AVE PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 151.60 ALG S/L TO SE COR, S 2, W 151.60 TO POB	2543 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2542 SW 30 AVE PEMBROKE PARK, FL 33009	9596	10/22/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2542 SW 30 AVE PEMBROKE PARK, FL 33009	514221010120	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PEMBROKE PINES, FL 33009

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Street and Apt. No.
2875 NE 191 ST
STE 601 AVENTURA, FL 33180

City, State, ZIP+4

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HOLLYWOOD FL
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2156 25

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9/21/24 Phone: 3057289464

Email: Tmsgroup@gmail.com

Property Address: 2542 SW 30th Ave

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Camile Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 95916 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/20/24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/18/24 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Camile Barshishat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Camile Barshishat, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of October, 20 24.

Nazly Cardona CA.
Notary

My Commission expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
FO #9596
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 7288 2028 9907 24

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9733 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 9/24/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
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- ☑ Certified Mail®
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

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City, State, ZIP+4 2875 NE 191 ST STE 601
AVENTURA FL 33180

PS Form 3800,

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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
MEAT BAR HOLDINGS LLC
Respondent(s)

Case No.: 9596

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175 and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175 and 15-40(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of sept., 2024.

Nazly Cardona GA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9596

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 11:33A.M. ON THE 22 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

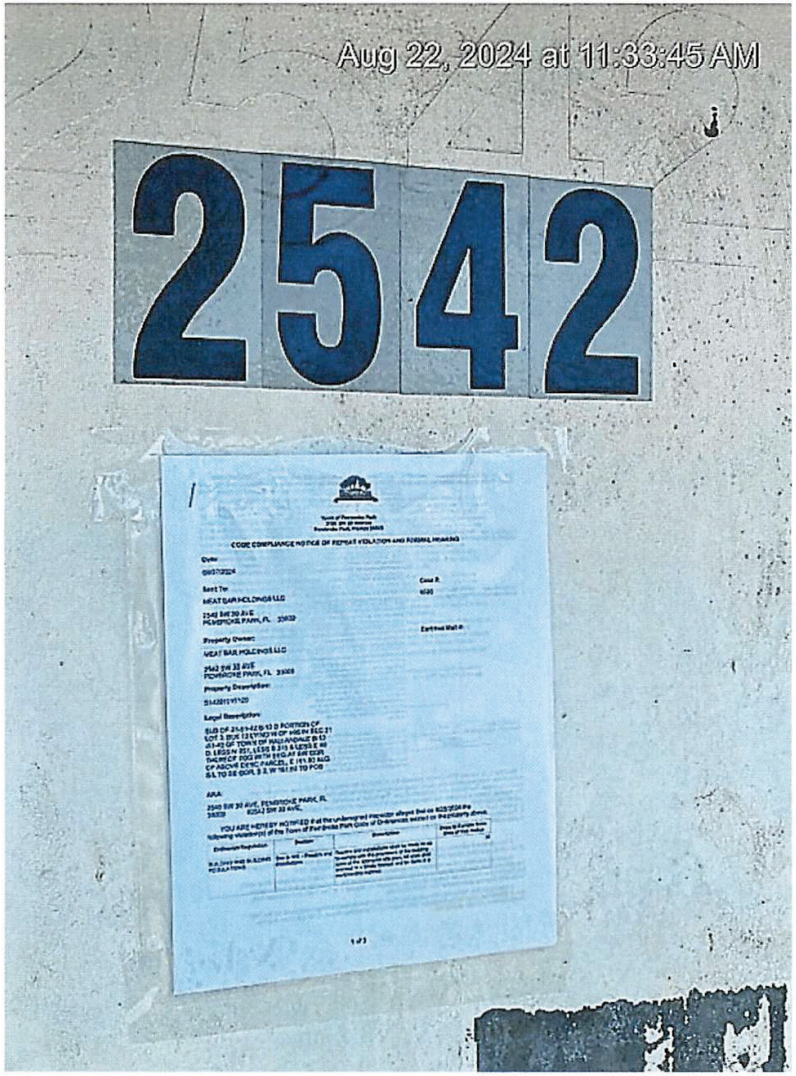
AFFIANT

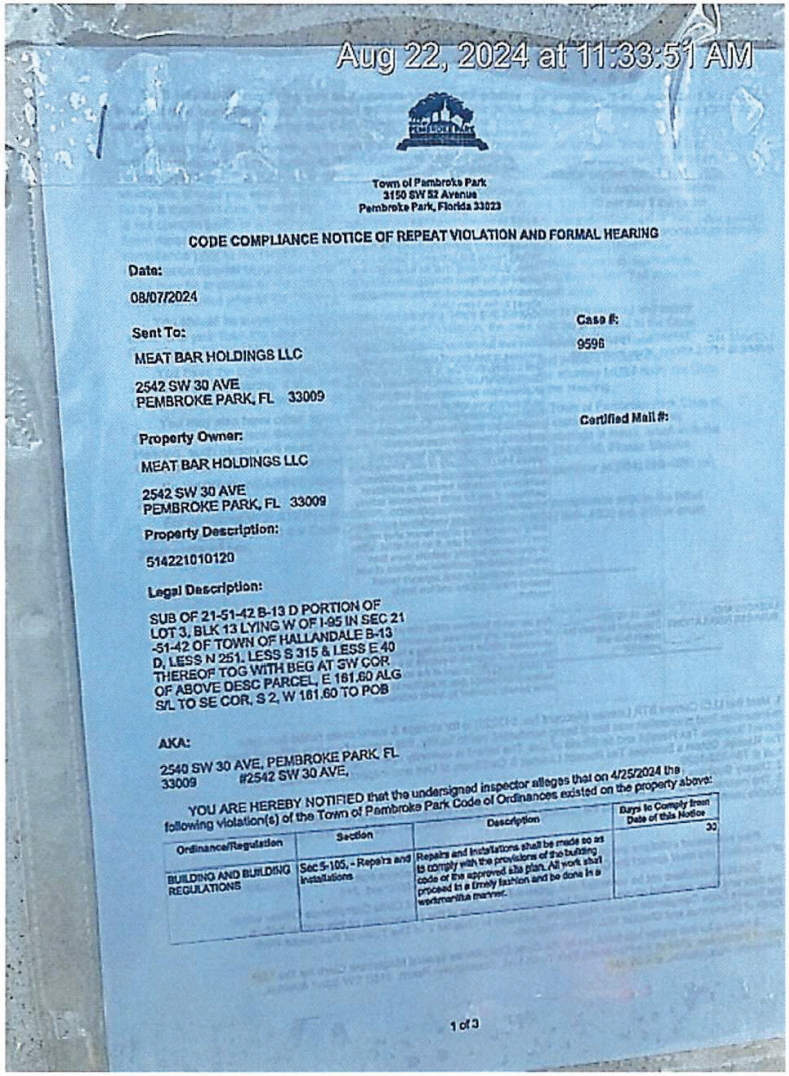
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 22 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Aug 22, 2024 at 11:33:45 AM
2542


Aug 22, 2024 at 11:33:51 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
08/07/2024
Case #:
9596
Sent To:
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009
Property Description:
514221010120
Legal Description:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB
AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2024 the following violation(s) of the 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 of 3



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

9589 0710 5270 1605 9256 89

quadient
CORRECTION
IMI
$009.64
08/07/2024 ZIP 33023
043M30245597

US POSTAGE

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOH #9596
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0008/15/24
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 33023541350 *1587-00329-15-17

REF
99009-308240
33023>5413



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1. Article Addressed to:

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOH #9596
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8650 32

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9256 89

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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...0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2542 SW 30 AVE PEMBROKE PARK, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9596 **Date Next Inspection** 9/18/2024

Notes

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.
2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

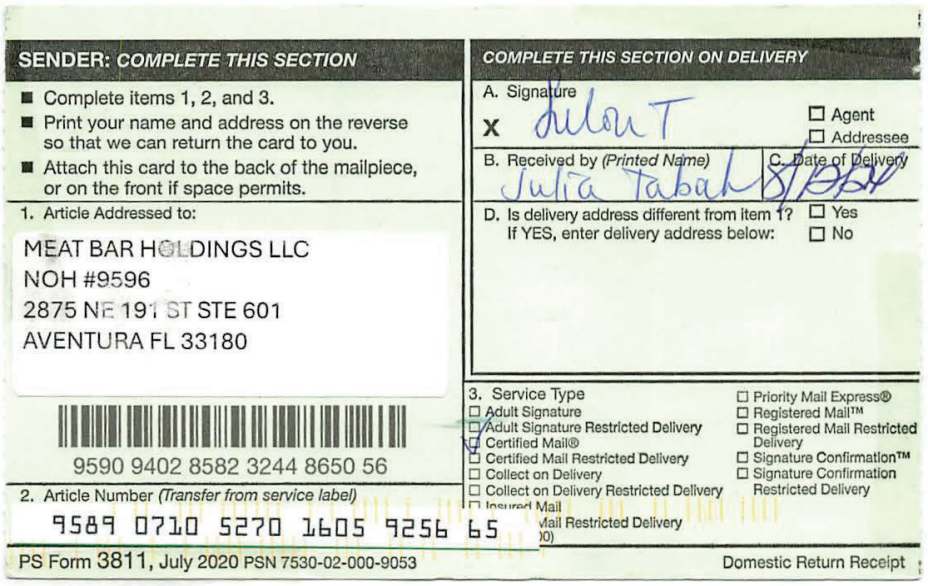
Date Issue	Hearing Date	Document Type	Delivery
4/25/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/18/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 9/18/2024



SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

MEAT BAR HOLDINGS LLC
NOH #9596
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 8582 3244 8650 56

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9256 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Julia T ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Julia Tabak C. Date of Delivery 5/18/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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- ☐ Adult Signature Restricted Delivery $

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NOH #9596

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City, State, ZIP+4® PEMBROKE PARK, FL 33009

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Total Postage and
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Street and Apt. No. NOH #9596
2875 NE 191 ST STE 601

City, State, ZIP+4® AVENTURA FL 33180

Postmark Here

PS Form 3800, J

9589 0710 5270 1605 9256 65

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/07/2024

Sent To:

MEAT BAR HOLDINGS LLC

2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9596

Property Owner:

MEAT BAR HOLDINGS LLC

2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.
2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of September, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

8/7/2024

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.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

Respondent(s)

Case #: 9596

On 8/6/2024 I JEAN GUSTIN 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:	MEAT BAR HOLDINGS LLC
Address:	2542 SW 30 AVE PEMBROKE PARK, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/6/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 8/6/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/6/2024
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Notes/Means of Correction:

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility,
this scope of work is different from current Business Tax Receipt and certificate of use. No Business Tax Receipt Obtained. Not Corrected.
2. The tenant is currently operating without a Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2542 SW 30 AVE PEMBROKE PARK, FL 33009	9596	04/25/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2542 SW 30 AVE PEMBROKE PARK, FL 33009	514221010120	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

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Jean Gustin



Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02

Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$154,720	$2,056,860	$2,211,580	$2,211,580	
2023	$154,720	$2,056,860	$2,211,580	$2,211,580	$47,741.83
2022	$161,200	$1,833,940	$1,995,140	$1,995,140	$42,138.14

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,211,580	$2,211,580	$2,211,580	$2,211,580
Portability	0	0	0	0
Assessed/SOH	$2,211,580	$2,211,580	$2,211,580	$2,211,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,211,580	$2,211,580	$2,211,580	$2,211,580

Sales History

Date	Type	Price	Book/Page or CIN
10/7/2022	WD*-E	$3,000,000	118638317
5/13/2021	QCD-T	$100	117678190
3/5/2021	SWD-D	$2,500,000	117136419
6/10/2016	WD-E	$1,250,000	113779786
10/9/2001	WD*	$1,200,000	32234 / 395

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	17,191	SF
Adj. Bldg. S.F. (Card, Sketch)		11764
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

ALON, SIMON.
MEAT BAR HOLDINGS LLC





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FIRST-CLASS MAIL
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$000.64 ⁰
05/01/2024 ZIP 33023
043M30245597

US POSTAGE

NORV#9596.

2540 SW 30 AVE
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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05/01/2024 ZIP 33023
043M30245597
US POSTAGE

NORV.

Sent To:	Case #:
MEAT BAR HOLDINGS LLC	9596
2542 SW 30 AVE PEMBROKE PARK, FL 33009	

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



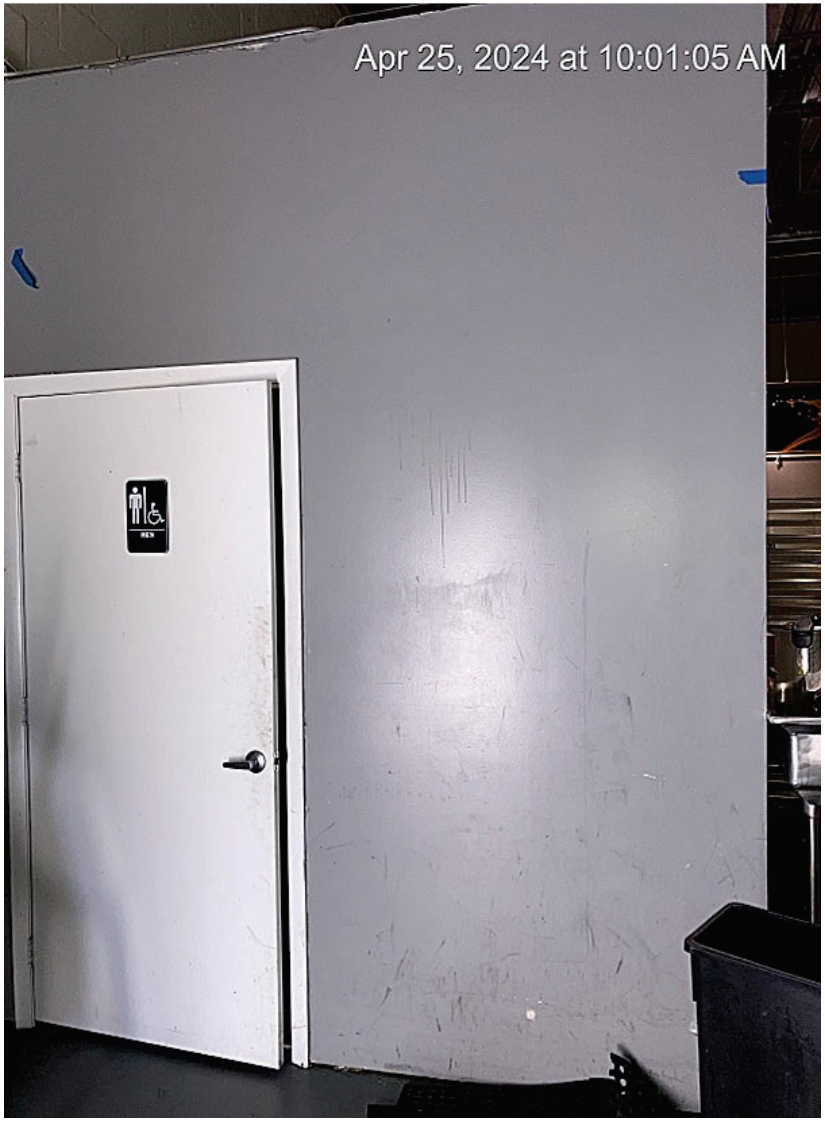
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05/01/2024 ZIP 33023
043M30245597
US POSTAGE

MEAT BAR HOLDINGS LLC
NORV #9596.

2875 NE 191 ST, STE 601
AVENTURA, FL 33180.

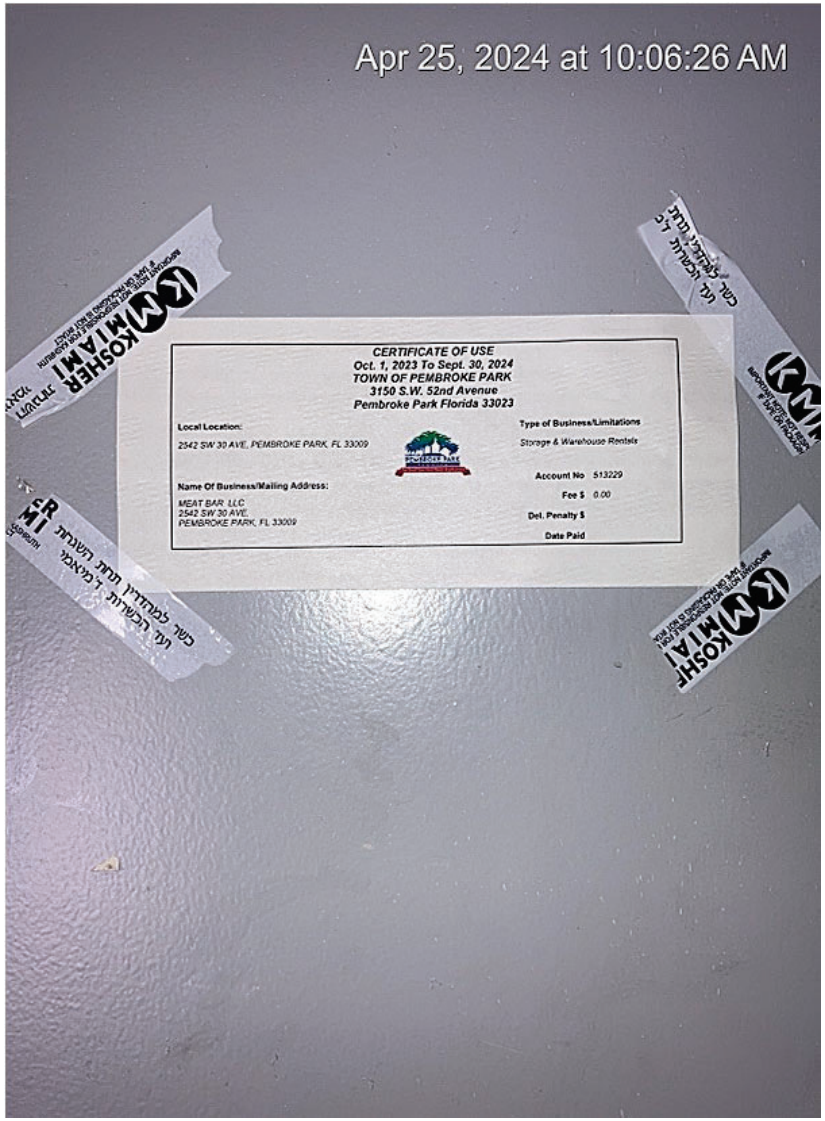

Apr 25, 2024 at 9:58:54 AM
2542


Apr 25, 2024 at 10:00:59 AM
DAIRY
FROZEN TREATS


Apr 25, 2024 at 10:01:05 AM


Apr 25, 2024 at 10:01:12 AM
GET A GRIP
FRESH FOODS
Farmer's Best
BELL PEPPERS
Farmer's Best
BELL PEPPERS
Pamela
FRESH VEGETABLES
Pamela
FRESH VEGETABLES
POTATOES
POTATOES
POTATOES
POTATOES


Apr 25, 2024 at 10:01:21 AM


Apr 25, 2024 at 10:06:26 AM
CERTIFICATE OF USE
Oct. 1, 2023 To Sept. 30, 2024
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
Pembroke Park Florida 33023
Local Location:
2542 SW 30 AVE, PEMBROKE PARK, FL 33009
Type of Business/Limitations
Storage & Warehouse Rentals
Name Of Business/Mailing Address:
MEAT BAR LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009
Account No 513229
Fee $ 0.00
Del. Penalty $
Date Paid

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, February 6, 2023 2:14 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Referral for possible unpermitted construction - Meat Bar Holdings

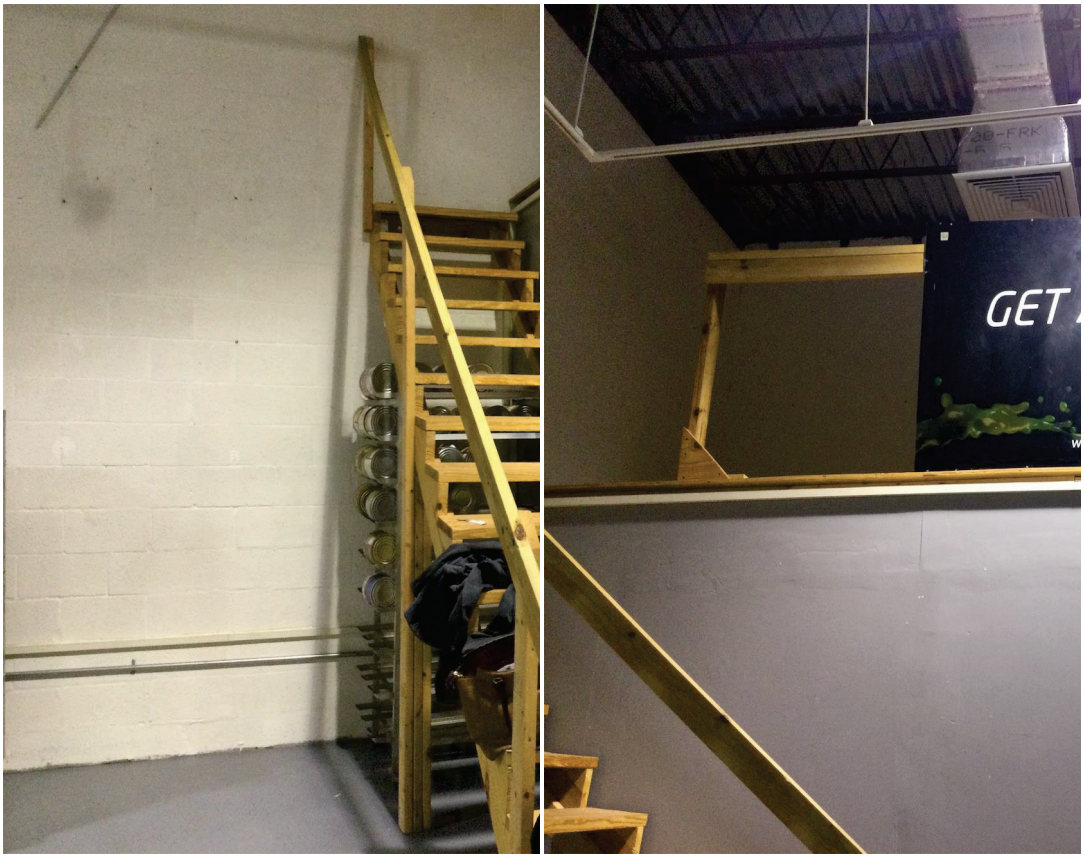
Report

Meat Bar Holdings
2542 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157124

Pembroke Park - Construction or work without permit.

Stairwell to a mezzanine (both) possible construction without a permit. Stairwell not compliant to fire code.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JUNHALLA LLC

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
JUNHALLA LLC	9377	11/18/2024
3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
JUNHALLA LLC	514229040010	
3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 18, 2024
INVOICE # 435
FOR:

Case #9377

JUNHALLA LLC
3149 JOHN P CURCI DRIVE
BAY #1
PEMBROKE PARK, FL 33009

Bill To:

JUNHALLA LLC
3149 JOHN P CURCI DRIVE BAY
#1
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 15-17, 15-40(b), and 5-17.		
1	Final Order 07/18/2024 Admin Fee	$ 100.00	$ 100.00
44	Day(s) of Per Diem from (08/17/2024 - 10/07/2024)	$ 350.00	$ 15,400.00
	Recommend to Abate Per Diem Fine by 85%		$ 2,310.00
	$2,310.00 + $100.00		$ 2,410.00
		Balance	$ 15,500.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

9589 0710 5270 0673 4015 07

quadient
CORRECTION
IMI
$009.64
07/18/2024 ZIP 33023
043M30245597

US POSTAGE

JUNHALLA LLC
FO #9377
313 JEN JUNE LN
ASHEVILLE NC 28803

2nd not. 7-29
RET

NIXIE 296 DE 1 0008/09/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2506-04073-18-42

28803-961940
33023>5413


CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
JUNHALLA LLC
FO #9377
313 JEN JUNE LN
ASHEVILLE NC 28803
9590 9402 8582 3244 8662 75
2. Article Number (Transfer from service label)
9589 0710 5270 0673 4015 07
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?
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
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To CURCI, JEROME WILLIAM

Street and Apt. No. FO #9377
16 WOODLAKE DRIVE

City, State, ZIP+4 PORT ORANGE, FL 32129

PS Form 3800,

JUL 18 2024
Postmark Here

9589 0710 5270 0673 4014 91



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To JUNHALLA LLC

Street and Apt. No., FO #9377
313 JEN JUNE LN

City, State, ZIP+4® ASHEVILLE NC 28803

PS Form 3800, Ja

JUL 18 2024
Postmark Here

9589 0710 5270 0673 4015 07



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To JUNHALLA LLC

Street and Apt. No. FO #9377
3125 JOHN P CURCI DR,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Ja

JUL 18 2024
Postmark Here

9589 0710 5270 0673 4015 14



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage an
$

Sent To JUNHALLA LLC

Street and Apt. N FO #9377
3149 JOHN P CURCI DRIVE, BAY # 1

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800,

JUL 18 2024
Postmark Here

9589 0710 5270 0673 4015 21

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

9589 0710 5270 1605 9270 96

MIAMI FL 330

21 JUN 2024 PM 4 L



CORRECTION
IMI
$008.69 02
06/21/2024 ZIP 33023
043M30245597

US POSTAGE PAID

JUNHALLA LLC
NOH #9377
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009

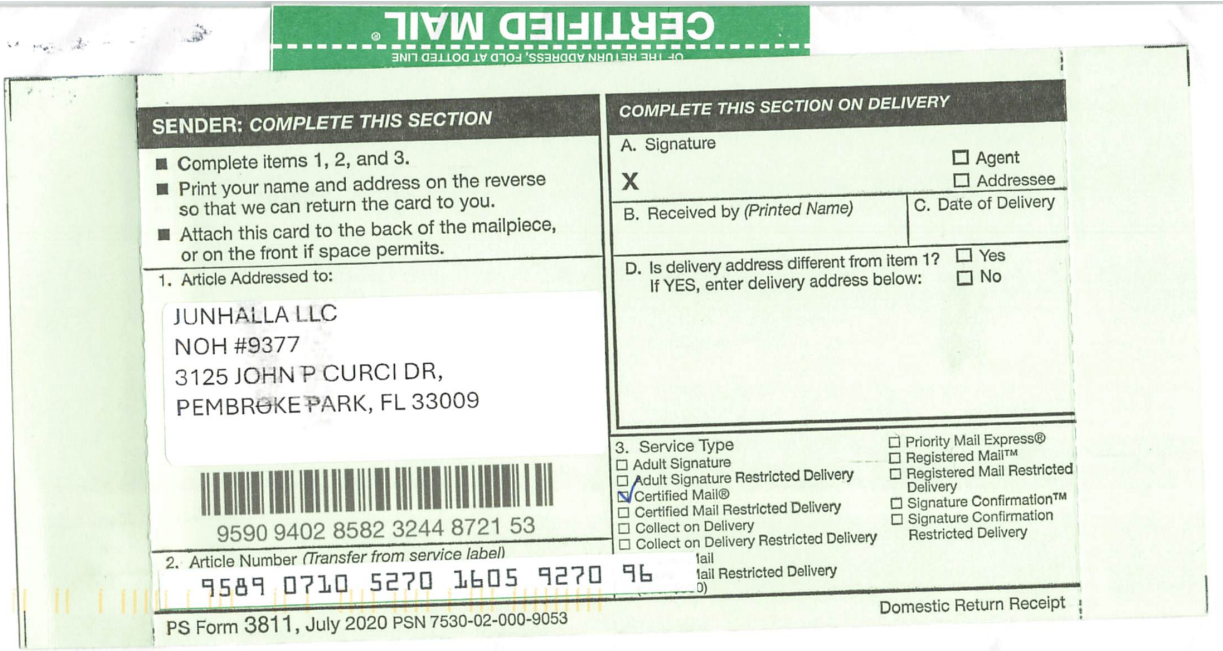
JUN 28 2024

NIXIE 331 DE 1 0006/26/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2938-00480-21-46

IA
33009-100199
33023541350



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JUNHALLA LLC
NOH #9377
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8721 53

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9270 96

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
☐ tail
☐ tail 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

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

PM 1

9589 0710 5270 1605 9299 46



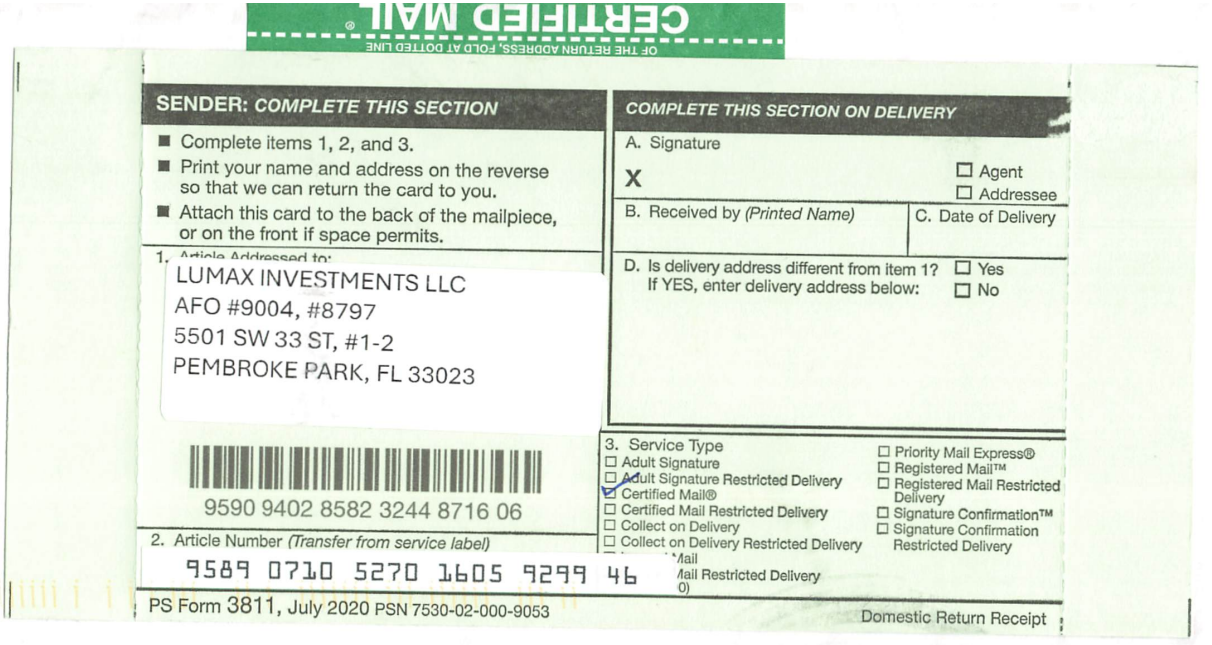
CORRECTION
IMI
$008.69
06/21/2024 ZIP 33023
043M30245597

US POSTAGE

LUMAX INVESTMENTS LLC
AFO #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

JUN 25 2024

33023$5320 C013



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LUMAX INVESTMENTS LLC
AFO #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8716 06

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9299 46

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:

JUNHAL[illegible] LLC
FO #937[illegible]
3149 JOH[illegible]N P CURCI DRIVE, BAY # 1
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8662 51

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4015 21

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
☐ 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:

CURCI, JEROME WILLIAM
FO #9377
16 WOODLAKE DRIVE
PORT ORANGE, FL 32129

9590 9402 8582 3244 8662 82

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4014 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J Curci ☐ A[illegible] ☐ Ad[illegible]ss

B. Received by *(Printed Name)* | C. Date o[illegible]

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JUNHALLA LLC Respondent(s)	)	Case No.: 9377

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3149 JOHN P CURCI DRIVE, BAY # 1, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JUNHALLA LLC

FOLIO NO.: 5142 29 04 0010

LEGAL DESCRIPTION: JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17 and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17 and 15-40(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 350 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC	3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

Folio

514229040010

Legal Description

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Case Status Open **Case #** 9377 **Date Next Inspection** 7/17/2024

Notes 1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/4/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	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: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC CASE NO. 9377

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI Bay #1, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JUNHALLA LLC AT 09:59 A.M. ON THE 24 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

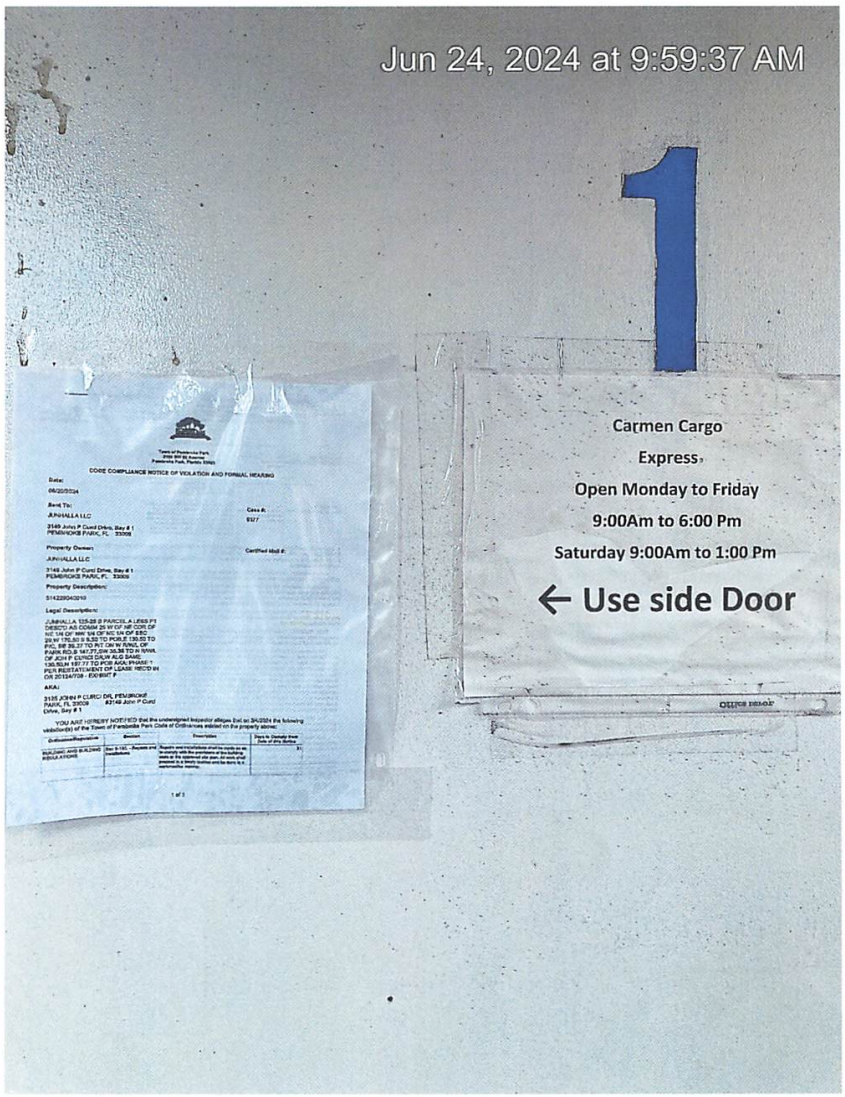
Jean Gustin
AFFIANT

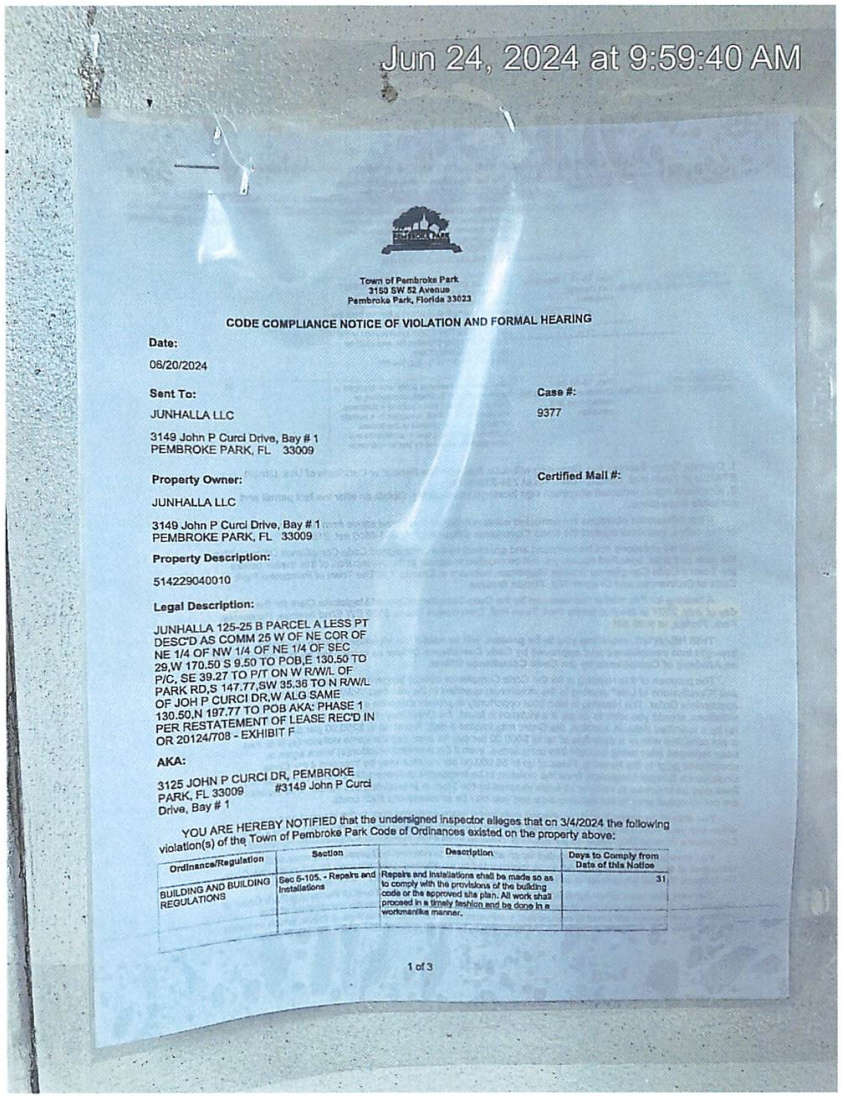
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

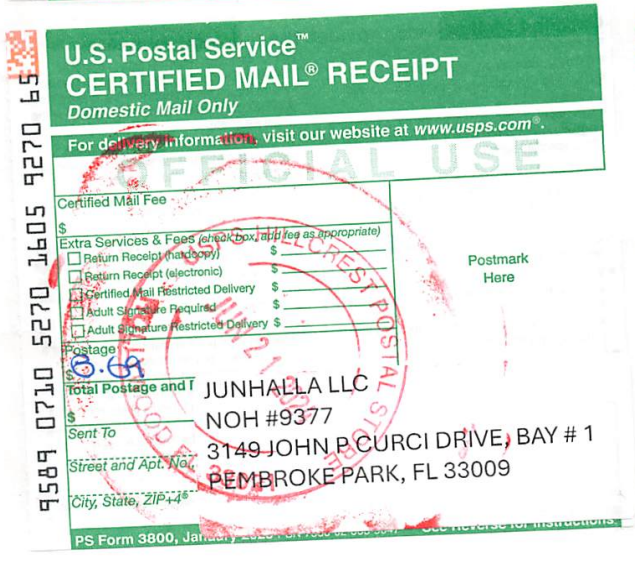
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Jun 24, 2024 at 9:59:37 AM
1
Carmen Cargo
Express
Open Monday to Friday
9:00Am to 6:00 Pm
Saturday 9:00Am to 1:00 Pm
← Use side Door


Jun 24, 2024 at 9:59:40 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
06/20/2024
Sent To:
JUNHALLA LLC
3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009
Case #:
9377
Property Owner:
JUNHALLA LLC
3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229040010
Legal Description:
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE RECD IN OR 20124/708 - EXHIBIT F
AKA:
3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
31
1 of 3


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CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
CURCI, JEROME WILLIAM
NOH #9377
16 WOODLAKE DRIVE
PORT ORANGE, FL 32129
Postmark Here
PS Form 3800,
9589 0710 5270 1605 9270 72


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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
JUNHALLA LLC
NOH #9377
313 JEN JUNE LN
ASHEVILLE NC 28803
Postmark Here
PS Form 3800,
9589 0710 5270 1605 9270 89


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
JUNHALLA LLC
NOH #9377
3149 JOHN P CURCI DRIVE, BAY # 1
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800,
9589 0710 5270 1605 9270 65


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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
JUNHALLA LLC
NOH #9377
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800,
9589 0710 5270 1605 9270 96

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CURCI, JEROME WILLIAM
NOH #9377
16 WOODLAKE DRIVE
PORT ORANGE, FL 32129

9590 9402 8582 3244 8721 60

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9270 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JCurci ☐ 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:

JUNHALLA LLC
NOH #9377
313 JEN JUNE LN
ASHEVILLE NC 28803

9590 9402 8582 3244 8721 46

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9270 89

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:

JUNHALLA LLC
NOH #9377
3149 JOHN P CURCI DRIVE, BAY # 1
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8721 77

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9270 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X George ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* GEORGE | C. Date of Delivery 06/26/24

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Case #:

9377

Property Owner:

JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31
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)	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	31

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete 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 Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

6/14/2024

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.

JUNHALLA LLC

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

Respondent(s)

Case #:

9377

On 6/14/2024 I JEAN GUSTIN 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:	JUNHALLA LLC
Address:	3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009
Folio:	514229040010
Site Address:	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1
Legal Description:	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 7/17/2024

Notes/Means of Correction:

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Permit / Process # 856818 for BTR Not obtained. Not Corrected.
2. Aluminum signs; mounted aluminum sign located on the building. No permits have been obtained for the aluminum sign. Not Corrected

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Finance Department

MIAMI FL 330

11 MAR 2024 PM 5 L

quadient

FIRST-CLASS MAIL

IMI

$000.64 0

03/08/2024 ZIP 33023

043M30245597

US POSTAGE

FWD

Junkalla LLC

NOV # 9377.

3149 John P. Curci, Bay #1

Pembroke Park, FL 33009.

APR 22 2024

NIXIE 331 DE 1 0004/16/24

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

UNABLE TO FORWARD

BC: 33023541350 *2506-05307-11-42

UTF FWD

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Finance Department

MIAMI FL 330
11 MAR 2024PM 2 L





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03/08/2024 ZIP 33023
043M30245597

US POSTAGE

JUNHALLA LLC
NOV #9377.

3125 John R Circle Drive,
Pembroke Park, FL 33009

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RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *2106-06915-11-42

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33009>3023>5413

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Finance Department

JUNHALLA LLC
NOV #9377.

3125 John R Curci Drive,
Pembroke Park, FL 33009

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US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Finance Department

JUNHALLA LLC
NOV #9379.

313 Jen June LN
Asheville, NC 28803.

quadient
FIRST-CLASS MAIL
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03/08/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Finance Department

Curci, Jerome William
NOV #9377.
16 woodlake drive,
Bat Orange, FL 32129.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Finance Department

Junhalla llc
NOV # 9377.
3149 John P. Curci, Bay #1
Pembroke Park, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

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
JUNHALLA, LLC

Filing Information

Document Number	L07000104084
FEI/EIN Number	30-0487504
Date Filed	10/12/2007
State	FL
Status	ACTIVE

Principal Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Mailing Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Registered Agent Name & Address

CURCI, Jerome william
16 woodlake drive
PORT Orange, FL 32129

Name Changed: 01/22/2023

Address Changed: 01/22/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JEROME W
16 Woodlake drive
Port Orange, FL 32129

Title MGRM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**3125 JOHN P CURCI DRIVE, PEMBROKE PARK FL 33009**	**ID #**	5142 29 04 0010
Property Owner	JUNHALLA LLC	**Millage**	0613
Mailing Address	313 JEN JUNE LN ASHEVILLE NC 28803	**Use**	48-01

Abbr Legal Description	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$562,510	$6,093,050	$6,655,560	$6,655,560	
2023	$562,510	$6,093,050	$6,655,560	$6,096,550	$135,305.65
2022	$562,510	$5,551,600	$6,114,110	$5,542,320	$120,565.80

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,655,560	$6,655,560	$6,655,560	$6,655,560
Portability	0	0	0	0
Assessed/SOH	$6,655,560	$6,655,560	$6,655,560	$6,655,560
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	$6,655,560	$6,655,560	$6,655,560	$6,655,560

Sales History

Date	Type	Price	Book/Page or CIN
10/25/2007	WD*	$100	**46765 / 872**
6/7/2001	WD*	$100	**31806 / 1377**
11/1/1992	WD		**20124 / 704**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	93,751	SF

Adj. Bldg. S.F. (Card, Sketch)	50984
Units	2
Eff./Act. Year Built: 1987/1986	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
50984								



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
JUNHALLA LLC 3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	9377	03/04/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
JUNHALLA LLC 3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	514229040010	

Legal Description:	**AKA:**
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

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)	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	31

Notes/Means of Correction:

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete 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 Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JUNHALLA LLC ALL-WAYS TOWING & STORAGE INC. Respondent(s)	)	Case 6565

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2550 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: JUNHALLA LLC, 7201 MCKINLEY ST HOLLYWOOD FL 33024

FOLIO NO.: 5142 29 04 0022

LEGAL DESCRIPTION: JUNHALLA 125-25 B PT PARCEL B DESC AS,COMM AT NW COR OF PARCEL B,ELY ALG N/L FOR 461.55 TO POB,CONT ELY 143,SELY 35.36,SLY 75,WLY 168,NLY 100 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(a)(e)(k); 5-105; 15-17; and 28-215. 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)(e)(k); 5-105; 15-17; 28-215 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
CLAUDE LEGENDRE	84 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Open **Case #** 7379 **Date Next Inspection** 11/20/2024

Notes
1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2022		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Certified Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2024	4/17/2024	Final Order	Certified Mail Hand
7/11/2024	7/17/2024	Notice of Formal Hearing - Extension of Time	Hand
7/15/2024		Affidavit of Non-Compliance	Regular Mail
7/17/2024	7/17/2024	Amended Final Order	Certified Mail
10/22/2024	11/20/2024	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: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Case Overview

ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 11/20/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,400.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,600.00**

Payments

Date	Payment Type Name	Amount
4/24/2024	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$3,497.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CLAUDE LEGENDRE CASE NO. 7379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDE LEGENDRE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: CLAUDE LEGENDRE AT 3:15 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

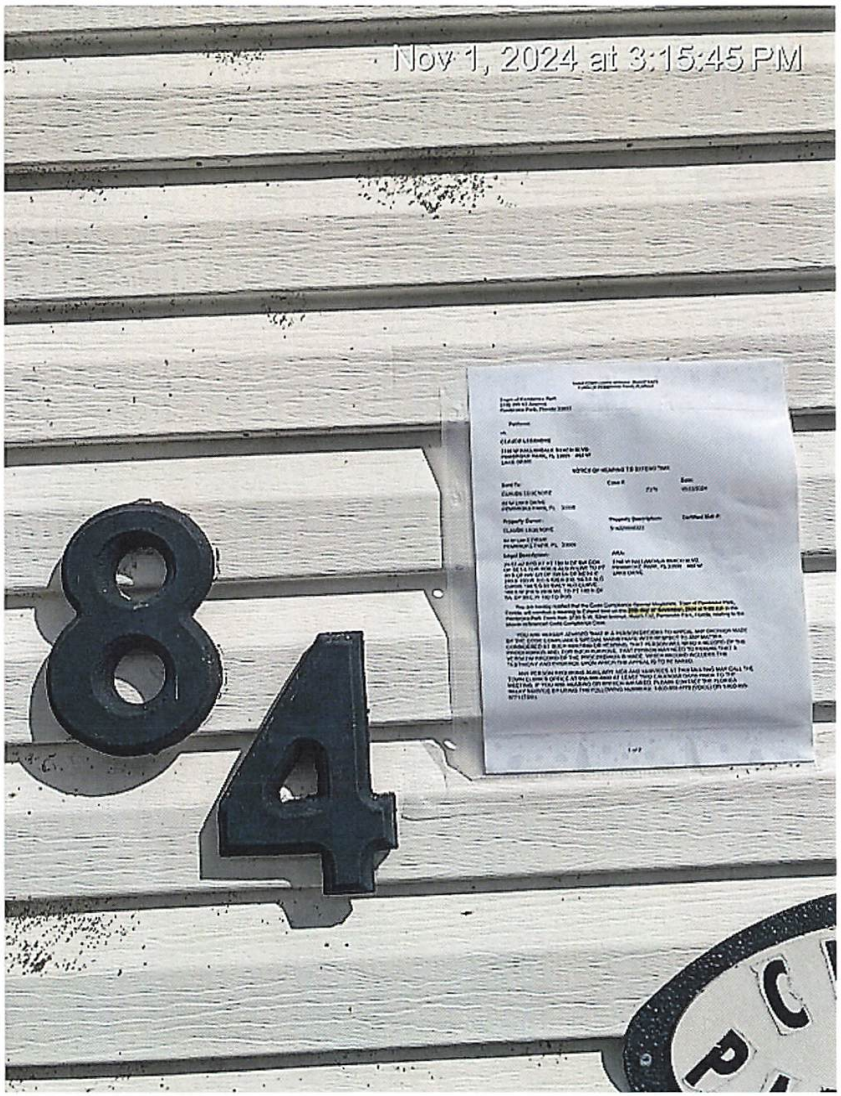
AFFIANT

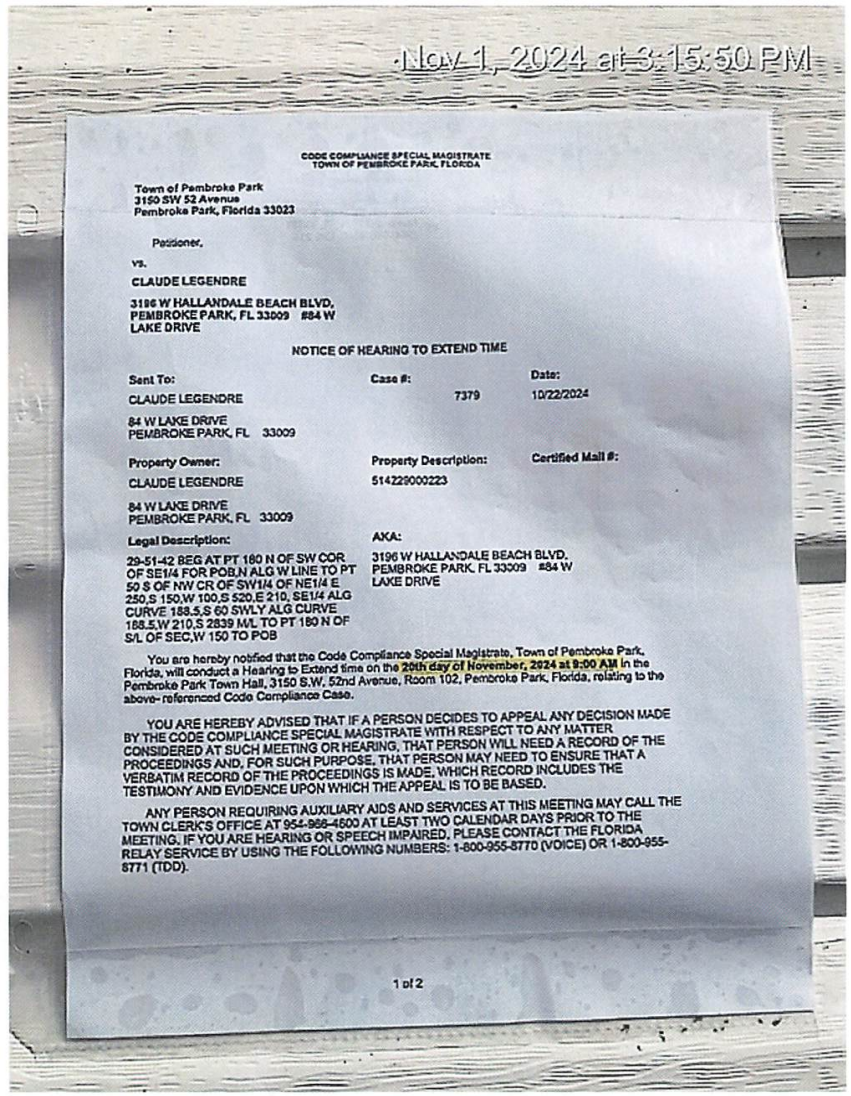
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by _____ as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W
LAKE DRIVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
CLAUDE LEGENDRE	7379	10/22/2024
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
CLAUDE LEGENDRE	514229000223	
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W
LAKE DRIVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
CLAUDE LEGENDRE	7379	10/22/2024
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
CLAUDE LEGENDRE	514229000223	
84 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 #84 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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- Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE PARK LAKES, INC
HET #7379

Street and Apt. No.
PO BOX 260490

City, State, ZIP+4
PEMBROKE PINES, FL 33026

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 00

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- Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE PARK LAKES, INC
LEIGH EESON
HET #7379

Street and Apt. No.
11201 SW 55TH STREET BOX 1

City, State, ZIP+4
MIRAMAR, FL 33025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$ 9.64

Total Postage and
$

Sent To
CLAUDE LEGENDRE
HET #7379

Street and Apt. No.
84 W LAKE DRIVE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 17



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
LEIGH EESON
HET #7379
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

9590 9402 8582 3244 8700 36

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2156 94

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

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.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Respondent(s)

Case #:

7379

On 7/15/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Permit #24366937-0 issued for fence, must complete inspections.
3. Installed wooden dock without a permit. Obtain plans for permit and inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/15/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Oct 16/2024 Phone: 514-730-9784

Email: claudelegendre@hotmail.com

Property Address: 74 West Lake Dr Hallandale FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I Claude Legendre (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7379 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the October 16, 2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on April 17, 2024 imposing the fine of $ 100.00 per day for violation(s)of the Town's Code of Ordinances:

Section - 105
Section 17
Section 28-340B

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

JOSEE LADOUCEUR (AGENT)
CLAUDE LEGENDRE
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Josee Ladouceur, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16th day of October, 2024.

Notary

My Commission expires 7/7/2026

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

att Joseline Ramirez (Jramirez@TPPFL.GOV)

Claude Legendre

84 West Lake Dr

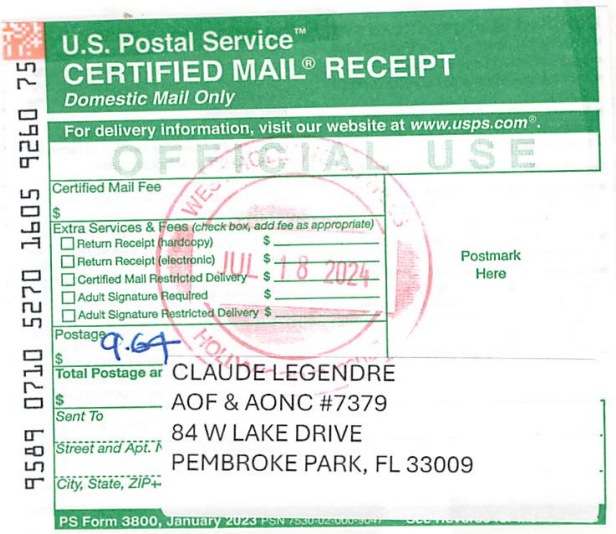
Hallandale

Case 7379

To get the inspection and meet the inspector, I autorized Josée Laderoute to do everything for me because I will be out of the country until November 2024

Claude Legendre

Tel of Josee 954-347-4701



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To
CLAUDE LEGENDRE

Street and Apt. No.
AOF & AONC #7379
84 W LAKE DRIVE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
JUL 18 2024

PS Form 3800, January 2023

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.
AOF & AONC #7379
PO BOX 260490

City, State, ZIP+4®
PEMBROKE PINES FL 33026

Postmark Here
JUL 18 2024

PS Form 3800, Jan

9589 0710 5270 1605 9260 51



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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
$ 9.64

Total Postage and Fees
$

Sent To
EESON, LEIGH

Street and Apt. No.
AOF & AONC #7379
11201 SW 55 STREET, BOX 1

City, State, ZIP+4®
MIRAMAR, FL 33025

Postmark Here
JUL 18 2024

PS Form 3800,

9589 0710 5270 1605 9260 44



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.
AOF & AONC #7379
3196 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK FL 33009

Postmark Here
JUL 18 2024

PS Form 3800, Jan

9589 0710 5270 1605 9260 68

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
AOF & AONC #7379
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 8582 3244 8713 92

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9260 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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 Re

ER: COMPLETE THIS SECTION

nplete items 1, 2, and 3.
: your name and address on the reverse hat we can return the card to you.
ch this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EESON, LEIGH
AOF & AONC #7379
11201 SW 55 STREET, BOX 1
MIRAMAR, FL 33025

9590 9402 8582 3244 8714 08

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9260 44

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

MIRAMAR BRANCH
JUL 26 2024

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

☐ Priority Mail Express®
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☐ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CLAUDE LEGENDRE Respondent(s)	Case No.: 7379

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, 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: 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: CLAUDE LEGENDRE

VEHICLE IDENTIFICATION #: 23650414AV

TITLE #: 43803336

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; 5-17 and 28-340(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-340(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by an Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 18 day of July, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Respondent(s)

Case #:

7379

On 7/15/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Permit #24366937-0 issued for fence, must complete inspections.
3. Installed wooden dock without a permit. Obtain plans for permit and inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/15/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Respondent(s)

Case #:

7379

On 7/15/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Permit #24366937-0 issued for fence, must complete inspections.
3. Installed wooden dock without a permit. Obtain plans for permit and inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/15/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
CLAUDE LEGENDRE	7379	07/11/2024
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
CLAUDE LEGENDRE	514229000223	
84 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 #84 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of July, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: July 11 / 2024 Phone: 514-730-9784

Email: Claude Legendre 6 @ Hotmail.com

Property Address: 84 West Lake Dr - Hallandale 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Claude Legendre (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7379 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the July ~~April~~ 17 2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on April 17 2024 imposing the fine of $ 100.00 per day for violation(s) of the Town's Code of Ordinances:

Section - 105
Section - 17
Section - 28 - 340B

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Josee LADOUCEUR (AGENT)
CLAUDE LEGENDRE
Petitioner's Name (Print)

Jladouceur
Claude Legendre
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Josee Ladouceur and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of July, 20 24.

Notary
My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Claude Legendre

84 West Lake Dr
Hallandale

Case 7379

To get the inspection and meet the inspector, I autorized Josée Ladouceur to do everything for me because I will be out of the country until November 2024

Claude Legendre

Tel of Josee 954-347-4701
adress: 81 West Lake Dr Hallandale
FL = 33009

Attest in front of me April 29th 2024
Diane Savoie Labelle

Commissaire à l'assermentation pour le Québec
Diane Savoie Labelle
224 509

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CLAUDE LEGENDRE Respondent(s)	)	Case No.: 7379

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, 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: 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: CLAUDE LEGENDRE

VEHICLE IDENTIFICATION #: 23650414AV

TITLE #: 43803336

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; 5-17 and 28-340(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-340(b) **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. 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 17th of April 2024.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.

Nazly Dayana CA

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



U.S. Postal Service™
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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

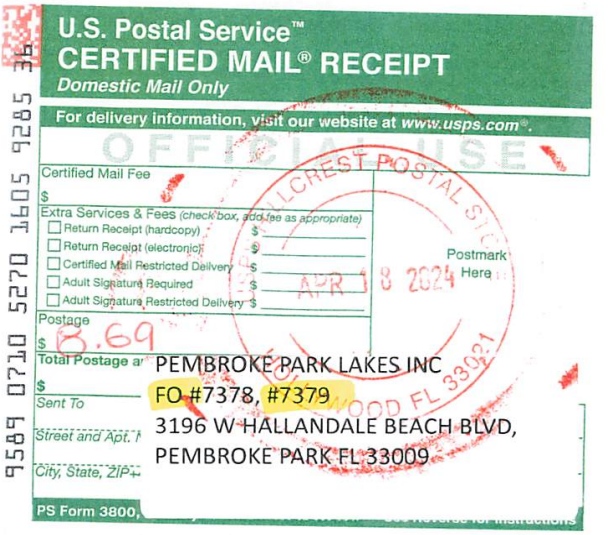
Total Postage and Fees
$

Sent To: EESON, LEIGH
FO #7378, #7379
Street and Apt. No.: 11201 SW 55TH STREET, BOX 1
City, State, ZIP+4®: MIRAMAR, FL 33025

PS Form 3800, J

Postmark Here
HOLLYWOOD FL 33021
APR 18 2024

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

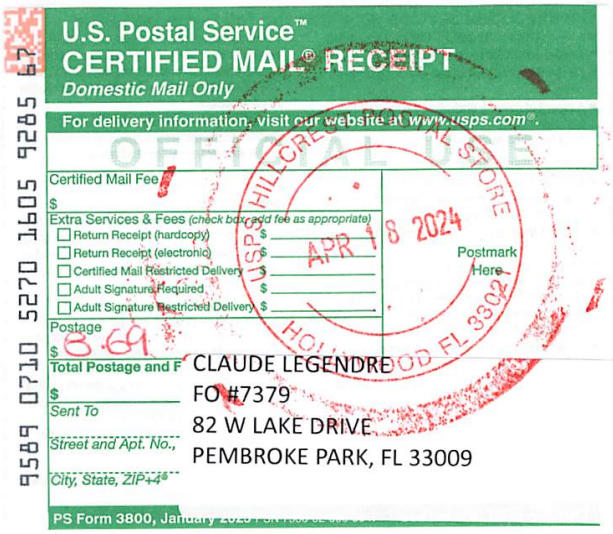
Total Postage a
$

Sent To: PEMBROKE PARK LAKES INC
FO #7378, #7379
Street and Apt.: 3196 W HALLANDALE BEACH BLVD,
City, State, ZIP+: PEMBROKE PARK FL 33009

PS Form 3800,

Postmark Here
HOLLYWOOD FL 33021
APR 18 2024

9589 0710 5270 1605 9285 36



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and F
$

Sent To: CLAUDE LEGENDRE
FO #7379
Street and Apt. No.,: 82 W LAKE DRIVE
City, State, ZIP+4®: PEMBROKE PARK, FL 33009

PS Form 3800, January

Postmark Here
HOLLYWOOD FL 33021
APR 18 2024

9589 0710 5270 1605 9285 67



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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
$ 8.69

Total Postage and
$

Sent To: PEMBROKE PARK LAKES INC
FO #7378, #7379
Street and Apt. No.: PO BOX 260490
City, State, ZIP+4®: PEMBROKE PINES FL 33026

PS Form 3800, J

Postmark Here
HOLLYWOOD FL 33021
APR 18 2024

See Reverse for Instructions

9589 0710 5270 1605 9285 43



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
FO #7378, #7379
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 8582 3244 8695 66

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9285 43

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) LEIGH EESON
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

HOLLYWOOD BRANCH
APR 30 2024
HOLLYWOOD, FL 33088

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CLAUDE LEGENDRE CASE NO. 7379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDE LEGENDRE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 84 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CLAUDE LEGENDRE AT 1:14 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____ DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 8 day of April, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

English

Home (https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 23650414AV

Vehicle Type: MOBILE HOME

Year: 1986

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 43803336

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 02/10/2016

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

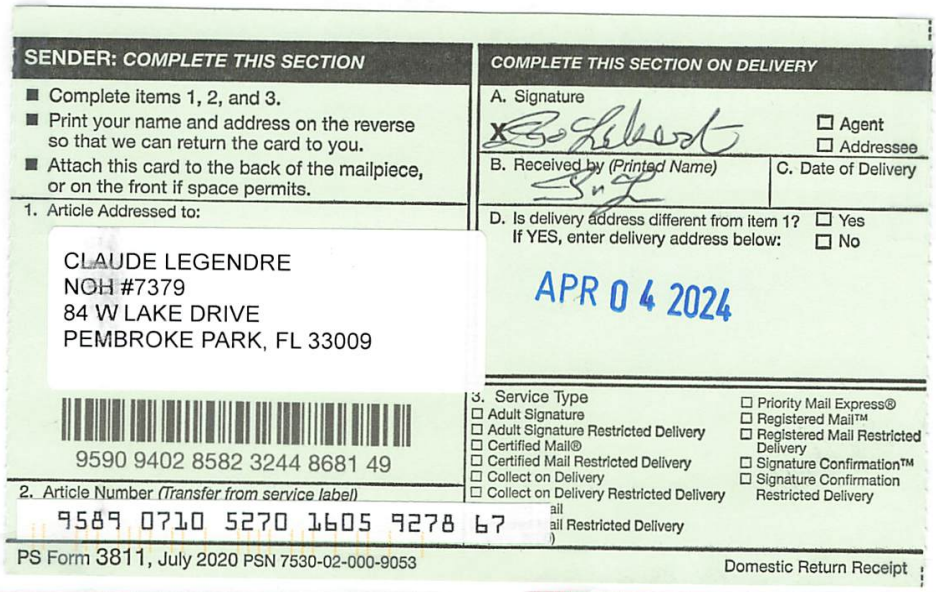
Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.


84
CLAUDE & PATRICIA
04/05/2024 13:14


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/27/2024
Case #:
7379
Sent To:
CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Property Description:
514229000223
Legal Description:
AKA:
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 84 W
LAKE DRIVE
04/05/2024 13:14



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLAUDE LEGENDRE
NOH #7379
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8681 49

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9278 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
APR 0 4 2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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



9589 0710 5270 1605 9278 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (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®

HILLCREST POSTAL STORE
MAR 2 8 2024
FLORIDA 33021
Postmark Here

PEMBROKE PARK LAKES INC
NOH #7379
PO BOX 260490
PEMBROKE PINES FL 33026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1605 9278 50

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (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. N
City, State, ZIP+

HILLCREST POSTAL STORE
MAR 2 8 2024
FLORIDA 33021
Postmark Here

EESON, LEIGH
NOH #7379
11201 SW 55TH ST, BOX 1
MIRAMAR, FL 33025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1605 9278 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (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
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

HILLCREST POSTAL STORE
MAR 2 8 2024
FLORIDA 33021
Postmark Here

CLAUDE LEGENDRE
NOH #7379
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800, Jan



9589 0710 5270 1605 9278 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (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®

HILLCREST POSTAL STORE
MAR 2 8 2024
Postmark Here

PEMBROKE PARK LAKES INC
NOH #7379
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK LAKES INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

Date:

08/09/2022

Property Owner:

PEMBROKE PARK LAKES INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	30
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Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7379

Hasler FIRST CLASS MAIL
08/09/2022
US POSTAGE $000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7378, 7379

Hasler FIRST CLASS MAIL
08/09/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Christopher P. Kelley, PA
11098 Biscayne Blvd.
#205
Miami, FL 33161

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7379, 7378

Hasler FIRST CLASS MAIL
08/09/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
PO Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LOV 7378, 7379

Hasler
08/09/2022
US POSTAGE $000.57⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2024

Sent To:

CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

Property Owner:

CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

3/27/2024

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.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Respondent(s)

Case #:

7379

On 3/25/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Not corrected.
3. Installed wooden dock without a permit. Obtain plans for permit and inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2024

Nazly Dayana cA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


84
08/03/2022 12:10


84
08/03/2022 12:10


08/03/2022 12:10


08/03/2022 12:11


08/03/2022 12:11


08/03/2022 12:11


84
08/03/2022 12:11


08/03/2022 12:11


08/03/2022 12:12


08/03/2022 12:12


08/03/2022 12:12

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7379

MIAMI FL 330

Hasler
08/09/2022
US POSTAGE $000.57⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

33009-509484F
33023>5413

Case #

NIXIE 331 DE 1 0008/15/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 330235413 50 *2606-04607-10-40

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LOV 7378, 7379

MIAMI FL 330

10 AUG 2022PM 6 L

Hasler

08/09/2022

US POSTAGE $000.57⁰

FIRST-CLASS MAIL

ZIP 33023

011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive

33009-514598F
33023>5413

NIXIE 351 DE 1 0008/15/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2606-04312-10-40

Case Overview

Property/Incident Information

Owner	Address	Site Address
TAI GROUP INC	4371 CASPER CT HOLLYWOOD, FL 33021	2520 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010118

Legal Description

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

Case Status Open **Case #** 8393 **Date Next Inspection** 11/20/2024

Notes

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182.
2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/10/2023		Notice of Violation	Regular Mail
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	Certified Mail
10/30/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/20/2024

Case Overview

GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/20/2024
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: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 11/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,100.00**

Payments

Date	Payment Type Name	Amount
6/27/2024	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$14,997.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TAI GROUP INC CASE NO. 8393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TAI GROUP INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TAI GROUP INC AT 11:43 A.M. ON THE 07 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

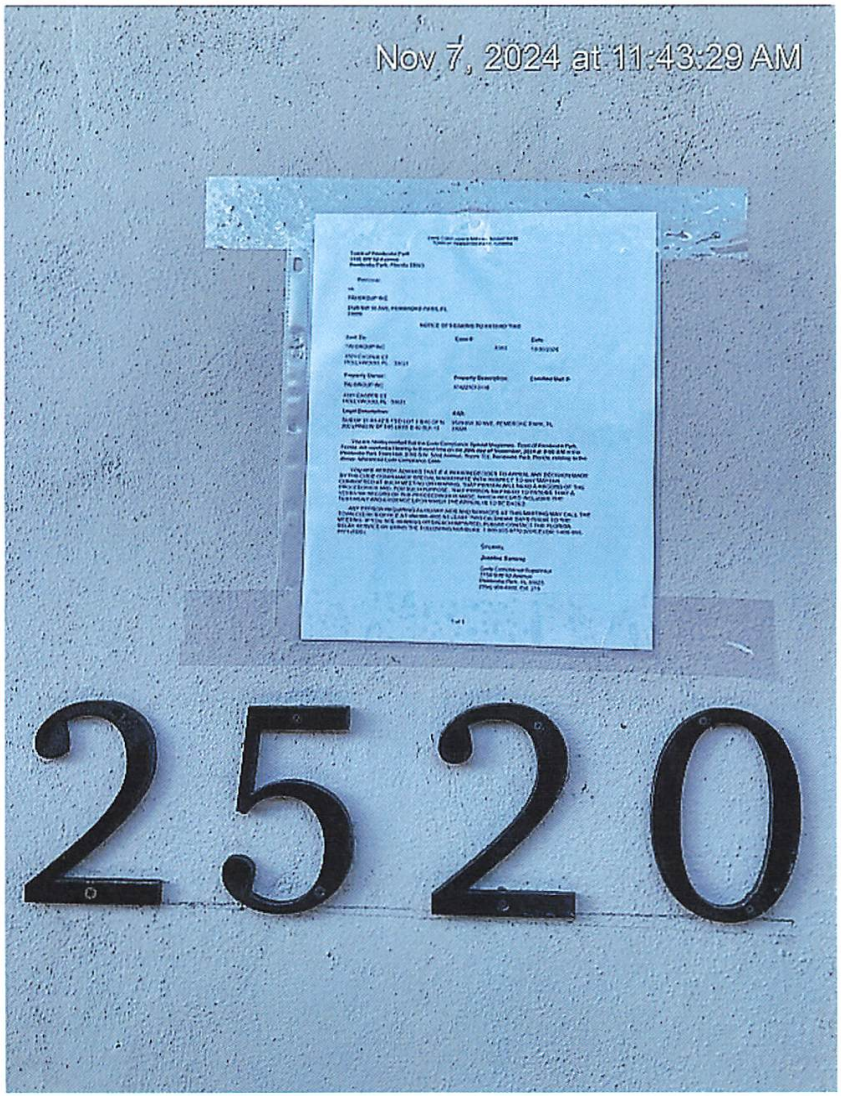
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of NOV, 2024, by Jean Gustin as Code Compliance 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 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Nov 7, 2024 at 11:43:35 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TAI GROUP INC

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TAI GROUP INC 4371 CASPER CT HOLLYWOOD, FL 33021	8393	10/30/2024

Property Owner:	Property Description:	Certified Mail #:
TAI GROUP INC 4371 CASPER CT HOLLYWOOD, FL 33021	514221010118	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13	2520 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: oct 30 2024 Phone: 786-578-4456

Email: Moshes0511@gmail.com

Property Address: 2520 SW 30th AVE 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Moshe Taieb (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8393 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the November 20th 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 06/18/2024 imposing the fine of $ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105, 11-16, 15-17, 15-175, 15-28, and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Moshe Taieb
Petitioner's Name (Print)

Moshe
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Moshe Taieb and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 30 day of October, 2024.

Notary

My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TAI GROUP INC

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TAI GROUP INC	8393	10/30/2024
4371 CASPER CT HOLLYWOOD, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
TAI GROUP INC	514221010118	
4371 CASPER CT HOLLYWOOD, FL 33021		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13	2520 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

TAI GROUP IMPACT MOSHE AMIHAY TAIEB
2921 BOGOTA AVE
COOPER CITY, FL 33026

Site Address:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

Date 6/27/2024 6:06:26 PM
Invoice # 26898
For Code Enforcement Case# 8393

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	9/16/2024		$250.00	0	$0.00
Admin Fixed	6/18/2024		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
6/27/2024	Credit	$103.00
Total		$103.00

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TAI GROUP INC Respondent(s)	)	Case No.: 8393

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TAI GROUP INC

FOLIO #: 5142 21 01 0118

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 11-16; 15-17; 15-175 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 11-16; 15-17; 15-175 and 15-28 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of June 2024. 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 18th June 2024.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of June, 2024.

Nazly Cardona CA

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



U.S. Postal Service™
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Domestic Mail Only

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 8.69

Sent To
TAI GROUP INC
FO #8393

Street and Apt. N
4371 CASPER CT HOLLYWOOD FL 33021

City, State, ZIP+4

Postmark Here

PS Form 3800, January

9589 0710 5270 1605 9274 30



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 8.69

Sent To
TAI GROUP INC
TAIEB, MOSHE
FO #8393

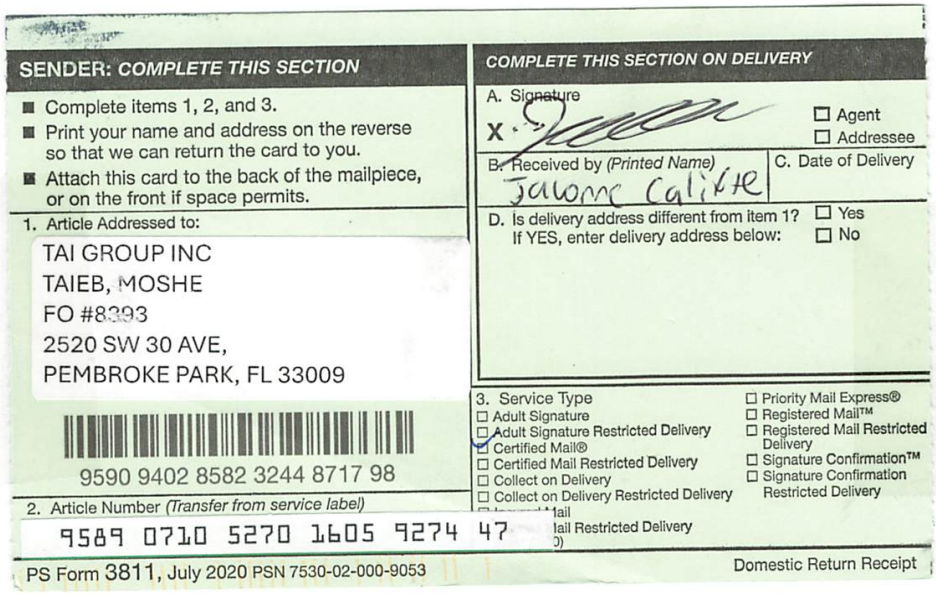
Street and Apt. No.,
2520 SW 30 AVE,

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January

9589 0710 5270 1605 9274 47



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TAI GROUP INC
TAIEB, MOSHE
FO #8393
2520 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8717 98

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9274 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Jaume Calitre

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701605927430

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Feedback

Latest Update

Your item arrived at our USPS facility in MIAMI FL DISTRIBUTION CENTER on June 21, 2024 at 11:24 pm. The item is currently in transit to the destination.

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
June 21, 2024, 11:24 pm

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TAI GROUP INC CASE NO. 8393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TAI GROUP INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TAI GROUP INC AT 12:12 P.M. ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

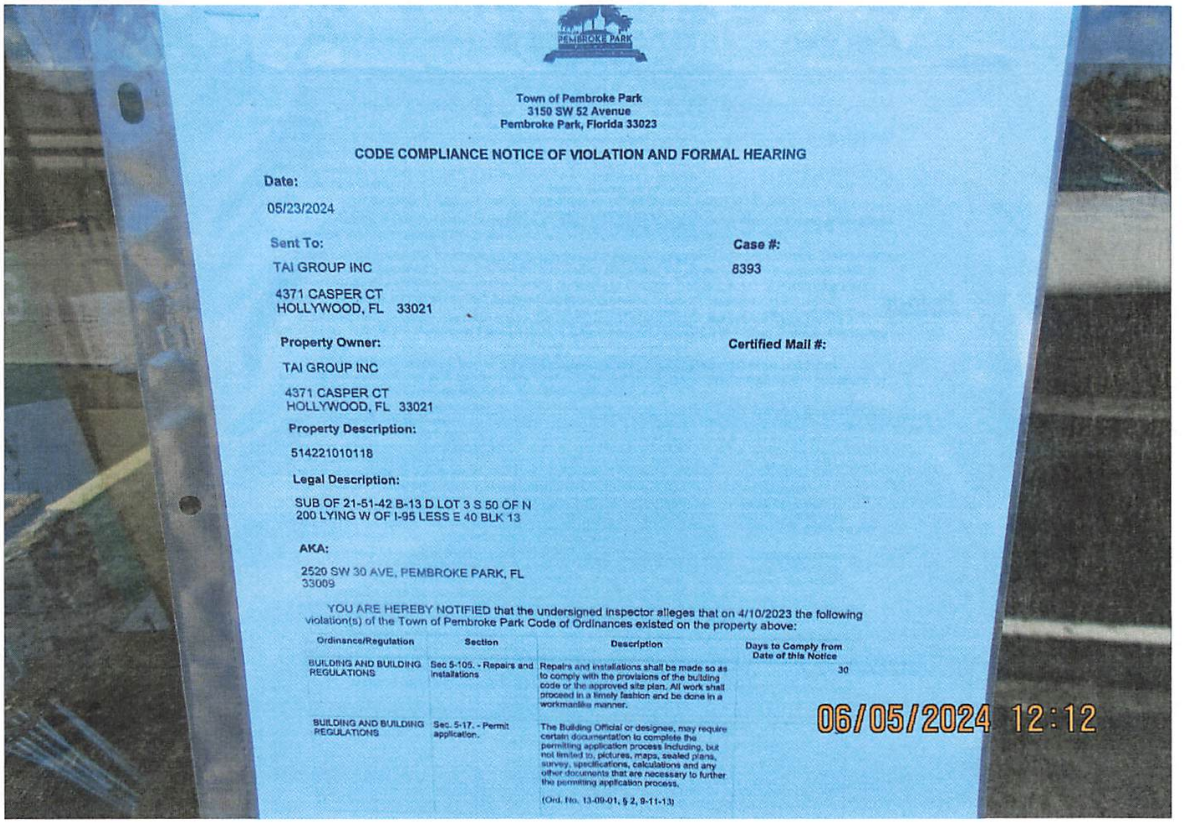
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of June, 2024, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

Property Owner:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514221010118

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

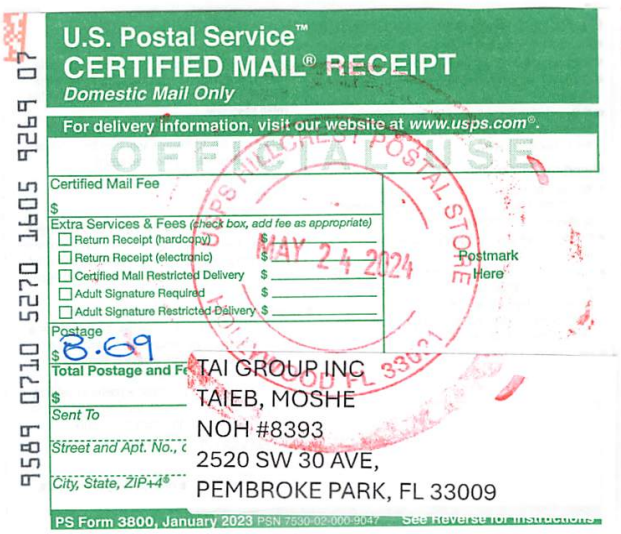
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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)	

06/05/2024 12:12



06/05/2024 12:12



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

MAY 24 2024

Postage
$ 8.69

Total Postage and Fees
$

Sent To

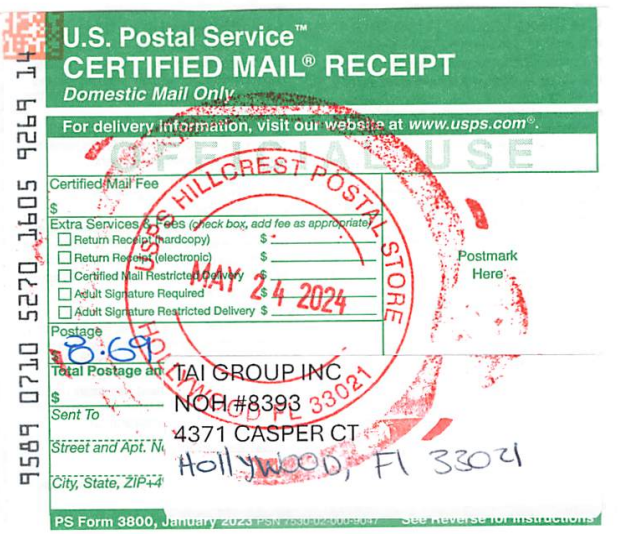
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

TAI GROUP INC
TAIEB, MOSHE
NOH #8393
2520 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9269 07



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

MAY 24 2024

Postage
$ 8.69

Total Postage and Fees
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

TAI GROUP INC
NOH #8393
4371 CASPER CT
Hollywood, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9269 14

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TAI GROUP INC
NOH #8393
4371 CASPER CT
Hollywood, FL 33021

9590 9402 8582 3244 8673 40

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
L Pitts

C. Date of Delivery
05/30/24

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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:

TAI GROUP INC
TAIEB, MOSHE
NOH #8393
2520 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8673 33

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 07

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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

Property Owner:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514221010118

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182.
2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

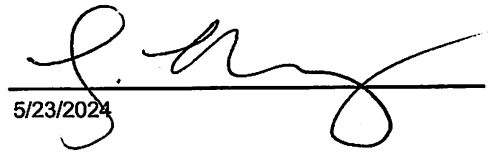
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



5/23/2024

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.

TAI GROUP INC

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

8393

On 5/23/2024 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:	TAI GROUP INC
Address:	4371 CASPER CT HOLLYWOOD, FL 33021
Folio:	514221010118
Site Address:	2520 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/23/2024
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 5/23/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182. BTR application in progress, failed structural, fire, and electrical inspections.
2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections. There is no evidential support of modification, violation removed.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections. Not Corrected.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections. Not corrected.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15. 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

Date:

04/10/2023

Property Owner:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Property Description:

514221010118

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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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Notes/Means of Correction:

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2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2520 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0118
Property Owner	TAI GROUP INC	Millage	0613
Mailing Address	4371 CASPER CT HOLLYWOOD FL 33021	Use	48-10
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS 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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$72,100	$1,319,610	$1,391,710	$1,391,710	
2022	$72,100	$1,319,610	$1,391,710	$1,391,710	$29,393.47
2021	$72,100	$543,720	$615,820	$615,820	$13,242.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,391,710	$1,391,710	$1,391,710	$1,391,710
Portability	0	0	0	0
Assessed/SOH	$1,391,710	$1,391,710	$1,391,710	$1,391,710
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	$1,391,710	$1,391,710	$1,391,710	$1,391,710

Sales History

Date	Type	Price	Book/Page or CIN
11/30/2021	WD-Q	$1,600,000	117791141
1/8/2016	WD-Q	$635,000	113448803
8/26/2015	QCD-T	$272,000	113222446
3/28/2008	QCD-D	$198,000	45256 / 907
6/1/1994	QCD	$100	22531 / 324

Land Calculations

Price	Factor	Type
$9.00	8,011	SF
Adj. Bldg. S.F. (Card, Sketch)		5083
Eff./Act. Year Built: 1976/1975		

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
TAI GROUP INC

Filing Information

Document Number	P18000068203
FEI/EIN Number	35-2637683
Date Filed	08/08/2018
Effective Date	08/08/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/03/2019

Principal Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Mailing Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Registered Agent Name & Address

TAIEB, MOSHE
2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Name Changed: 10/03/2019

Address Changed: 04/10/2022

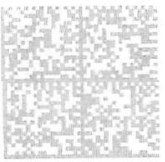
Officer/Director Detail

Name & Address

Title P

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
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04/11/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

TAI GROUP INC

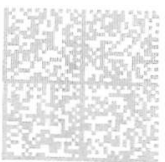
4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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04/11/2023 ZIP 33023
043M30245597

US POSTAGE

TAIEB, MOSHE
TAI GROUP INC
NOV #8393
2520 SW 30 AVE,
PEMBROKE PARK, FL 33009

Report

TAI Group Impact Windows LLC
2520 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157120

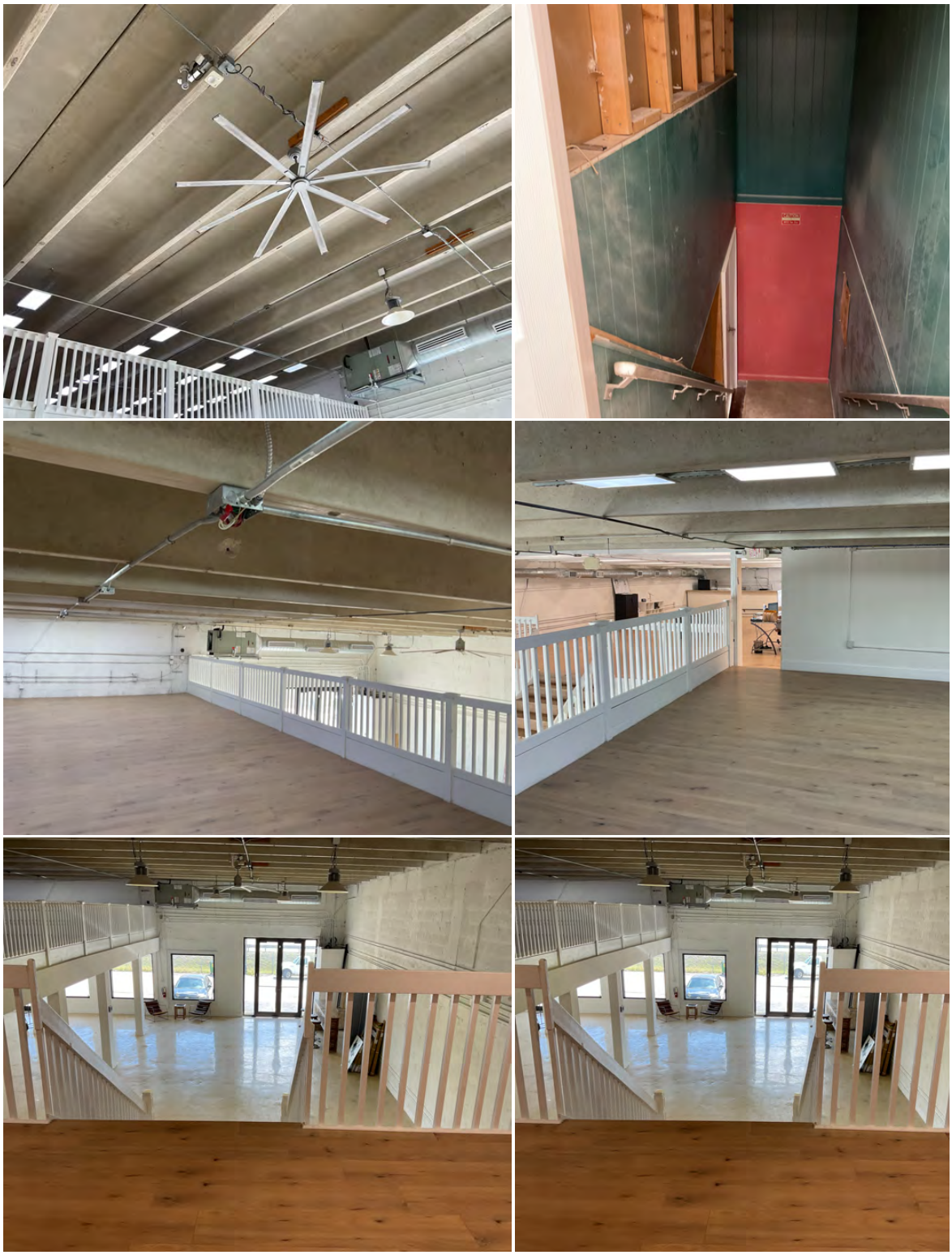
Pembroke Park - Construction or work without permit.

Possible work WOP written 2-1-23 annual. Buildout - alterations for a mezzanine/ 2nd floor, 2nd mezzanine stairwell . Provide an approved l plan drawing (sealed by a design professional) And egress access control locking system and hardware on floor one at front exit discharge an discharge

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.







WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status Open **Case #** 8441 **Date Next Inspection** 11/18/2024

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/18/2024

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
LUIS QUINONES	8441	11/15/2024
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
LUIS QUINONES	514229000300	
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

Case #:

8441

On 11/18/2024 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:	LUIS QUINONES
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 11/18/2024

Notes/Means of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/18/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: ~~10~~ 11(NC) - 15 - 2024 Phone: 786-992-3298

Email: Quinones L400 @ Gmail. com

Property Address: 3120 W Hallandale Beach Blvd L-17, Hallandale fl. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I Luis M. Quiñones (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the NOV. 20 - 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 490. 21 imposing the fine of $ 100 per day for violation(s) of the Town's Code of Ordinances:

5-10
5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Luis Quiñones
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Luis Quiñones, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of ~~OCT~~ NOV. (NC), 2024.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LUIS QUINONES Respondent(s)	)	Case No.: 8441

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION #: 13217

TITLE #: 21447719

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. 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 21st of August 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

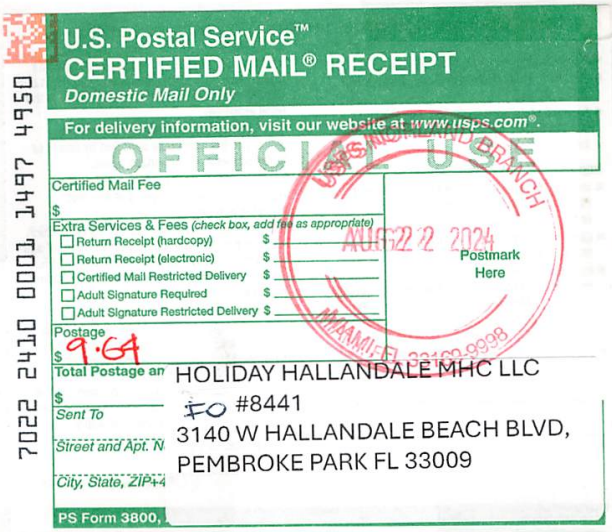
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No., or PO Box No. FO #8441
3140 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800,

USPS NORLAND BRANCH
AUG 22 2024
MIAMI, FL 33169-9998
Postmark Here

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To HOLIDAY HALLANDALE MHC LLC

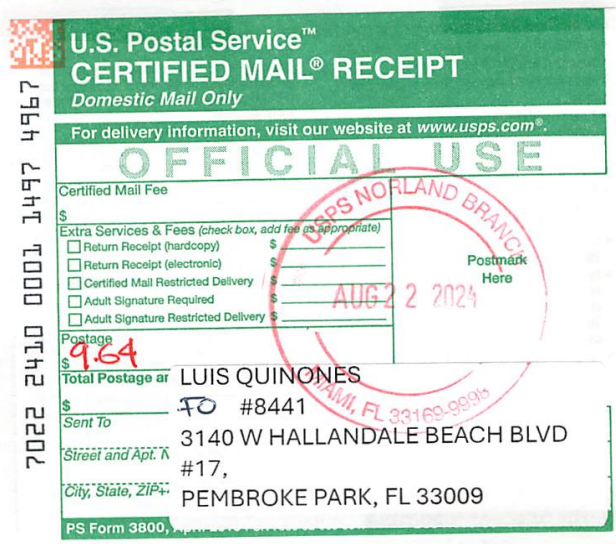
Street and Apt. No., FO #8441
8800 NORTH BRONX AVE 2ND

City, State, ZIP+4® FLOOR SKOKIE IL 60077

PS Form 3800,

USPS NORLAND BRANCH
AUG 22 2024
Postmark Here

7022 2410 0001 1497 4943



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage ar
$

Sent To LUIS QUINONES

Street and Apt. N FO #8441
3140 W HALLANDALE BEACH BLVD
#17,

City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800,

USPS NORLAND BRANCH
AUG 22 2024
MIAMI, FL 33169-9998
Postmark Here

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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:

HOLIDAY HALLANDALE MHC LLC
FO #8441
8800 NORTH BRONX AVE 2ND
FLOOR SK KIE IL 60077

9590 9402 8582 3244 8709 13

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4943

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:

HOLIDAY HALLANDALE MHC LLC
FO #8441
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8709 06

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4950

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by *(Printed Name)* C. Date of Delivery
8/26/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Luis Quinones

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

Case #:

8441

On 7/19/2024 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:	Luis Quinones
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/19/2024

Notes/Means of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 272468
My Comm. Expires Mar 13 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUIS QUINONES CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUIS QUINONES AT 9:35 A.M. ON THE 07 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

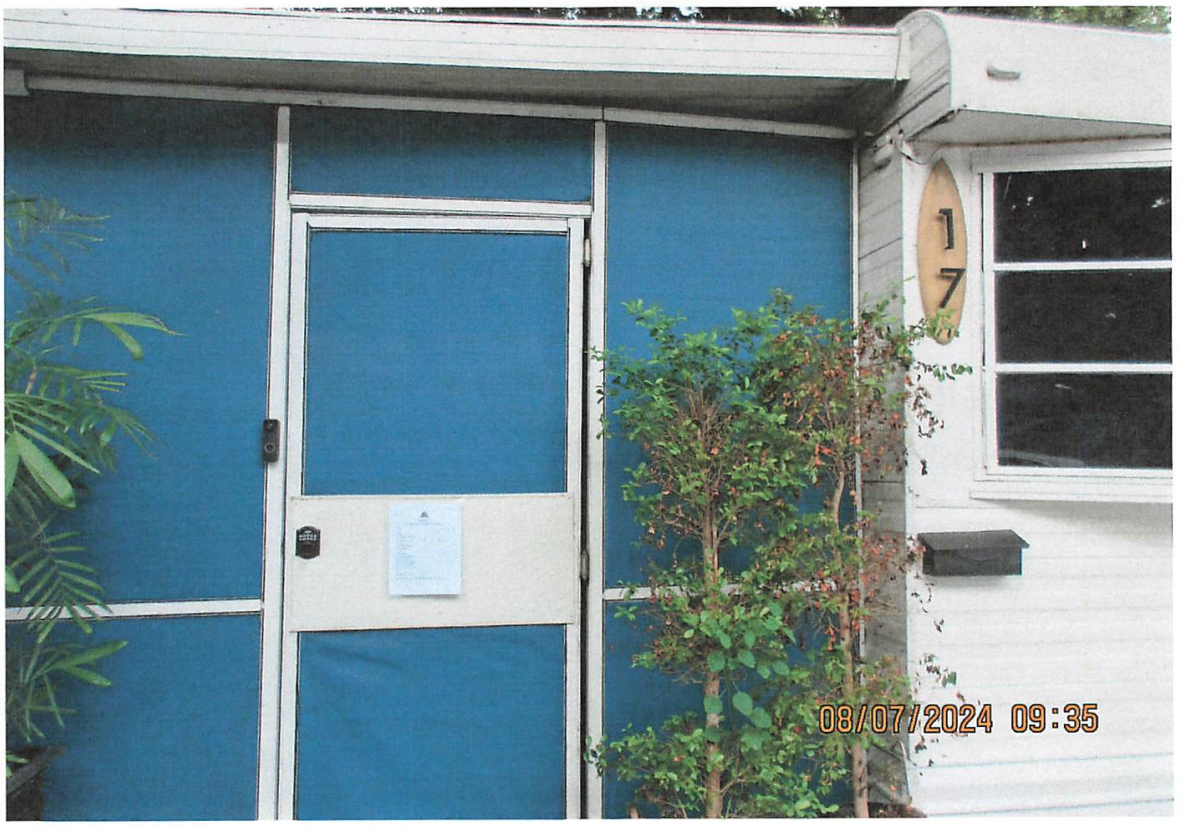
AFFIANT

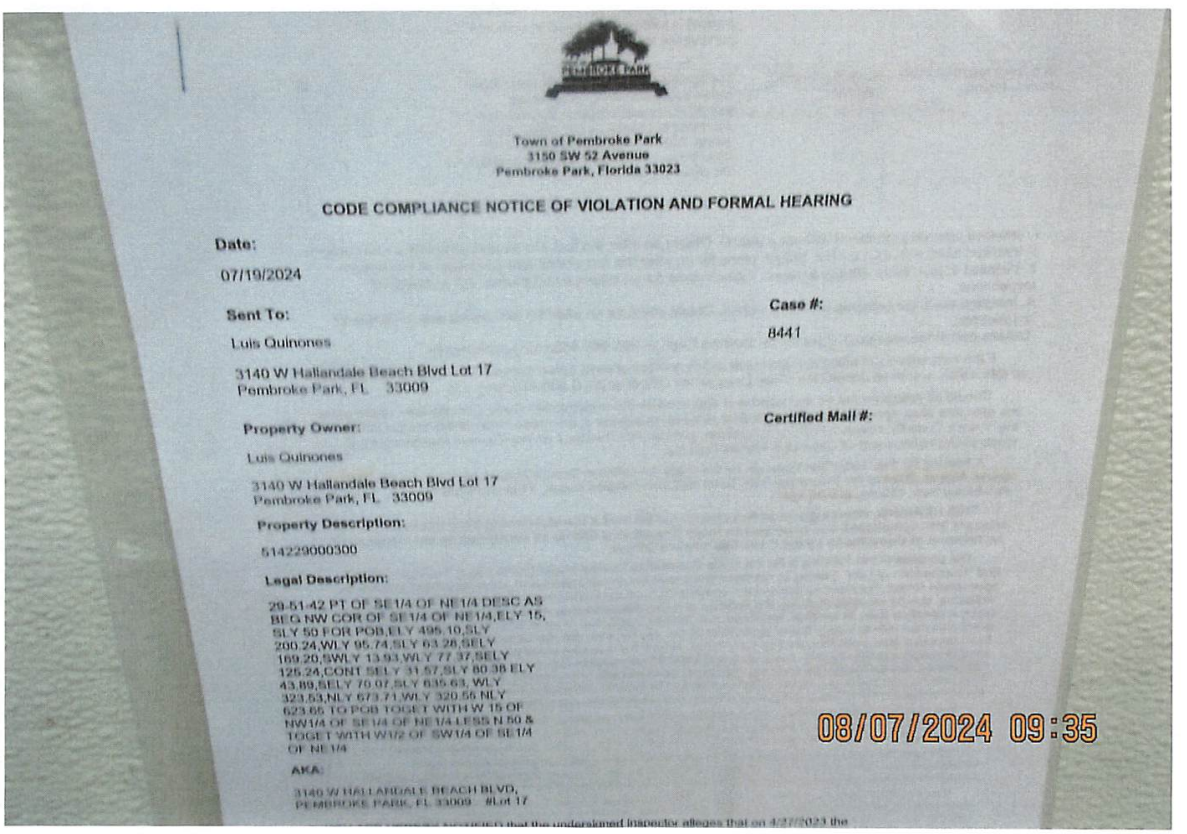
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of A, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Certified Mail #:

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Description:

514229000300

Legal Description:

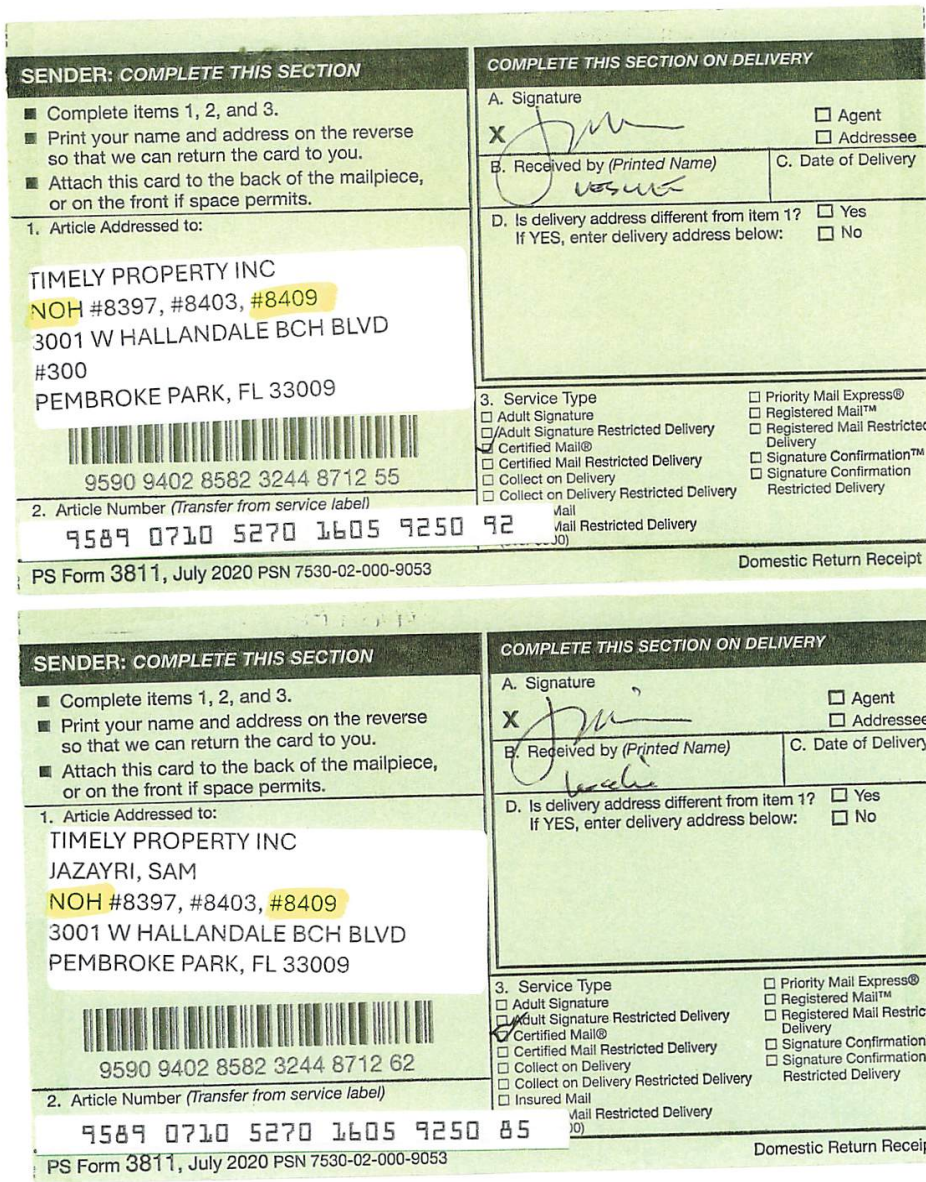
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.56,NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

08/07/2024 09:35

that the undersigned inspector alleges that on 4/27/2023 the



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 55

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 92

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:

TIMELY PROPERTY INC
JAZAYRI, SAM
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 85

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

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

L-17

T# 930883404
B# 527410

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
13217	1982	FRAN	PT	35'		21447719

Registered Owner:
LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

Date of Issue 10/24/2016

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:
LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

IMPORTANT INFORMATION
1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
13217	1982	FRAN	PT	35'		21447719

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	10/24/2016

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			10/24/2016

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 125906073

Terry L. Rhodes
Executive Director

10 /12 125906073

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_| X | (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

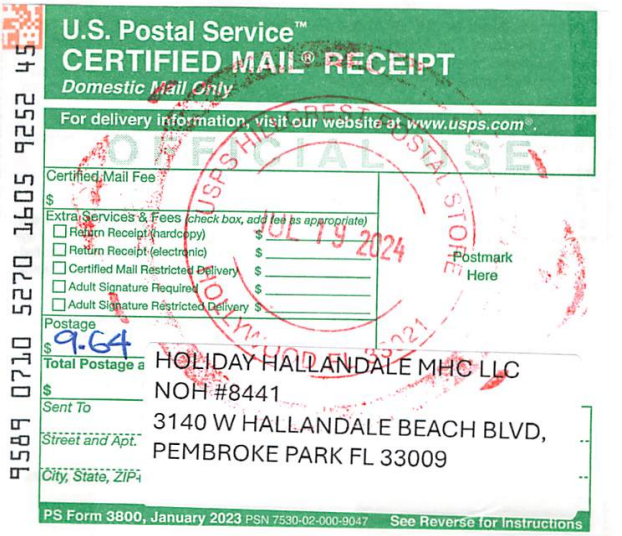
PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

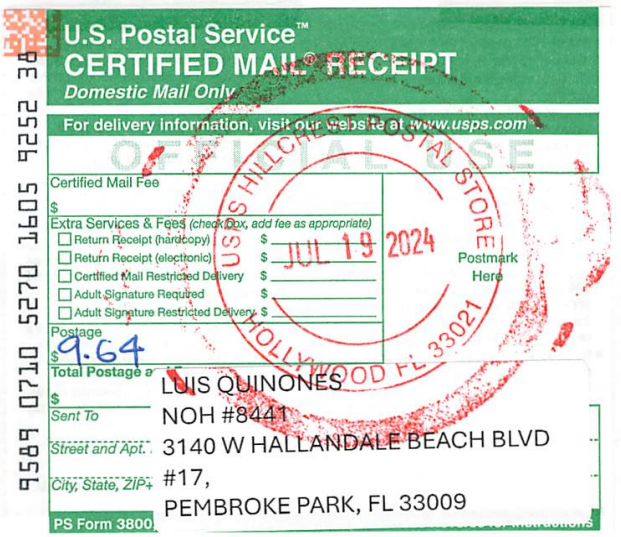
Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, J
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 19 2024
Postmark Here
HOLIDAY HALLANDALE MHC LLC
NOH #8441
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
9589 0710 5270 1605 9252 52


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
$ 9.64
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
USPS HILLCREST POSTAL STORE
JUL 19 2024
Postmark Here
HOLIDAY HALLANDALE MHC LLC
NOH #8441
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009
9589 0710 5270 1605 9252 45


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 19 2024
Postmark Here
LUIS QUINONES
NOH #8441
3140 W HALLANDALE BEACH BLVD
#17,
PEMBROKE PARK, FL 33009
9589 0710 5270 1605 9252 36



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LUIS QUINONES
NOH #8441
3140 W HALLANDALE BEACH BLVD
#17,
PEMBROKE PA

9590 9402 8582 3244 8657 35

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9252 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 7/22

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

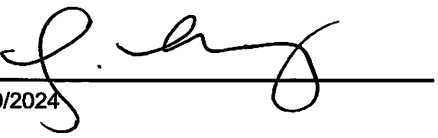
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



7/19/2024

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.

Luis Quinones

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

Case #:

8441

On 7/19/2024 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:	Luis Quinones
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Luis Quinones 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	8441	04/27/2023

Property Owner:	Property Description:	Certified Mail #:
Luis Quinones 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,972,850	$220,080	$6,192,930	$5,275,680	
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$5,275,680	$6,192,930	$5,275,680	$5,275,680
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	$5,275,680	$6,192,930	$5,275,680	$5,275,680

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/28/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

Luis Quinones

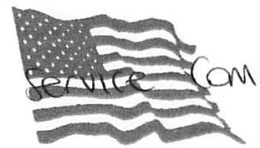
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner: **Property Desc:**

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/28/2023 ZIP 33023
043M30245597
US POSTAGE

Corporation Service Company
Nov #8441
1201 Hays street,
Tallahassee, Fl 32301

[OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC
Nov #8441
3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/28/2023 ZIP 33023
043M30245597
US POSTAGE

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC
Nov #8441
8800 North Bronx Ave 2nd Floor,
Skokie, IL 60077

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/28/2023 ZIP 33023
043M30245597
US POSTAGE

HZC
Transmittal Number: 26849043

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Town of Pembroke Park Code Compliance
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	05/02/2023
Party Served:	Luis Quinones
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, Fl 33009 #Lot 17
Case/Reference No:	8441

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com


04/07/2023 10:34


04/07/2023 10:28


04/07/2023 10:28


04/07/2023 10:28


04/07/2023 10:28


04/07/2023 10:29


04/07/2023 10:29


04/07/2023 10:29


04/07/2023 10:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

Folio

514230090681

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Case Status Closed **Case #** 9160

Notes

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/8/2023		Notice of Violation	Regular Mail
2/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
6/21/2024	7/17/2024	Notice of Formal Hearing - Extension of Time	Certified Mail Hand
7/15/2024		Affidavit of Non-Compliance	Hand
7/17/2024	7/17/2024	Amended Final Order	Certified Mail Hand
10/22/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
10/24/2024		Affidavit of Compliance	Regular Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	10/24/2024
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...	10/24/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/24/2024	$4,500.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$4,700.00**

Payments

Case Overview

Date	Payment Type Name	Amount
7/30/2024	Credit	$206.00
	Total Payments	**$206.00**
	Fees Outstanding	**$4,494.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 9160

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: BNUMO INC AT 03:07 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

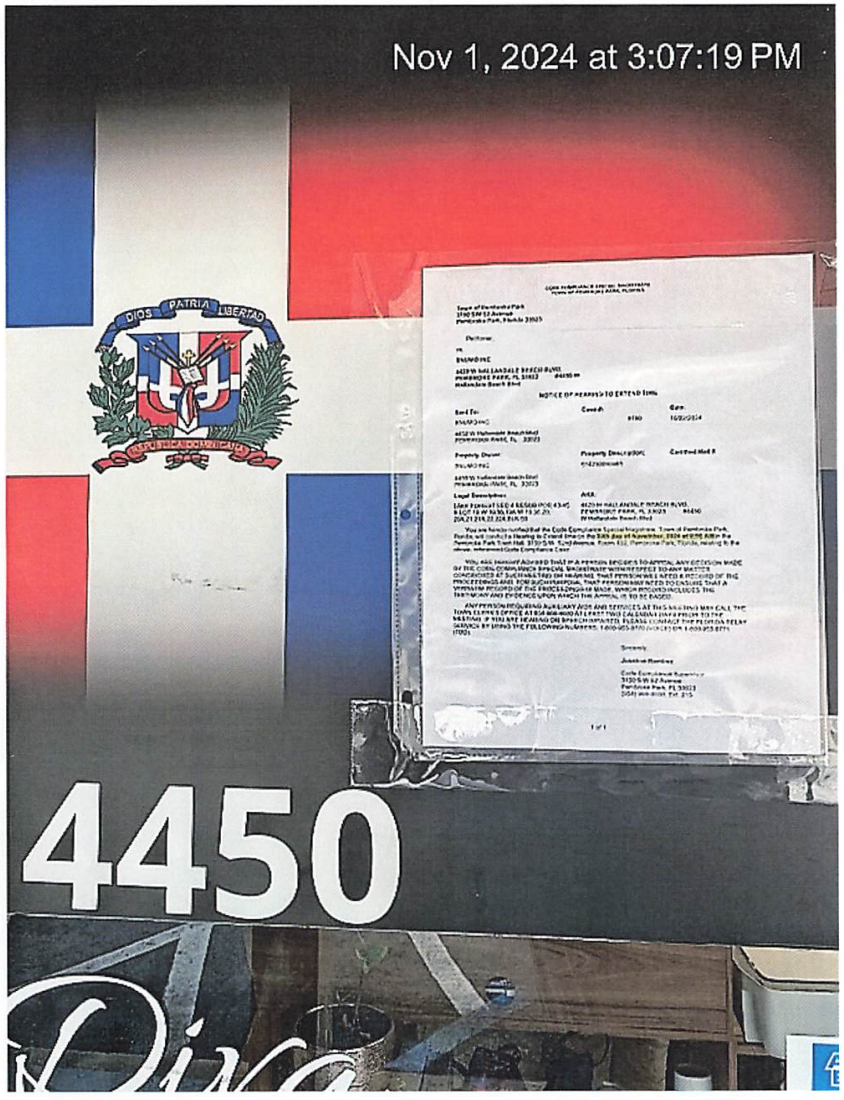
AFFIANT

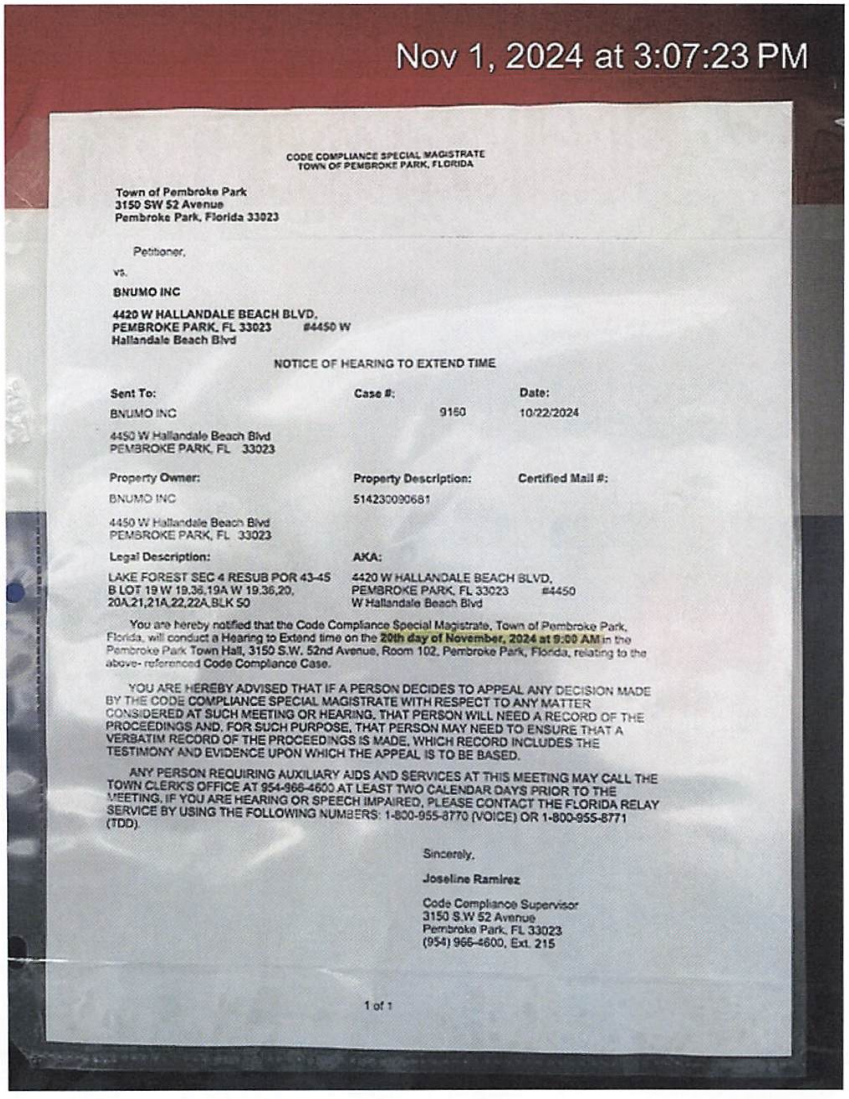
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florica
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
BNUMO INC	9150	10/22/2024
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC	514230090681	
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced **Code Compliance Case.**

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BNUMO INC	9160	10/22/2024
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



9589 0710 5270 1814 2157 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
BNUMO INC
DAVID BOUGANIM

Street and Apt. No.
HET #9160
947 NE 26 AVE

City, State, ZIP+4
HALLANDALE BEACH, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage a
$

Sent To
BNUMO INC
HET #9160

Street and Apt. I
4450 W HALLANDALE BEACH BLVD

City, State, ZIP+
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, January 2023 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:

BNUMO INC
HET #9160
4450 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7709 61

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2157 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
DAVID BOUGANIM
HET #9160
947 NE 26 AVE
HALLANDALE BEACH, FL 33009

9590 9402 7581 2098 7709 78

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2157 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* BLOOM | C. Date of Delivery 10/26/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:

9160

On 2/28/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/28/2024
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: 2/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 2/28/2024
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: 2/28/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Not corrected.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Not corrected.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits where installed without a permit as of my re-inspection on 2/28/24.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/28/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/18/2024 Phone: _____

Email: Cynthia.rake0214@gmail.com

Property Address: 4450 W Hollywood Blvd. BLV

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Cynthia Rodriguez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9160 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/10/2024 imposing the fine of $ 500 per day for violation(s)of the Town's Code of Ordinances:

5-105
5-17
5-175
21-81

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Cynthia Rodriguez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Cynthia Rodriguez and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of October, 2024.

Notary

My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Subject: **Dual Flush Toilets**
Date: 12/26/2023 12:06:37 PM Eastern Standard Time
From: michelle.ali@lixil.com
To: dbouganim@aol.com

Good Morning,

As per request, American Standard dual flush toilets were probably made around the 90's. I do not have a way of telling you exactly when without having a model number of the tank you have.

LIXIL

Michelle Ali

Consumer Connection Advisor

American Standard | GROHE | DXV

41 Cairns road, Mansfield Ohio, 44903

Tel: 855-815-0004

E-mail: Michelle.Ali@lixil.com

www.americanstandard.com | www.dxv.com | www.grohe.com/us

Marycari Paz

From: Marycari Paz
Sent: Friday, January 12, 2024 9:39 AM
To: David Bouganim
Cc: jeffrey louis
Subject: FW: Form submission from: PUBLIC INFORMATION REQUEST FORM
Attachments: Permits from 2001 to 2006.pdf; Actual permits.pdf

Good morning, Bouganim.
Please see attached a list for all permits on records, if you need specific information from one of them, let us know.

Regards,

Marycari Paz
Building Clerk, Town of Pembroke Park
954.966.4600 EXT 247| mpaz@tppfl.gov
www.townofpembrokepark.com
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Marycari Paz
Sent: Monday, January 8, 2024 9:33 AM
To: Suzi Reutlinger <sreutlinger@tppfl.gov>; DBouganim@2aol.com; jeffrey louis <jlouis@tppfl.gov>
Cc: Town Clerk <townclerk@tppfl.gov>
Subject: RE: Form submission from: PUBLIC INFORMATION REQUEST FORM

Good morning, Bouganim.
Please see attached a list for all permits on records, if you need specific information from one of them, let us know.

Regards,

Marycari Paz
Building Clerk, Town of Pembroke Park
954.966.4600 EXT 247| mpaz@tppfl.gov
www.townofpembrokepark.com
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Suzi Reutlinger <sreutlinger@tppfl.gov>
Sent: Friday, January 5, 2024 9:40 AM
To: DBouganim@2aol.com; jeffrey louis <jlouis@tppfl.gov>; Marycari Paz <mpaz@tppfl.gov>
Cc: Town Clerk <townclerk@tppfl.gov>
Subject: FW: Form submission from: PUBLIC INFORMATION REQUEST FORM

Good Morning,

This email acknowledges receipt of your request. We will fill your request as soon as possible.

Suzi Reutlinger
Assistant To Town Clerk
Town of Pembroke Park
954.966.4600 Ext 234 sreutlinger@tppfl.gov www.tppfl.gov

From: Pembroke Park, FL via Pembroke Park, FL <cmsmailer@civicplus.com>
Sent: Friday, January 5, 2024 9:37 AM
To: Suzi Reutlinger <sreutlinger@tppfl.gov>
Subject: Form submission from: PUBLIC INFORMATION REQUEST FORM

Submitted on Friday, January 5, 2024 - 9:36am
Submitted by anonymous user: 2603:3020:199c:100:258c:8756:3bc5:aedc
Submitted values are:

==For Office Use Only==
Date: 1/5/2024
Fee:

Name: BNUMO, INC.
Address: 4502 Hallandale beac blvd
Email: dbouganim@aol.com
Telephone Number: : 19543224242
Requested Information: ALL PERMITS FOR 4420-4502 HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33029 FROM 2003-2023
==Received By: ==
Received By: :
Date:
COMPLETED DATE:
Forwarded to Dept:
Date:

The results of this submission may be viewed at:
https://www.tppfl.gov/node/1566/submission/4441

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.

Associated Permits

Property ID: 514230090681

App ID	Permit #	Job Type Name	Job Name	Job Address	Status
77618		Business Tax Permit	BTR - BOBO SHANTI DISTRIBUTORS	4492 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	BTR Issued
77751		Business Tax Permit	BTR - 1.99 DRY CLEANERS	4444 W HALL BCH BLVD Pembroke Park, FL 33023	BTR Canceled
77756		Business Tax Permit	BTR - THIRSTY'S II	4426 / 4432 / 4438 W HALL BCH BLVD Pembroke Park, FL 33023	BTR Issued
78298		Business Tax Permit	BTR - DERRYS TWO	4486 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	BTR Issued
79793		Business Tax Permit	BTR - GLOWBAL ESSENCE LLC	4450 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	BTR Issued
80662		Business Tax Permit	BTR - NAKIMA WALKER	4450 W HALL BCH BLVD PEMBROKE PARK, FL 33023	BTR Issued
81041		Business Tax Permit	BTR - V & L CONSULTING AND SERVICES, INC.	4500 W HALL BCH BLVD PEMBROKE PARK, FL 33023	BTR Issued
81119		Business Tax Permit	BTR - WHAT A SUB INC	4480 W HALL BCH BLVD PEMBROKE PARK, FL 33023	BTR Out of Business
82123		Commercial A.C. Changeouts	THRISTY'S 2	4426 W HALLANDALE BEACH BLVD	Voided
82494		Business Tax Permit	BTR - KING CASH PAWN	4456/4468 W HALL BCH BLVD PEMBROKE PK, FL 33023	BTR Issued
82557		Business Tax Permit	BTR - TAX EXPRESSO	4444 W HALL BCH BLVD PEMBROKE PARK, FL 33023	BTR Canceled
83236		Business Tax Permit	BTR - CMB MULTISERVICES & MINI MART	4480 W HALLANDALE BEACH BLVD, PEMBROKE PK, FL 33023	BTR Issued
83631		Business Tax Permit	BTR - ASF TELECOM LLC	4444 W HALL BCH BLVD PEMBROKE PK, FL 33023	BTR Canceled
83940		Commercial Sign - Change of Copy - STRUCTURAL	BNUMO INC	4500 HALLANDALE BLVD	Voided
94487		Commercial Water Heaters - PLUMBING	BNUMO INC	4420 W HALLANDALE BEACH BLVD	Voided
94922		Commercial Renovation - STRUCTURAL	BNUMO INC	4444 W HALLANDALE BEACH BLVD	Voided
95515		Business Tax Permit	BTR - COFFEE BEANZ	4444 W HALL BCH BLVD PEMBROKE PK, FL 33023	BTR Canceled
809722		Commercial Sign - Channel Letters - ELECTRICAL	BNUMO INC	4444 W HALLANDALE BEACH BLVD (CHANNEL SIGN)	Plan Review
71085	081028-0	Commercial Sign - Banner (30 Day)	Go 2 Vacations	4462 Hallandale Bl	Archived
71172	081064-0	Commercial Backflow	Alexander's Pawn Shop	4500 Hallandale Blvd	Permit Complete
72686	103398-0	Commercial Renovation - STRUCTURAL	Subway	4480 Hallandale Blvd	Permit Complete
72710	103499-0	Commercial Sign - Channel Letters - STRUCTURAL	Subway	4480 Hallandale Bch Blvd	Permit Complete
72712	103500-0	Commercial Sign - Change of Copy - STRUCTURAL	Subway	4480 Hallendale Bch Blvd	Permit Complete
74429	114328-0	Commercial Tenant Buildout	Century 21 Pawn	4462 to 4468 W HALLANDALE BEACH Blvd Pembroke Park, FL	Permit Complete
74913	124507-0	Commercial Sign - Channel Letters - STRUCTURAL	Lucky Pawn	4468 HALLANDALE BEACH Blvd	Permit Complete

Associated Permits

Property ID: 514230090681

76152 135112-0	Commercial Electrical Work	Enumo Inc	4420 HALLANDALE BEACH Blvd PEMBROKE PARK, FL	Permit Complete
76511 135226-0	Commercial Fire Suppression System	Derrys 2	4486 HALLANDALE BEACH Blvd PEMBROKE PARK, FL	Permit Complete
77337 145683-0	Commercial Paving & Restripping	BNUMO INC	4420 W HALLANDALE BEACH Blvd	Permit Complete
80169 156253-0	Commercial Plumbing Fixtures	4450 W HALLANDALE BEACH BLVD	4450 W HALLANDALE BEACH BLVD	Permit Complete
82098 166793-0	Commercial Sign - Change of Copy - STRUCTURAL	A-ALLSTAR INSURANCE	4420 W HALLANDALE BEACH BLVD	Permit Complete
82100 166794-0	Commercial Sign - Change of Copy - STRUCTURAL	A-ALLSTAR INSURANCE	4500 W HALLANDALE BEACH BLVD (POLE SIGN)	Permit Complete
82102 166795-0	Commercial Sign - Change of Copy - STRUCTURAL	DERRY'S RESTAURANT # 2	4500 W HALLANDALE BEACH BLVD (POLE SIGN)	Permit Complete
82177 166809-0	Commercial Sign - Change of Copy - STRUCTURAL	thirsty's 11	4426 W HALLANDALE BEACH BLVD	Permit Complete
82087 166811-0	Commercial Paving & Restripping	BNUMO INC	4420 W HALLANDALE BEACH BLVD	Permit Complete
80667 166865-0	40 Year Building Inspection Safety Program	BNUMO INC	4420 W HALLANDALE BEACH Blvd PEMBROKE PARK, FL 33023	Permit Complete
82749 177082-0	Commercial A.C. Changeouts	THIRSTY'S	4426 W HALLANDALE BEACH BLVD	Permit Complete
83644 177249-0	Commercial Sign - Channel Letters - STRUCTURAL	METRO PCS	4444 W HALLANDALE BEACH BLVD	Permit Complete
83559 177354-0	Commercial Sign - Cabinet Box - STRUCTURAL	KING CASH	4468 W HALLANDALE BEACH BLVD.	Permit Complete
83947 187427-0	Commercial Sign - Change of Copy - STRUCTURAL	king cash pawn & jewelry	4500 HALLANDALE BEACH (POLE SIGN WEST ELEVATION)	Permit Complete
83942 187428-0	Commercial Sign - Change of Copy - STRUCTURAL	KING CASH PAWN & JEWELRY	4500 HALLANDALE BEACH (POLE SIGN EAST ELEVATION)	Permit Complete
84215 187441-0	Commercial Sign - Change of Copy - STRUCTURAL	METRO PCS	4500 HALLANDALE BEACH (POLE SIGN WEST ELEVATION)	Permit Complete
90907 1910317-0	Commercial Sign - Flat Wall - STRUCTURAL	A- ALLSTAR INSURANCE	4420 W HALLANDALE BEACH BLVD	Permit Complete
90860 1910332-0	Commercial Sign - Change of Copy - STRUCTURAL	THIRSTY'S	4426 W HALLANDALE BEACH BLVD (WEST FACE)	Permit Complete
93160 2110910-0	Commercial Sign - Cabinet Box - STRUCTURAL	BNUMO INC	4420 W HALLANDALE BEACH BLVD (DEMO SIGN)	Permit Complete
93595 2111079-0	Commercial Repairs - STRUCTURAL	BNUMO INC	4420 - 4502 W HALLANDALE BEACH BLVD	Permit Complete
93983 2111185-0	Commercial Light Pole	BNUMO INC	4420 - 4502 W HALLANDALE BEACH BLVD	Permit Complete
94773 2211414-0	Commercial Paving & Restripping	BNUMO INC	4420-4502 W HALLANDALE BEACH BLVD	Permit Complete
96032 2211773-0	Commercial Generators - ELECTRICAL	BNUMO INC	4426 W HALLANDALE BEACH BLVD	Permit Complete
97013 2212114-0	Commercial Sign - Change of Copy - STRUCTURAL	CMB GROCERY & FOOD STORE	4480W HALLANDALE BEACH BLVD	Permit Complete
97114 2212177-0	Commercial Demolition - STRUCTURAL	BNUMO INC	4500 W HALLANDALE BEACH BLVD (DEMO SIGN)	Permit Complete
96959 2212222-0	Commercial Demolition - PLUMBING	BNUMO INC	4420 W HALLANDALE BEACH BLVD	Permit Complete
97265 23351082-0	Commercial Renovation - STRUCTURAL	BNUMO INC	4444 W HALLANDALE BEACH BLVD	Permit Complete

Associated Permits

Property ID: 514230090681

550870 23354201-0	Commercial Sign - Change of Copy - STRUCTURAL	Thirsty's Bar (Change of Copy)	4426 W HALLANDALE BEACH BLVD	Permit Issued
611877 23355896-0	Commercial Sign - Cabinet Box - STRUCTURAL	BNUMO INC	4426 W HALLANDALE BEACH BLVD	Permit Complete
656920 23356975-0	Business Tax Permit	DIVA BY CYNTHIA RD LLC	4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	BTR Issued
656939 23356975-1	Business Tax Permit	CYNTHIA RODRIGUEZ	4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Application
657009 23356975-2	Business Tax Permit	ANAIS PERALTA ROSARIO (DIVA BY CYNTHIA RD LLC)	4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Application
657016 23356975-3	Business Tax Permit	GENESIS VILLALOBOS FERNANDEZ (DIVIA BY CYNTHIA RD	4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Application
657045 23356975-4	Business Tax Permit	ELIZABETH BETANCES (DIVA BY CYNTHIA RD LLC)	4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	Application
779562 23361102-0	Business Tax Permit	SUNSHINE VAPE AND SMOKE SHOP	4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	BTR Issued
797847 23361290-0	Business Tax Permit	FLEX FINANCIAL & TAX SERVICES INC	4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	BTR Issued

Application / Permit Data

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Process #: 223	**Permit #:** B0100005	**Master Permit:** B0100005
Status: Closed		

Site Information	
Address: 4462 HALLANDALE BEAC BL **Sub-division:** TOWN OF PEMBROKE PARK 03 **Lot:** **Block:**	**Folio#:** 514230090681 **Value:** $700.00 **Sq Ft:** 0

Permit Information	
Application Type: FENCE-CHAIN LINK &/OR WOOD **Job Name:** USED APPLIANCES AND MORE	**Application Date:** 01/09/01 **Permit Date:** 01/10/01 **Permit Fee:** $72.35

Applicant / Contact Information
Name: ENUMO INC **Address:** 2425 SW 58TH AVE HOLLYWOOD FL 33023-4036

Property Owner Information
Name: ENUMO INC **Address:** 2425 SW 58TH AVE HOLLYWOOD FL 33023-4036

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Process #: 564	**Permit #:** P0100066	**Master Permit:** P0100066
Status: Closed		

Site Information	
Address: 4500 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $625.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: BACKFLOW PREVENTER **Job Name:** FORTY FIVE HUNDRED BLDG	**Application Date:** 05/24/01 **Permit Date:** 05/30/01 **Permit Fee:** $72.35

Applicant / Contact Information
Name: J & J DAVIS PLUMBING SERV INC **Address:** 2120 S W 58 WY HOLLYWOOD, FL

Property Owner Information
Name: ENUMO INC **Address:** 2425 SW 58TH AVE HOLLYWOOD FL 33023-4036

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Process #: 1200	**Permit #:** B0200090	**Master Permit:** B0200090
Status: Closed		

Site Information	
Address: 4420 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $4,800.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE) **Job Name:** DAVID BOUGANIM	**Application Date:** 03/11/02 **Permit Date:** 03/12/02 **Permit Fee:** $130.75

Applicant / Contact Information
Name: THOMAS HYNES **Address:** PO BOX 237 FORT LAUDERDALE, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Process #: 1226	**Permit #:** P0200031	**Master Permit:** P0200031
Status: Expired		

Site Information	
Address: 4450 HALLANDALE BEAC BL **Sub-division:** TOWN OF PEMBROKE PARK 03 **Lot:** **Block:**	**Folio#:** 514230090681 **Value:** $500.00 **Sq Ft:** 0

Permit Information	
Application Type: REPAIRS-PLUMBING **Job Name:** BRUMO INC	**Application Date:** 03/28/02 **Permit Date:** 04/02/02 **Permit Fee:** $72.35

Applicant / Contact Information
Name: DONALD FRANCES KOSKI **Address:** 722 S DIXIE HWY HALLANDALE, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Process #: 1501	**Permit #:** B0200254	**Master Permit:** B0200254
Status: Closed		

Site Information	
Address: 4420 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - FLAT WALL **Job Name:** ALL STAR INSURANCE	**Application Date:** 08/01/02 **Permit Date:** 08/30/02 **Permit Fee:** $72.35

Applicant / Contact Information
Name: GALLO SIGNS **Address:** PO BOX 2625 HOLLYWOOD, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Process #: 1658	**Permit #:** B0200304	**Master Permit:** B0200304
Status: Closed		

Site Information	
Address: 4456 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $200.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - CHANGE OF COPY **Job Name:** 99 CENT STORE	**Application Date:** 10/21/02 **Permit Date:** 10/31/02 **Permit Fee:** $72.35

Applicant / Contact Information
Name: GALLO SIGNS **Address:** PO BOX 2625 HOLLYWOOD, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Process #: 1839	**Permit #:** B0300048	**Master Permit:** B0300048
Status: Closed		

Site Information	
Address: 4502 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - CHANGE OF COPY **Job Name:** ENUMO, INC.	**Application Date:** 01/27/03 **Permit Date:** 02/18/03 **Permit Fee:** $72.35

Applicant / Contact Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Process #: 2447	**Permit #:** M0400024	**Master Permit:** M0400024
Status: Closed		

Site Information

Address: 4486 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $5,500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information

Application Type: HOOD SYSTEM **Job Name:** ALTA'S CAFE	**Application Date:** 11/07/03 **Permit Date:** 03/01/04 **Permit Fee:** $141.60

Applicant / Contact Information

Name: J M SERVICES
Address: 4687 NW 7 ST DEERFIELD BCH, FL

Property Owner Information

Name: ENUMO INC
Address: 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 2741	**Permit #:** E0400028	**Master Permit:** M0400024
Status: Closed		

Site Information

Address: 4486 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $1,500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information

Application Type: ELECTRICAL WORK **Job Name:** ALTA'S CAFE	**Application Date:** 11/07/03 **Permit Date:** 03/01/04 **Permit Fee:** $80.20

Applicant / Contact Information

Name: MIZPAH ELECTRIC INC.
Address: 20049 NW 66 PL MIAMI,, FL

Property Owner Information

Name: ENUMO INC
Address: 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 2742	**Permit #:** P0400029	**Master Permit:** M0400024
Status: Closed		

Site Information	
Address: 4486 HALLANDALE BEAC BL **Sub-division:** TOWN OF PEMBROKE PARK 03 **Lot:** **Block:**	**Folio#:** 514230090681 **Value:** $1,500.00 **Sq Ft:** 0

Permit Information	
Application Type: GAS PIPING **Job Name:** ALTA'S CAFE	**Application Date:** 11/07/03 **Permit Date:** 03/01/04 **Permit Fee:** $80.20

Applicant / Contact Information
Name: PROFESSIONAL GAS PIPING INC **Address:** 51 N W 68 ST MIAMI, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 2743	**Permit #:** M0400025	**Master Permit:** M0400024
Status: Closed		

Site Information	
Address: 4486 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $1,500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: CHEMICAL FIRE EXTINGUISHING SYSTEM **Job Name:** ALTA'S CAFE	**Application Date:** 11/07/03 **Permit Date:** 03/01/04 **Permit Fee:** $80.20

Applicant / Contact Information
Name: A B FIRE EQUIPMENT **Address:** 2175 ANDREWS AVENUE POMPANO BEACH, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 3225	**Permit #:** P0400104	**Master Permit:** P0400104
Status: Closed		

Site Information	
Address: 4486 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $350.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: LP TANK **Job Name:** ALTA CAFE	**Application Date:** 10/18/04 **Permit Date:** 10/22/04 **Permit Fee:** $72.35

Applicant / Contact Information
Name: DOLPHIN GAS SYSTEM INC **Address:** 1614 N E 205 TERRACE MIAMI, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 3244	**Permit #:** B0500052	**Master Permit:** B0500052
Status: Closed		

Site Information	
Address: 4468 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - FLAT WALL **Job Name:** D & D AUTO	**Application Date:** 10/26/04 **Permit Date:** 02/03/05 **Permit Fee:** $72.35

Applicant / Contact Information
Name: GALLO SIGNS **Address:** PO BOX 2625 HOLLYWOOD, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 3251	**Permit #:** E0400161	**Master Permit:** E0400161
Status: Closed		

Site Information

Address: 4500 HALLANDALE BEAC BL **Sub-division:** TOWN OF PEMBROKE PARK 03 **Lot:** **Block:**	**Folio#:** 514230090681 **Value:** $1,300.00 **Sq Ft:** 0

Permit Information

Application Type: ELECTRICAL WORK **Job Name:** ALEXANDER'S PAWN SHOP	**Application Date:** 10/29/04 **Permit Date:** 11/09/04 **Permit Fee:** $77.20

Applicant / Contact Information

Name: CONCO ELECTRIC
Address: 5015 NW 66TH DR CORAL SPRINGS, FL

Property Owner Information

Name: ENUMO INC
Address: 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 3707	**Permit #:** B0500165	**Master Permit:** B0500165
Status: Closed		

Site Information	
Address: 4486 HALLANDALE BEAC BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $750.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - FLAT WALL **Job Name:** CHOO CHOO'S CHICK N'SOUL	**Application Date:** 04/06/05 **Permit Date:** 04/18/05 **Permit Fee:** $72.35

Applicant / Contact Information
Name: LOUIS ROIG SIGNS **Address:** 10955 WINDING CREEK WAY BOCA RATON, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 4153	**Permit #:** B0500352	**Master Permit:** B0500352
Status: Issued		

Site Information	
Address: 4462 HALLANDALE BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $1,500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: ALTERATIONS-INTERIOR **Job Name:** ENUMO	**Application Date:** 10/21/05 **Permit Date:** 11/02/05 **Permit Fee:** $105.20

Applicant / Contact Information
Name: NOAH CONSTRUCTION PLUS **Address:** 7630 SW 69 AVENUE MIAMI, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

Process #: 4778	**Permit #:** B0600531	**Master Permit:** B0600531
Status: Closed		

Site Information	
Address: 4500 HALLANDALE BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $1,000.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: SIGN - CHANGE OF COPY **Job Name:** ALEXANDER'S PAWN SHOP	**Application Date:** 02/08/06 **Permit Date:** 06/05/06 **Permit Fee:** $97.35

Applicant / Contact Information
Name: GALLO SIGNS **Address:** 3218 ROOSEVELT STREET HOLLYWOOD, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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Application / Permit Data

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Process #: 5357	**Permit #:** B0600499	**Master Permit:** B0600499
Status: Closed		

Site Information	
Address: 4500 HALLANDALE BL	**Folio#:** 514230090681
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $7,000.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: RE-ROOF FLAT **Job Name:** BNUMO INC.	**Application Date:** 05/01/06 **Permit Date:** 05/04/06 **Permit Fee:** $224.45

Applicant / Contact Information
Name: FLORIDA ROOFING INC **Address:** 7902 NW 66 STREET MIAMI, FL

Property Owner Information
Name: ENUMO INC **Address:** 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC Respondent(s)	Case No.: 9160

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, 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: 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO #: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175 and 21-21(7) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

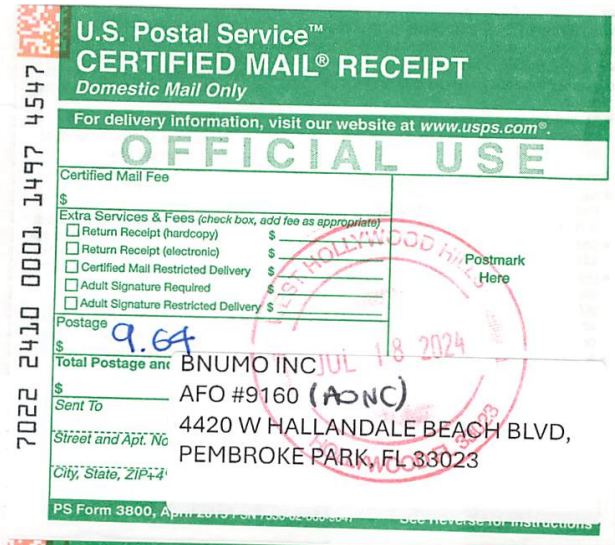
Any person aggrieved by an Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
BNUMO INC
AFO #9160 (AONC)

Street and Apt. No
4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here

JUL 18 2024

PS Form 3800, April

7022 2410 0001 1497 4547



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage an
$

Sent To
BNUMO INC
AFO #9160 (AONC)

Street and Apt. N
4450 W HALLANDALE BEACH BLVD,

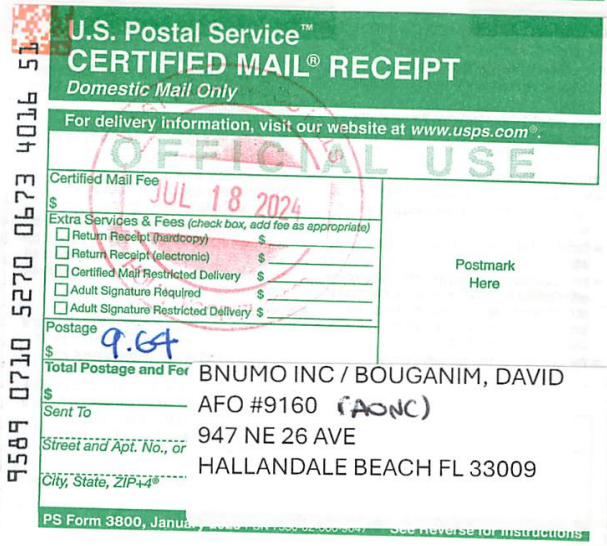
City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here

JUL 18 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4016 48



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fee
$

Sent To
BNUMO INC / BOUGANIM, DAVID
AFO #9160 (AONC)

Street and Apt. No., or
947 NE 26 AVE

City, State, ZIP+4
HALLANDALE BEACH FL 33009

Postmark Here

PS Form 3800, Janua

9589 0710 5270 0673 4016 51

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC / BOUGANIM, DAVID
AFO #9160 (AONC)
947 NE 26 AVE
HALLANDALE BEACH FL 33009

9590 9402 8582 3244 8661 07

2. Article Number *(Transfer from service label)*

9589 0710 5270 0673 4016 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X BBloom ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* BLOOM
C. Date of Delivery 7/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:

BNUMO INC
AFO #9160 (AONC)
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8660 84

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 4547

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:

BNUMO INC
AFO #9160 (AONC)
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8660 91

2. Article Number *(Transfer from service label)*

9589 0710 5270 0673 4016 68

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 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.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:

9160

On 7/15/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2024
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: 7/15/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 7/15/2024
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: 7/15/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Permit #24366933-0, completed.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected. Permit application in plan review
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Permit #24366933-0, completed.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits were installed without a permit as of my re-inspection on 2/28/24. Not corrected. Permit application in plan review.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/15/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BNUMO INC	9160	06/21/2024
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of July, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:

9160

On 7/15/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2024
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: 7/15/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 7/15/2024
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: 7/15/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Permit #24366933-0, completed.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected. Permit application in plan review
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Permit #24366933-0, completed.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits were installed without a permit as of my re-inspection on 2/28/24. Not corrected. Permit application in plan review.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/15/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



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JUN 21 2024
HOLLYWOOD FL 33021
USPS
9589 0710 5270 0673 4014 22
BNUMO INC / BOUGANIM, DAVID
HET #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009



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JUN 21 2024
HOLLYWOOD FL 33021
USPS
9589 0710 5270 0673 4014 38
BNUMO INC
HET #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023



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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
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JUN 21 2024
HOLLYWOOD FL 33021
9589 0710 5270 0673 4014 15
BNUMO INC
HET #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 06/13/2024 Phone: 786-226-6278

Email: cynthia.mateo214@gmail.com

Property Address: 4450 W Hallandale Beach Blvd, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Cynthia Rodriguez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9160 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 7/17/24 J.R. 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 04/16/2024 imposing the fine of $ 500.00 per day for violation(s)of the Town's Code of Ordinances:

5-105; 5-17; 15-17; 15-175; 21-21 J.R.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Cynthia Rodriguez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Cynthia Rodriguez and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13th day of June, 2024.

Chantal Farinas
Notary

My Commission expires 11/28/2027

CHANTAL FARINAS
Notary Public - State of Florida
Commission # HH 468013
My Comm. Expires Nov 28, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC Respondent(s)	Case No.: 9160

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, 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: 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO #: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175 and 21-21(7) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. 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 17th of April 2024.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.

Nazly Cardona CA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To
BNUMO INC / BOUGANIM, DAVID

Street and Apt. No.
FO #9160
947 NE 26 AVE

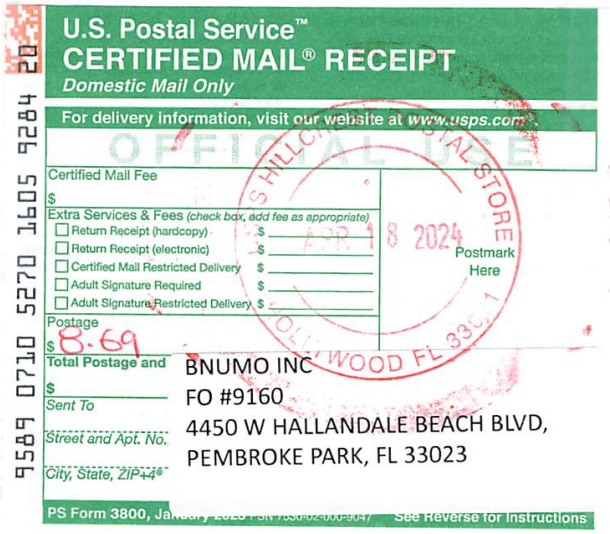
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Total Postage and
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BNUMO INC

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FO #9160
4450 W HALLANDALE BEACH BLVD,

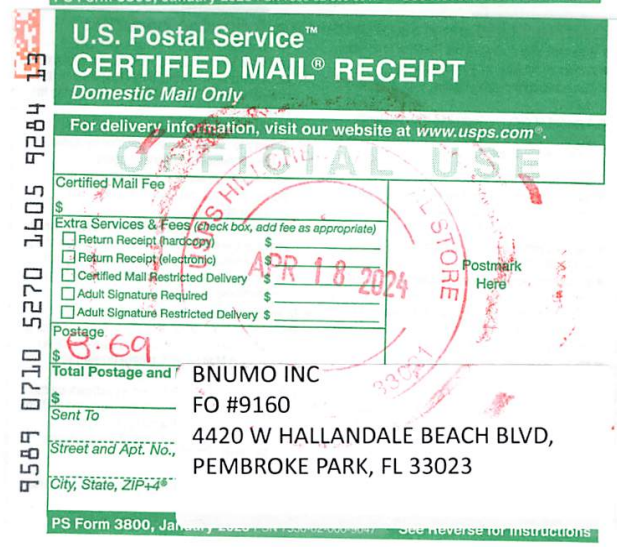
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BNUMO INC

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FO #9160
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City, State, ZIP+4®
PEMBROKE PARK, FL 33023

APR 18 2024

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9284 13

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
FO #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8698 01

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9284 20

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:

BNUMO INC / BOUGANIM, DAVID
FO #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

9590 9402 8582 3244 8697 95

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9284 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* BLOOM | C. Date of Delivery 4/23/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 9160

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4450 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC
AT 1:08 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

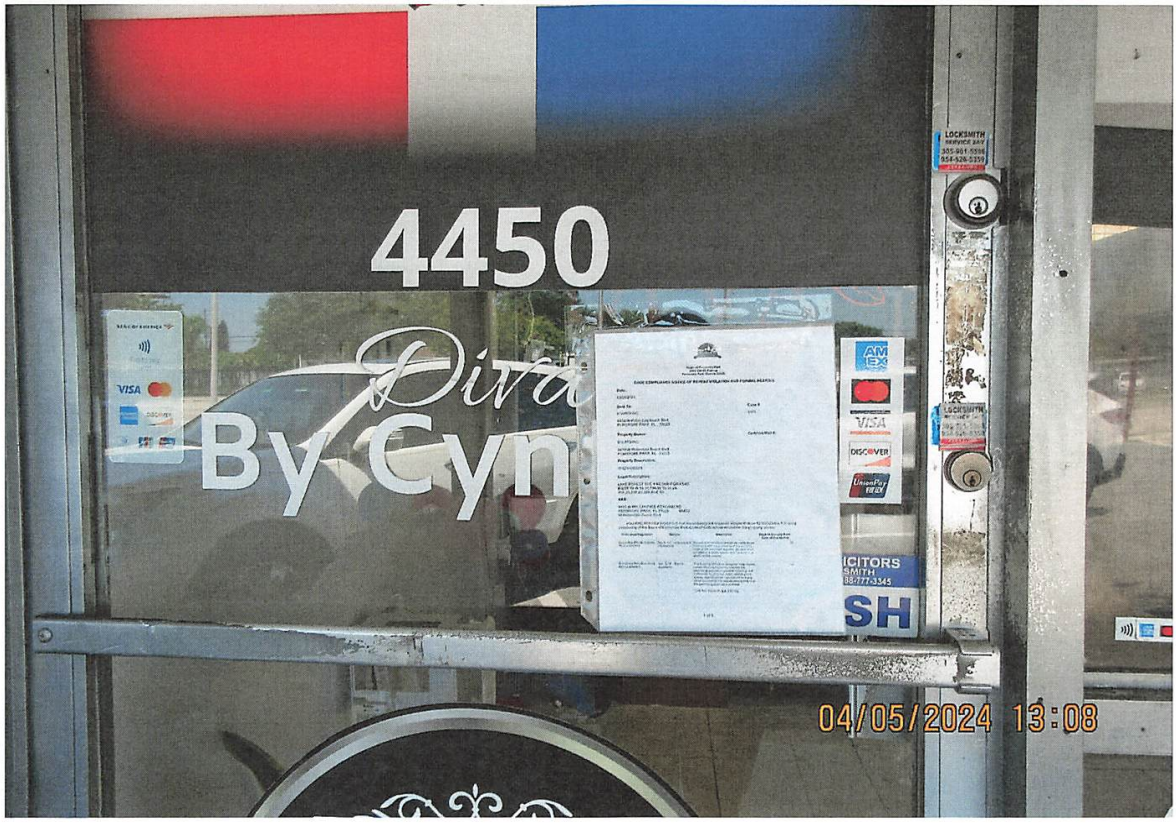
_____ DATE: 04/08/2024
AFFIANT

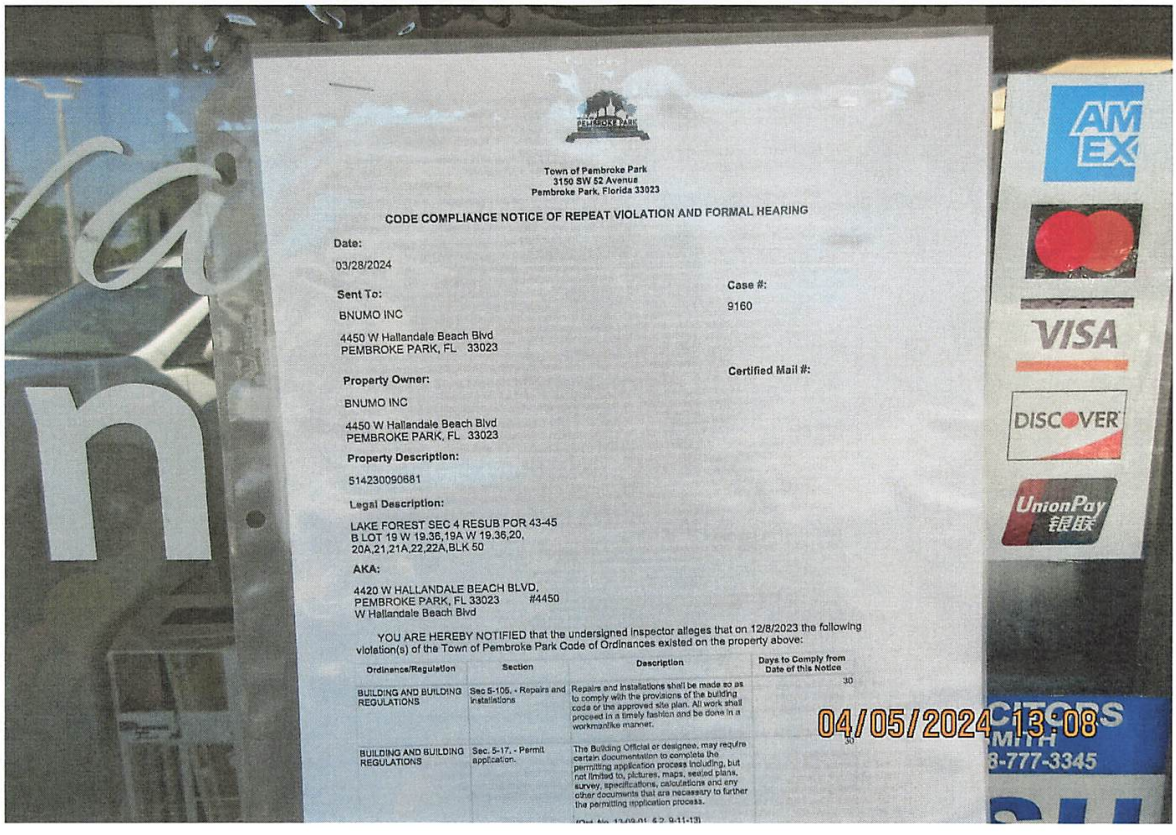
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 8 day of April, 2024, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Bayana A
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Case #:
9160

Sent To:
BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Owner:
BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Property Description:
514230090681

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

AKA:
4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450
W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 947 NE 26 AVE Hallandale Beach, Flori 33009	9318	02/15/2024

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 947 NE 26 AVE Hallandale Beach, Flori33009	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420-4502 W Hallandale Beach Blvd, Pembroke P

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/15/2024 the following violation(s) of the 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. Emergency Plumbing work was done without a permit predominantly behind the plaza common area. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

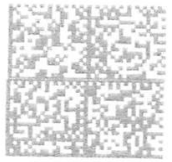
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

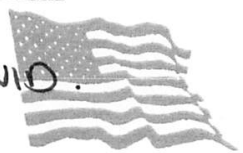


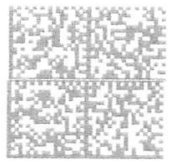


quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US POSTAGE

Sent To:	Case #:
BNUMO INC	9318
947 NE 26 AVE Hallandale Beach, Flori 33009	

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US POSTAGE

BOUGANIM, DAVID.
NORV #9818.
3582 NE 171 # 305.
NORTH MIAMI BEACH, FL 33160.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

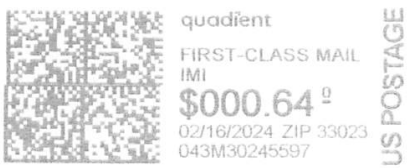




BNMO INC
NORV #9318.
4420 W HALLANDALE BEACH BND,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





BNMO INC
NORV #9318.
4502 W HALLANDALE BEACH BND,
PEMBROKE PARK, FL 33023.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$336,000	$1,036,310	$1,372,310	$1,218,770	
2023	$336,000	$1,036,310	$1,372,310	$1,107,980	$25,666.89
2022	$336,000	$671,260	$1,007,260	$1,007,260	$21,273.72

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,372,310	$1,372,310	$1,372,310	$1,372,310
Portability	0	0	0	0
Assessed/SOH	$1,218,770	$1,372,310	$1,218,770	$1,218,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,218,770	$1,372,310	$1,218,770	$1,218,770

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$

Sent To
Street and Apt. N
City, State, ZIP+

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

BNUMO INC
BOUGANIM, DAVID
NOH #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

PS Form 3800,

9589 0710 5270 1605 9281 54



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®

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

BNUMO INC
NOH #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800, Jan

9589 0710 5270 1605 9281 47



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$

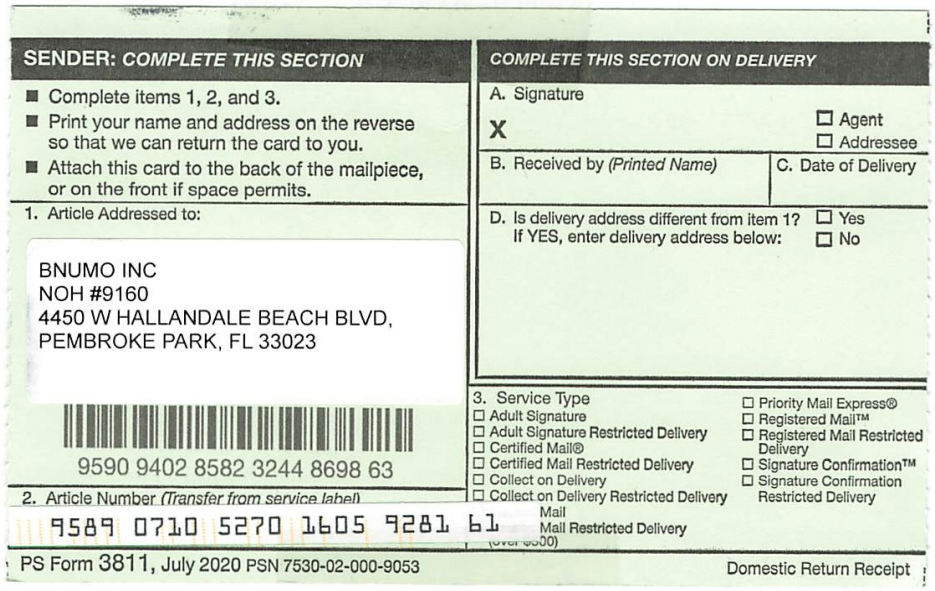
Sent To
Street and Apt. N
City, State, ZIP+

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

BNUMO INC
NOH #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800, January

9589 0710 5270 1605 9281 61



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
NOH #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8698 63

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9281 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

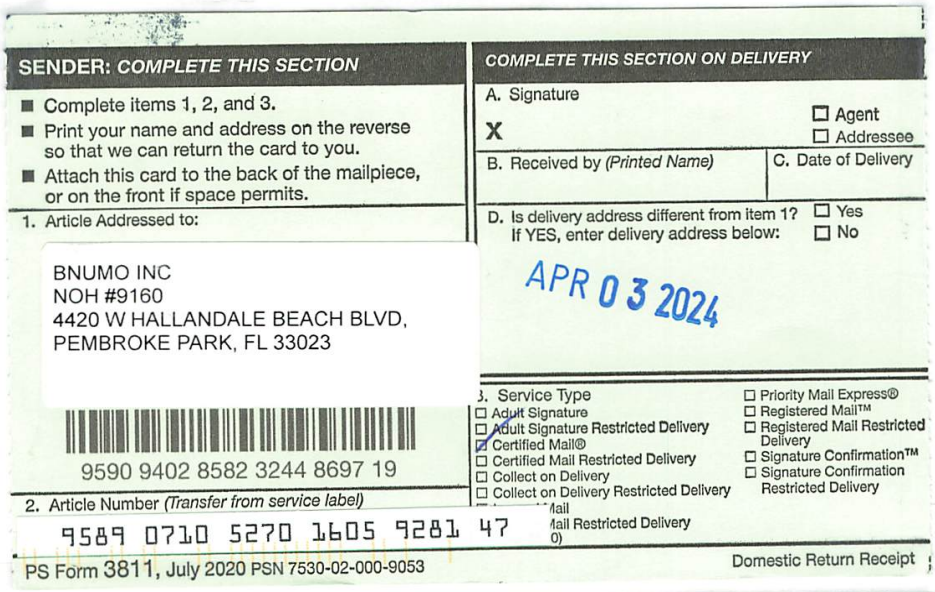
B. Received by (Printed Name)
C. Date of Delivery

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
(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:

BNUMO INC
NOH #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8697 19

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9281 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

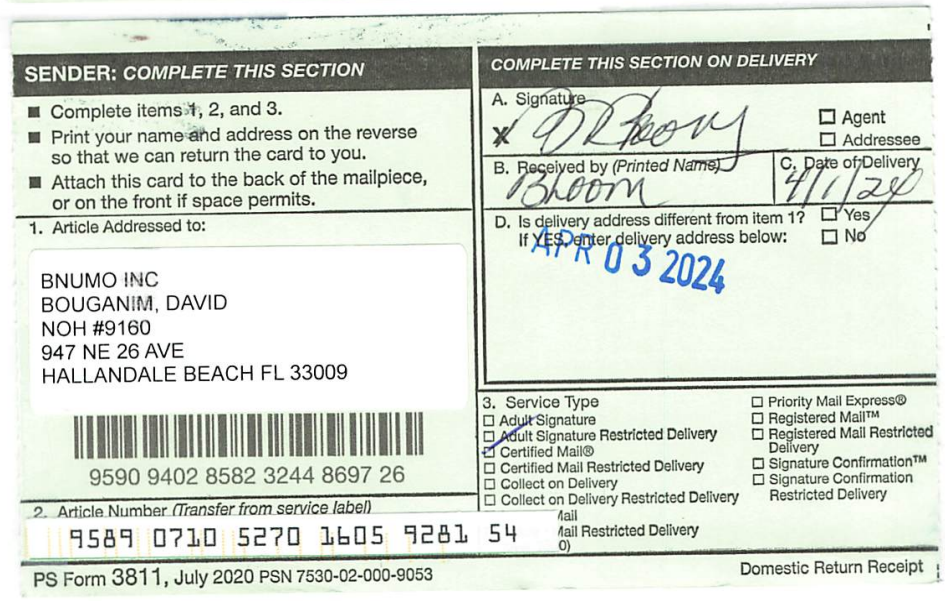
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 03 2024

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:

BNUMO INC
BOUGANIM, DAVID
NOH #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

9590 9402 8582 3244 8697 26

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9281 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D Bloom ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Bloom | C. Date of Delivery 4/1/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 03 2024

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Case #:

9160

Property Owner:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450
W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
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

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



3/28/2024



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.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:

9160

On 2/28/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/28/2024
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: 2/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 2/28/2024
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: 2/28/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Not corrected.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Not corrected.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits where installed without a permit as of my re-inspection on 2/28/24.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/28/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 947 NE 26 AVE Hallandale, Flori 33009	9160	12/08/2023

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 947 NE 26 AVE Hallandale, Flori33009	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd, Pembroke P

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
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

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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12/11/2023 ZIP 33023
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US POSTAGE

NOV

Sent To:
BNUMO INC

947 NE 26 AVE
Hallandale, Flori 33009

Case #:
9160

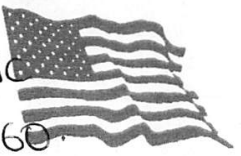
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

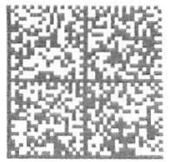


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BNMO INC
NOV #9160
4420 N Hallandale Beach Blvd,
Pembroke Park FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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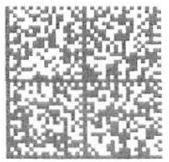
US POSTAGE

BNMO INC
NOV #9160.

947 NE 26 AVE
Hallandale Beach, Fl 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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US POSTAGE

BOUGANIM, DAVID
NOV #9160.

3582 NE 171 #305.
North Miami Beach, Fl 33160.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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12/11/2023 ZIP 33023
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US POSTAGE

BNMO INC
NOV #9150.

4450 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$336,000	$1,036,310	$1,372,310	$1,218,770	
2023	$336,000	$1,036,310	$1,372,310	$1,107,980	$25,666.89
2022	$336,000	$671,260	$1,007,260	$1,007,260	$21,273.72

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,372,310	$1,372,310	$1,372,310	$1,372,310
Portability	0	0	0	0
Assessed/SOH	$1,218,770	$1,372,310	$1,218,770	$1,218,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,218,770	$1,372,310	$1,218,770	$1,218,770

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

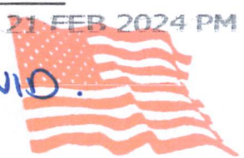
Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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21 FEB 2024 PM 5L



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NORTH MIAMI BEACH, FL 33160.

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UNABLE TO FORWARD
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4450
Diva
By Cynthia
OPEN HOURS
TUESDAY - SATURDAY
9:00 am - 7:00 pm
SUNDAY and MONDAY
by appointment
786-226-6278
DivabyCynthiaRD
SERVICES:
• Make-up
• Facial
• Eyelashes
• Waxing
• Hair
• Hair
• Balay
• Pedicu
• Manic
07/14/2023 10:29


07/14/2023 10:31


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07/14/2023 10:31

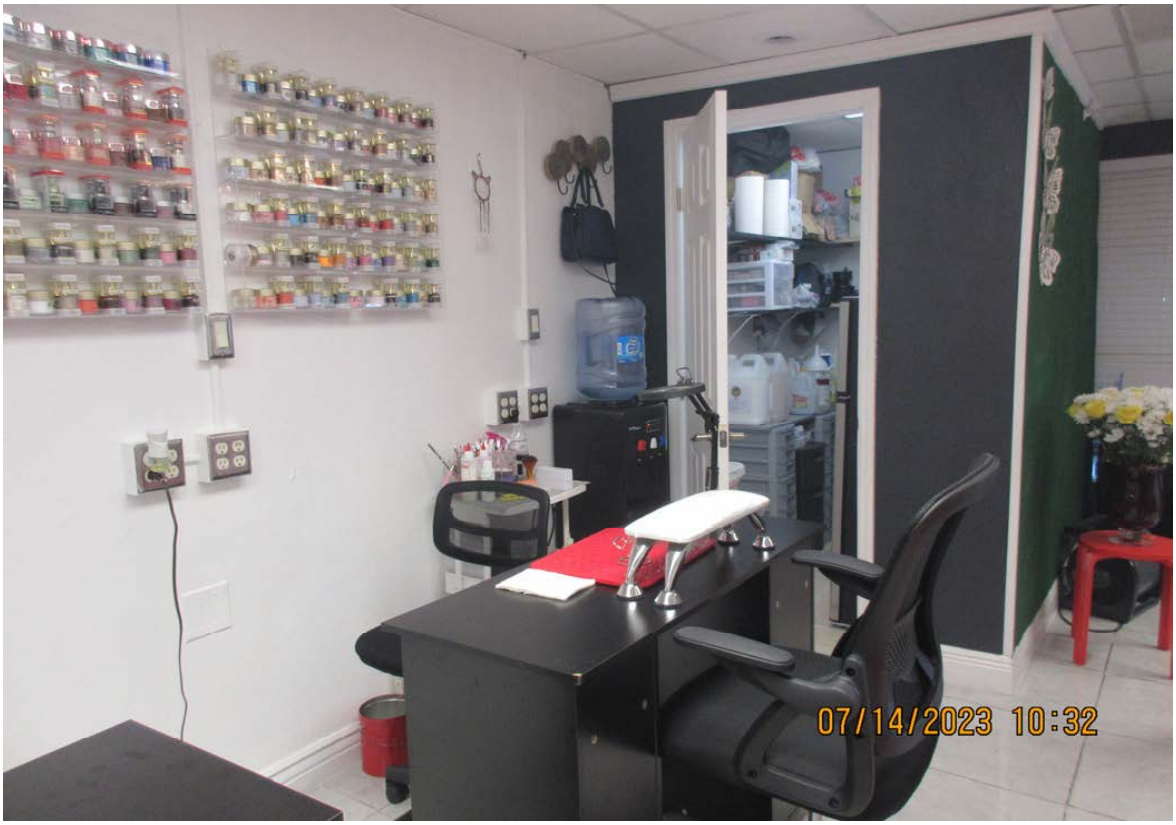

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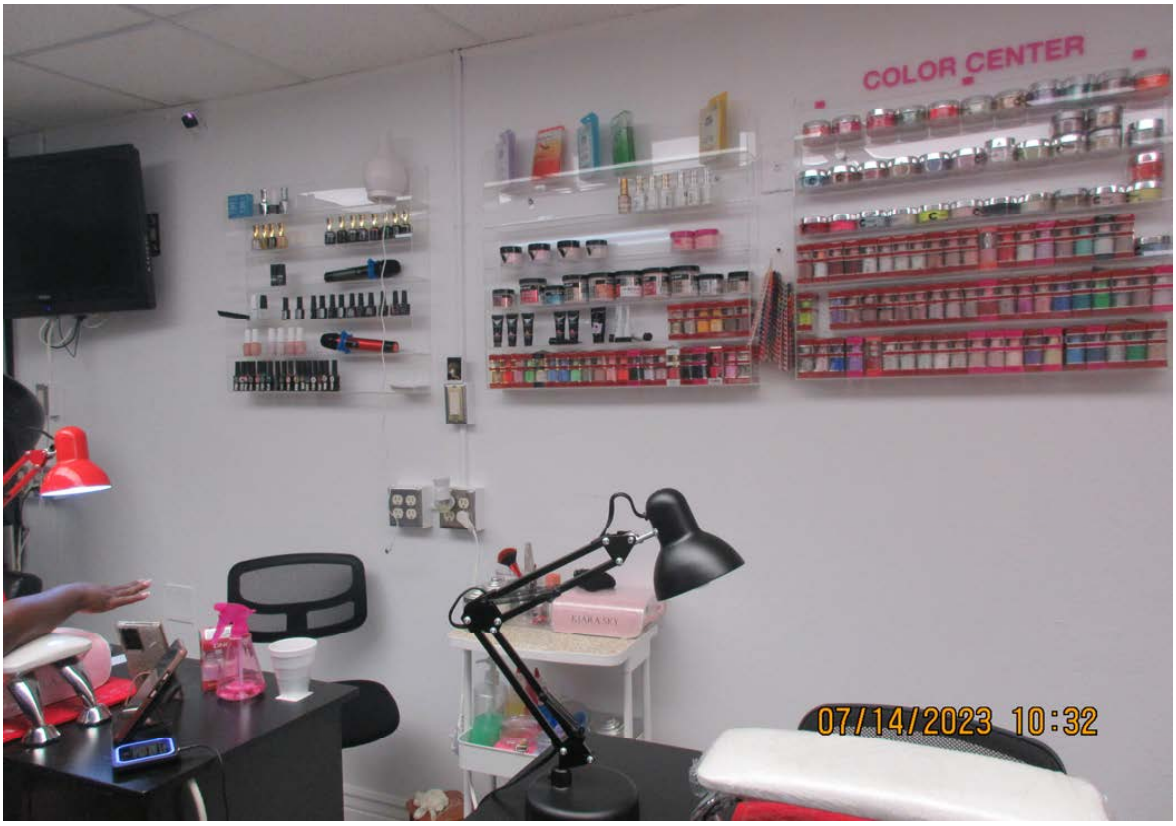

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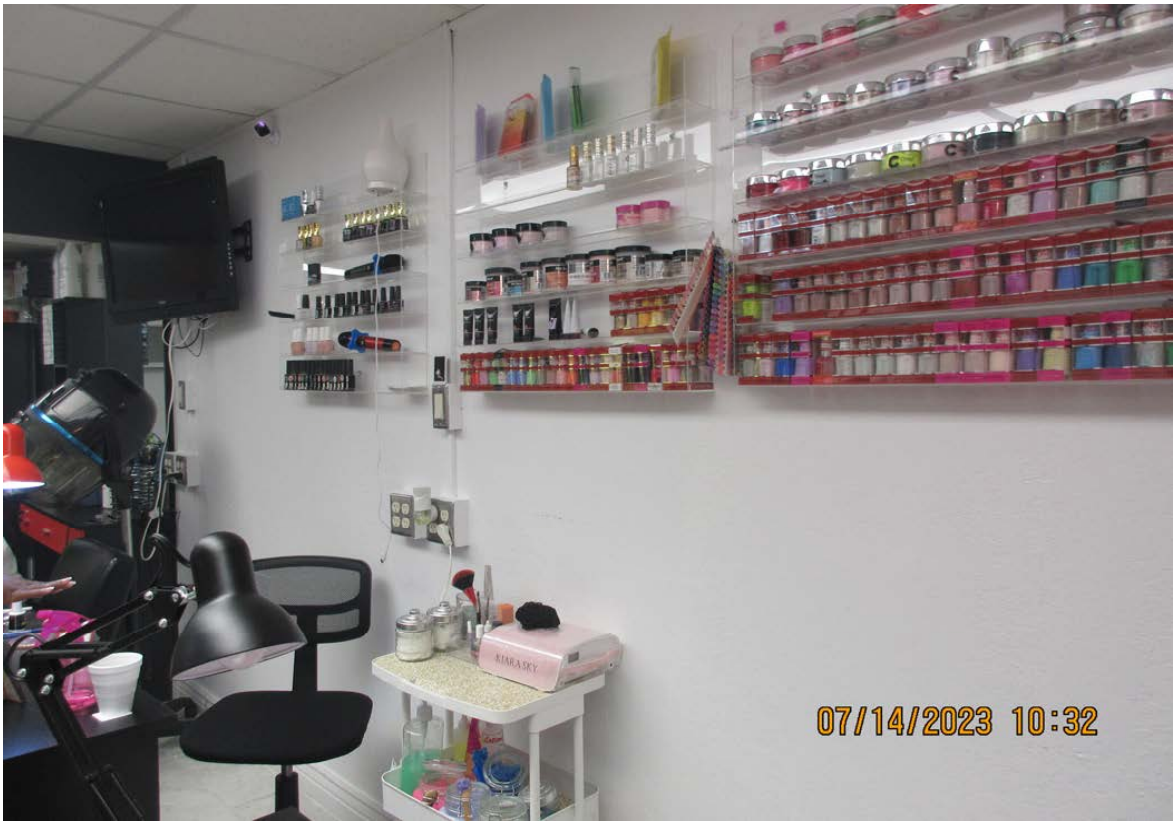

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COLOR CENTER
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PERFORMANCE
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20% MORE
KILLS GERMS
EVEN WHEN DILUTED
07/14/2023 10:45


By Cynthia
786-226-6278
DivabyCynthiaRD
SERVICES:
• Make-up
• Facial
• Eyelashes
• Eyebrows
• Waxing
• Hair Botox
• Hair Style
• Balayage
• Pedicure
• Manicure
• Acrilic
07/14/2023 10:29

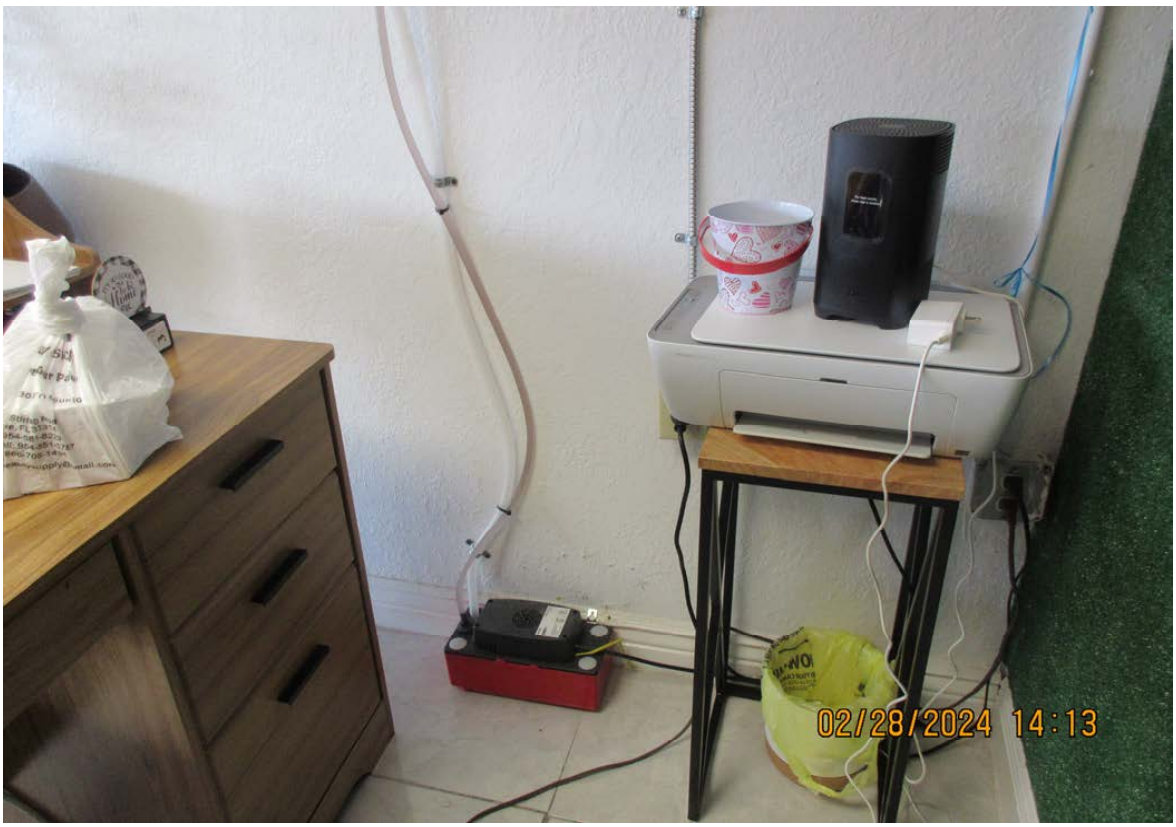

4450
By Cynthia
Diva
By Cynthia
OPEN HOURS
TUESDAY - SATURDAY
9:00 am - 7:00 pm
SUNDAY and MONDAY
by appointment
786-226-6278
DivabyCynthiaRD
SERVICES:
• Make-up
• Facial
• Eyelashes
• Eyebrows
• Waxing
• Hair Botox
• Hair Style
• Balayage
• Pedicure
• Manicure
• Acrilic
02/28/2024 14:01


DELLA
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02/28/2024 14:13


02/28/2024 14:13


MANI & PEDI
Classic Pedicure reg ····· 27.00
Spa pedicure reg ····· 37.00
Deluxe pedicure reg ····· 49.00
Classic pedicure gel ····· 40.00
Spa pedicure gel ····· 50.00
Deluxe pedicure gel ····· 52.00
02/28/2024 14:13


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DELLA
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Panasonic
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DIVA
B
CYNTHIA
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02/28/2024 14:19


02/28/2024 14:19


EXIT
02/28/2024 14:21


02/28/2024 16:46


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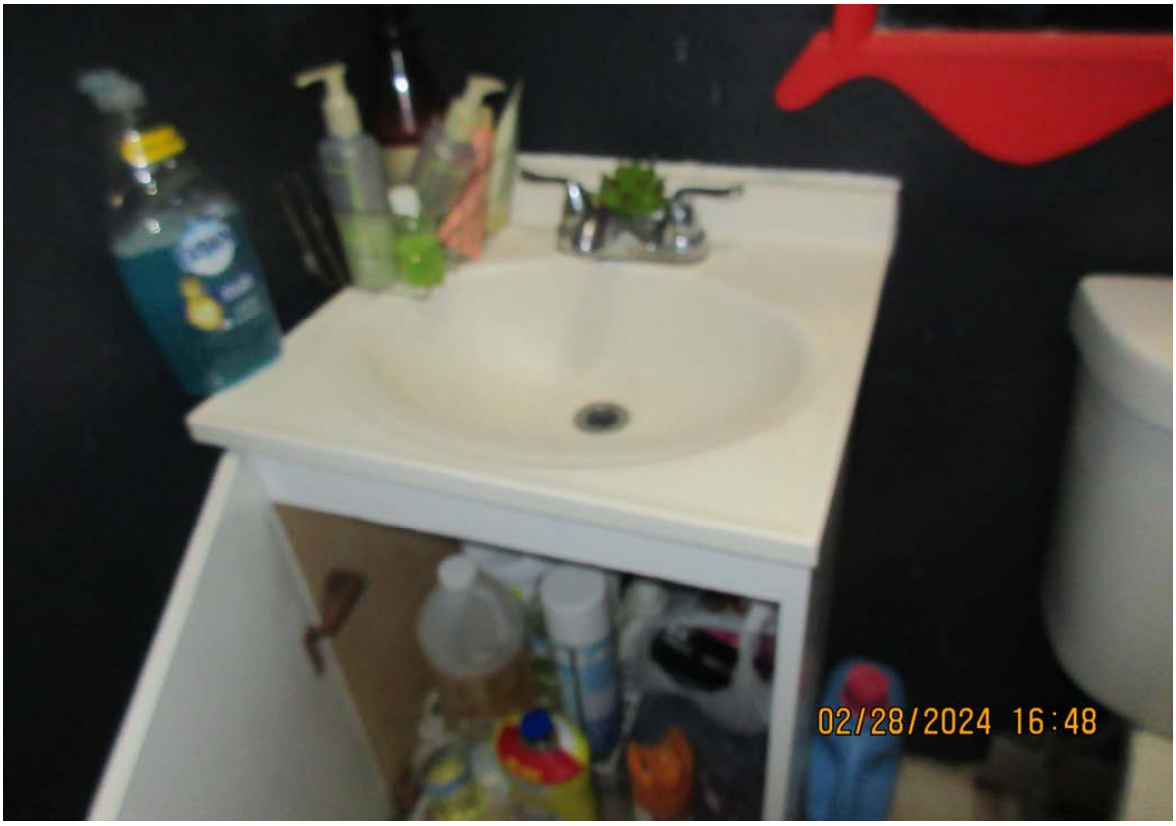

PERFORMANCE
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TEMP DISPLAY
POWER
02/28/2024 16:47


S/N:GS12200460
Rheem
Conforms to UL
STD 409
Certified to CSA
STD C22.2 No. 64
intertek
4000856
RETEX-04
Made in China
02/28/2024 16:47


S/N:GS12200460
Rheem
Conforms to UL
STD 409
Certified to CSA
STD C22.2 No. 64
intertek
4000856
RETEX-04
Made in China
02/28/2024 16:47


PERFORMANCE
02/28/2024 16:48


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Vuelta #25
WoodCrafters
Home Products, LLC.
IAPMO Z 124/CSA B45.5
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NEWPORT 17 X 19 – BLANCO
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DAWN
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1.6Gpf/6.0Lpf
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02/28/2024 17:14

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC Respondent(s)	)	Case No.: 6399

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 15-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

BNUMO INC
Respondent(s)

Case No.: 5471

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.

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
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

Folio

514220000441

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Case Status Closed **Case #** 4469

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/22/2024		Affidavit of Compliance	Regular Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10/22/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	10/22/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/22/2024	$92,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$93,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$93,000.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 18, 2024
INVOICE # 435
FOR:

Case #4469
PEMBROKE PARK
WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD
STE 400
HOLLYWOOD, FL 33021

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD
STE 400
HOLLYWOOD, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17 and 15-24.		
	Final Order 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
1858	Day(s) of Per Diem from (9/21/2019 - 10/22/2024)	$ 50.00	$ 92,900.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19**	$ 50.00	$ 4,200.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 13,935.00
	$13,935.00 + $100.00 + $48.50 + $8.50 - $4,200.00		$ 9,892.00
		Balance	$ 93,000.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4469

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE TO ABATE FINE

ADDRESS: 3120 SW 19 ST, #153, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 04:02 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

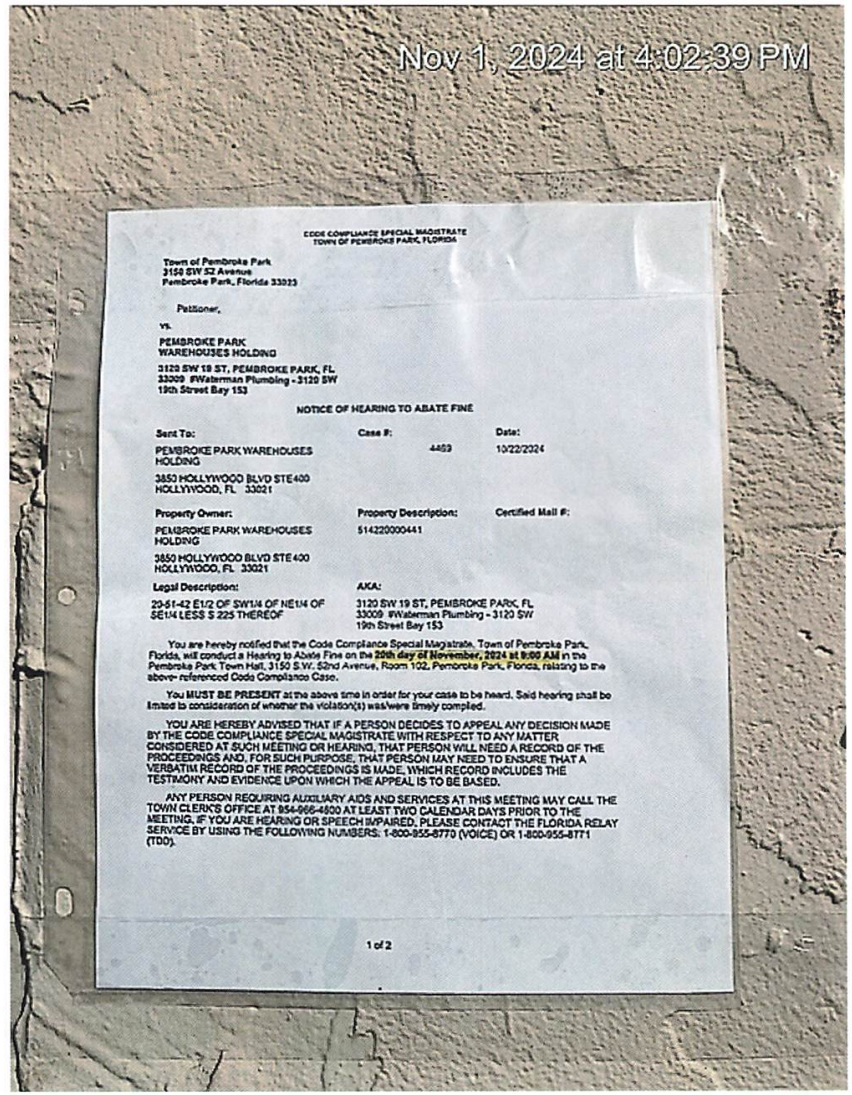
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

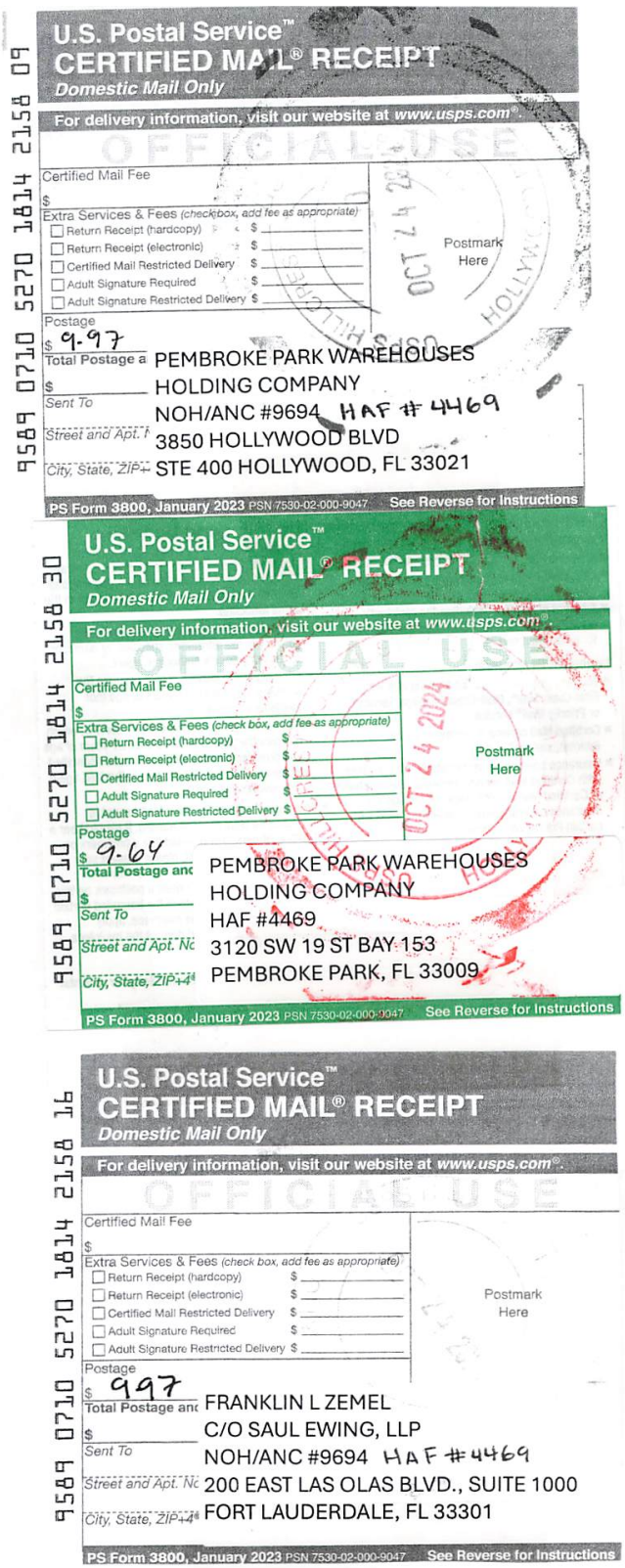
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Nov 1, 2024 at 4:02:28 PM
153
THIS DOOR
MUST BE
LEFT OPEN
AT
ALL TIMES


Nov 1, 2024 at 4:02:39 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33309 #Waterman Plumbing - 3120 SW
19th Street Bay 153
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
PEMBROKE PARK WAREHOUSES HOLDING
4459
10/22/2024
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING
514220000441
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Legal Description:
AKA:
29-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF
3120 SW 19 ST, PEMBROKE PARK, FL
33309 #Waterman Plumbing - 3120 SW
19th Street Bay 153
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2



9589 0710 5270 1814 2158 09

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
$ 9.97

Total Postage a
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING COMPANY
NOH/ANC #9694 HAF # 4469

Street and Apt. N
3850 HOLLYWOOD BLVD

City, State, ZIP+4
STE 400 HOLLYWOOD, FL 33021

Postmark Here
OCT 24 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2158 30

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING COMPANY
HAF #4469

Street and Apt. No
3120 SW 19 ST BAY 153

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
OCT 24 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2158 16

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
$ 9.97

Total Postage and
$

Sent To
FRANKLIN L ZEMEL
C/O SAUL EWING, LLP
NOH/ANC #9694 HAF #4469

Street and Apt. No
200 EAST LAS OLAS BLVD., SUITE 1000

City, State, ZIP+4
FORT LAUDERDALE, FL 33301

Postmark Here

PS Form 3800, January 2023 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:

PEMBROKE PARK WAREHOUSES
HOLDING COMPANY
NOH/ANC #9694 HAF 4469
3850 HOLLYWOOD BLVD
STE 400 HOLLYWOOD, FL 33021

9590 9402 7288 2028 9905 26

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2158 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Leslie Lorino | 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:

FRANKLIN [illegible]EMEL
C/O SAUL EWING, LLP
NOH/ANC #9694 HAF #4469
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 7288 2028 9905 19

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2158 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Daniela Tabon | C. Date of Delivery 10/8/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4469	10/22/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/21/2024

Phone #: 954 984-2208

Case # 4469

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3120 SW 19 St. Unit 153

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4469 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/20/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/17/2019 imposing the fine of $ 10,000.00 for violation(s)of the Town's Code of Ordinances: Sec # 15.17. BTR

Brief summary for request: monetary hardship

Nancy V. Romero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/21/24.

Notary Public State of Florida: _____ My Commission expires: _____

Notary Public State of Florida
Christina Alvarez
My Commission HH 334713
Expires 12/13/2026

Instr# 118019808 , Page 1 of 5, Recorded 03/21/2022 at 11:13 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
WATERMAN PLUMBING
Respondent(s)

Case No.: **4469**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3120 SW 19 STREET, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0441

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$32,100.00** (THIRTY TWO THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15th, 2021.

Notary Public, State of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4469

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153
FOLIO:	514220000441
LEGAL DESCRIPTION:	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/21/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any ot...	9/21/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

Respondent(s)

Case #:

4469

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000441
Site Address:	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153
Legal Description:	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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: 8/31/2021
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: 8/31/2021

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2021

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Waterman Plumbing DATE 4/17 2019

SITE ADDRESS 3120 SW 19th Street Bay 153

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 15-17/15-24
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS No current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate

Acct: 132850C

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213

2019/04/17 11:28:



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
WATERMAN PLUMBING
Respondent(s)

Case No.: **4469**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3120 SW 19 STREET, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0441

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$32,100.00** (THIRTY TWO THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15th, 2021.

Notary Public, State of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 7771

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
ZEMEL, FRANKLIN L

Street and Apt. No.
C/O ARNSTEIN & LEHR LLP

City, State, ZIP+4
A.F.F.L #4469, #4475
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

PS Form 3800, A

HOLLYWOOD HILLS WEST HOLLYWOOD FL 33023 SEP 28 2022 Postmark Here

7020 0640 0000 5918 9676

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No
AFFL #4469, #4475

City, State, ZIP+4
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

PS Form 3800, A

HOLLYWOOD HILLS WEST HOLLYWOOD FL 33023 SEP 28 2022 Postmark Here

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
A.F.F.L #4469, #4475.
3120 SW 19TH STREET BAY 153,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9656 64

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7764

COMPLETE THIS SECTION ON DELIVERY

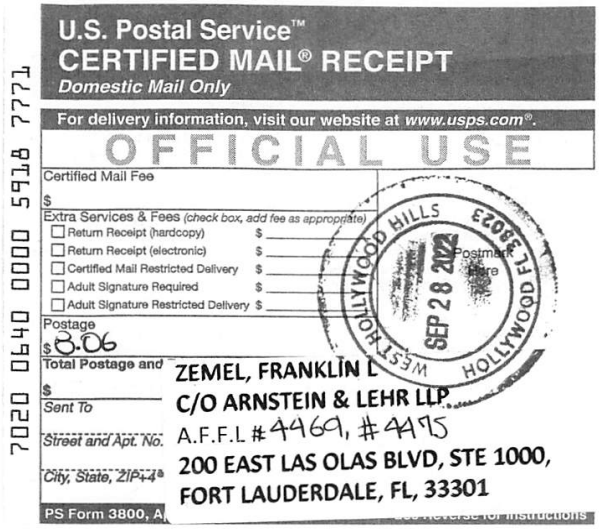
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail Restricted Delivery (over $500)
- ☐ 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 $

Postage
$ 8.06

Total Postage and
$

Sent To
ZEMEL, FRANKLIN L

Street and Apt. No.
C/O ARNSTEIN & LEHR LLP

City, State, ZIP+4®
A.F.F.L #4469, #4475
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

PS Form 3800, A

7020 0640 0000 5918 7771

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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
$ 8.06

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

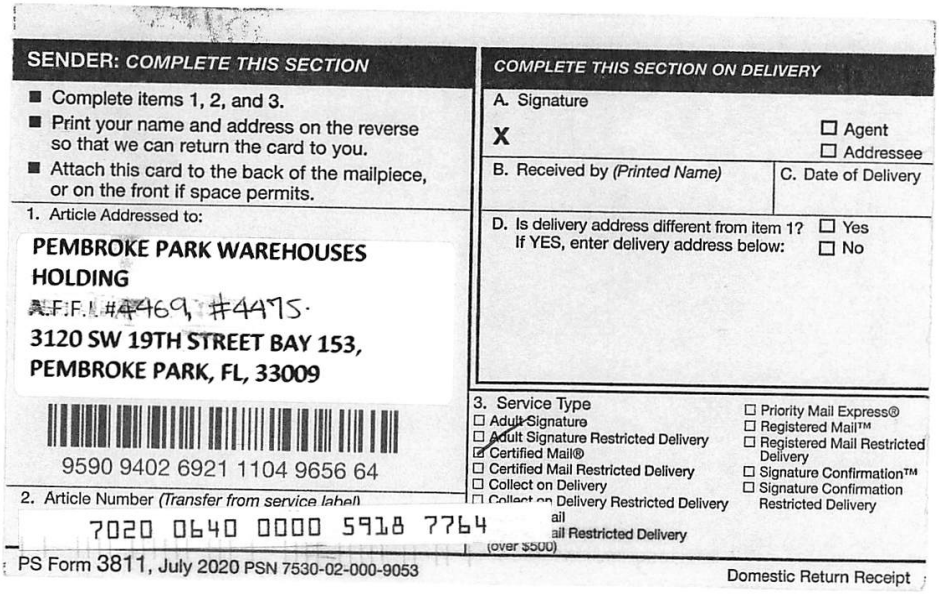
Street and Apt. No.
A F F L #4469, #4475
3850 HOLLYWOOD BLVD STE 400,

City, State, ZIP+4®
HOLLYWOOD, FL, 33021

PS Form 3800, A

7020 0640 0000 5918 9676

HOLLYWOOD HILLS FL 33023 SEP 28 2022 Postmark Here



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
A.F.F.L #4469, #4475
3120 SW 19TH STREET BAY 153,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9656 64

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7764

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

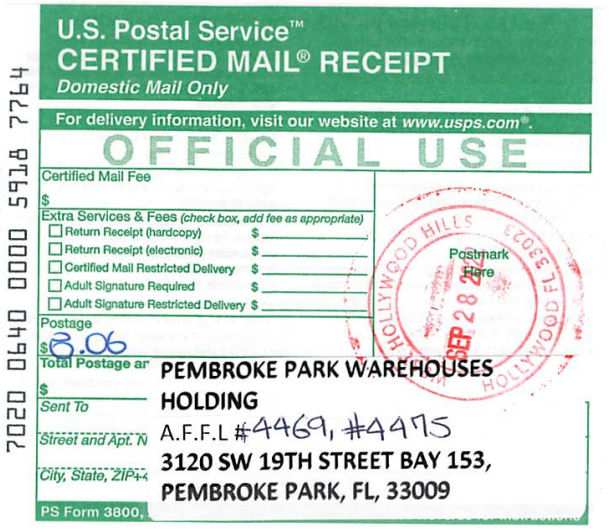
A. Signature
X
☐ Agent
☐ Addressee

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
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ 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 $

Postage
$3.06

Total Postage ar
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

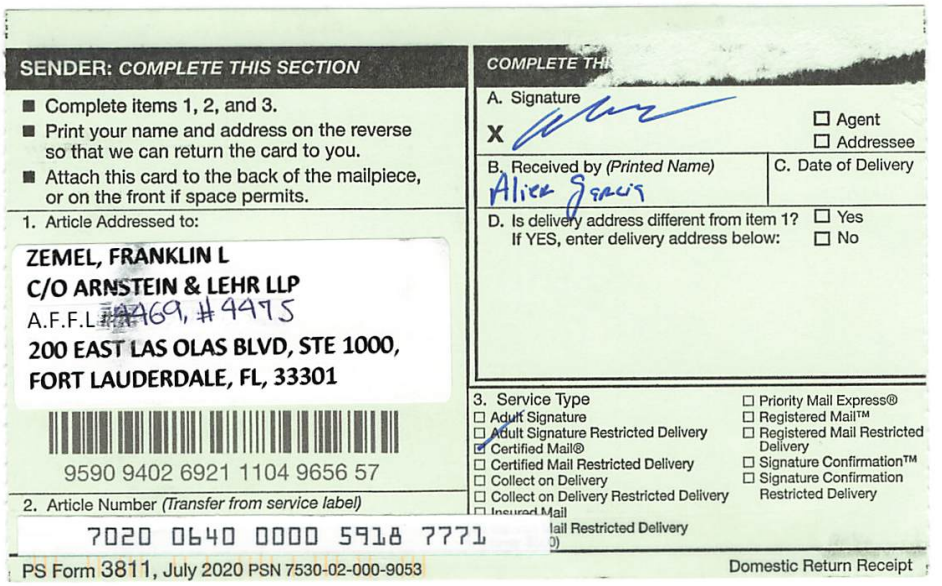
Street and Apt. N
A.F.F.L #4469, #4975
3120 SW 19TH STREET BAY 153,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here
HOLLYWOOD HILLS HOLLYWOOD FL 33023
SEP 28 2

7020 0640 0000 5918 7764



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
A.F.F.L #4469, #4975
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 9656 57

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7771

COMPLETE THI

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Alicia Garcia

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
0)

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4469, #4475
3120 SW 19TH STREET BAY 153,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9654 97

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3987

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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- Print your name and address on the reverse so that we can return 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
N.H.A.F #4469, #4475
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 9653 98

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3963

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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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4469, #4475
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 9653 81

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3994

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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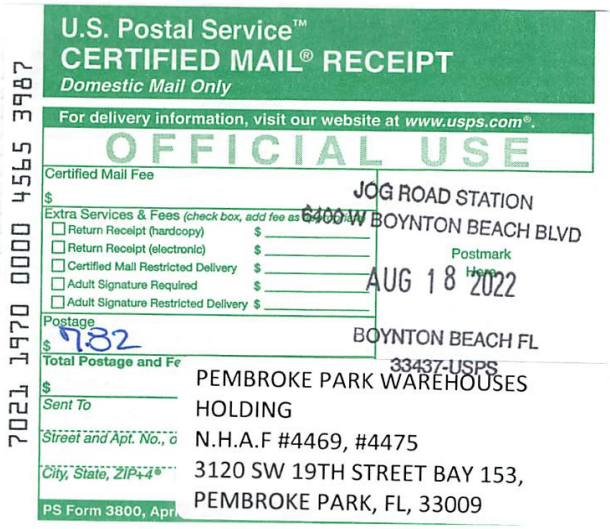
Total Postage and
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Sent To: ZEMEL, FRANKLIN L
Street and Apt. No: C/O ARNSTEIN & LEHR LLP
City, State, ZIP+4: N.H.A.F #4469, #4475, 200 EAST LAS OLAS BLVD, STE 1000, FORT LAUDERDALE, FL, 33301

PS Form 3800,

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Sent To: PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No., o: N.H.A.F #4469, #4475
City, State, ZIP+4®: 3120 SW 19TH STREET BAY 153, PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

JOG ROAD STATION
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Postage
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Total Postage and Fee
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Sent To: PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No., or: N.H.A.F #4469, #4475
City, State, ZIP+4®: 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021

PS Form 3800, April

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BOYNTON BEACH FL
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4469	08/18/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



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	48-01
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	$29,450.54
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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4469

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/21/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any ot...	9/21/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:

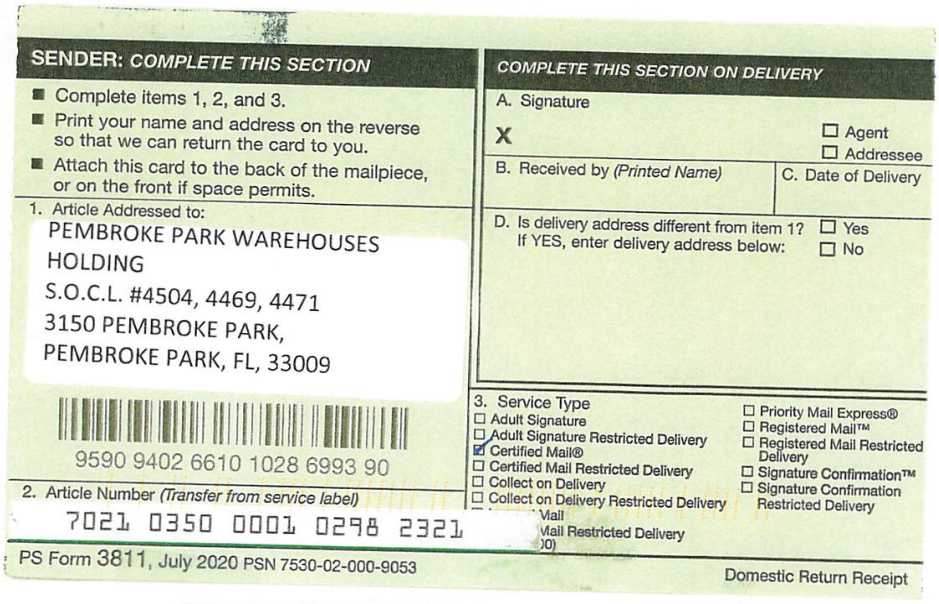
NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

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PEMBROKE PARK WAREHOUSES
HOLDING
S.O.C.L. #4504, 4469, 4471
3150 PEMBROKE PARK,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6993 90

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 2321

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

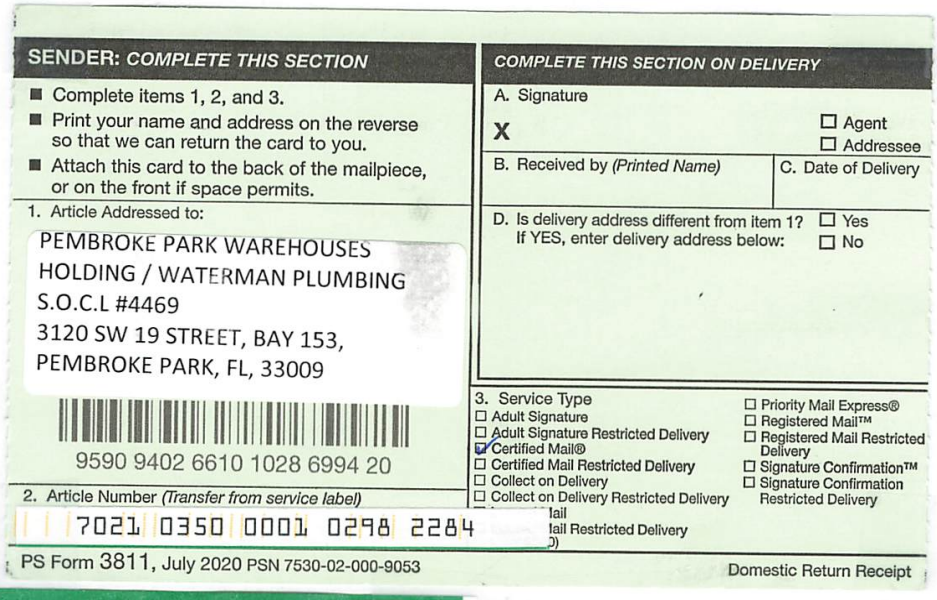
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
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3. Service Type

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PEMBROKE PARK WAREHOUSES
HOLDING / WATERMAN PLUMBING
S.O.C.L #4469
3120 SW 19 STREET, BAY 153,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6994 20

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 2284

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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D. Is delivery address different from item 1? ☐ Yes
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.33

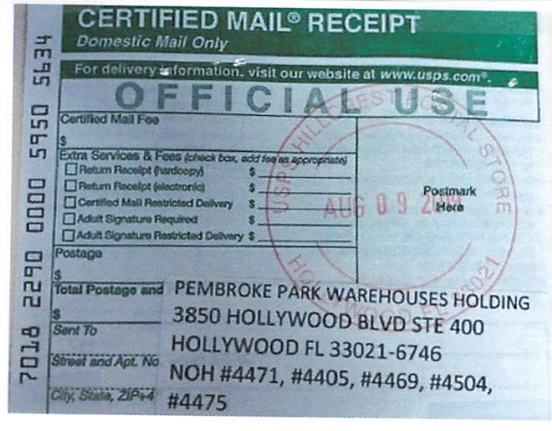
Sent To
PEMBROKE PARK WAREHOUSES
HOLDING / WATERMAN PLUMBING

Street and Apt. No.,
S.O.C.L #4469
3120 SW 19 STREET, BAY 153,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

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☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
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PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No
3850 HOLLYWOOD BLVD STE 400

City, State, ZIP+4
HOLLYWOOD FL 33021-6746
NOH #4471, #4405, #4469, #4504, #4475

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1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
H.C.F #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000
FORT LAUDERDALE, FL, 33301

9590 9402 6610 1028 6994 75

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2161

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Alier Garcia ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/8/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
S.O.C.L. #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6610 1028 6993 83

2. Article Number *(Transfer from service label)*
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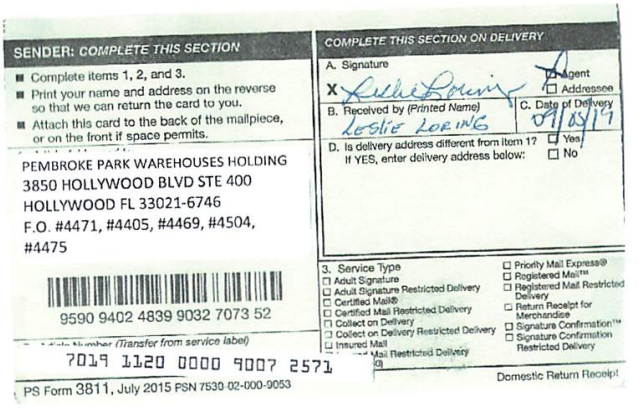
A. Signature
X Jackelyn Duran ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504,
#4475

9590 9402 4839 9032 7073 52

7019 1120 0000 9007 2571

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Loring ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Leslie Loring C. Date of Delivery 09/03/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
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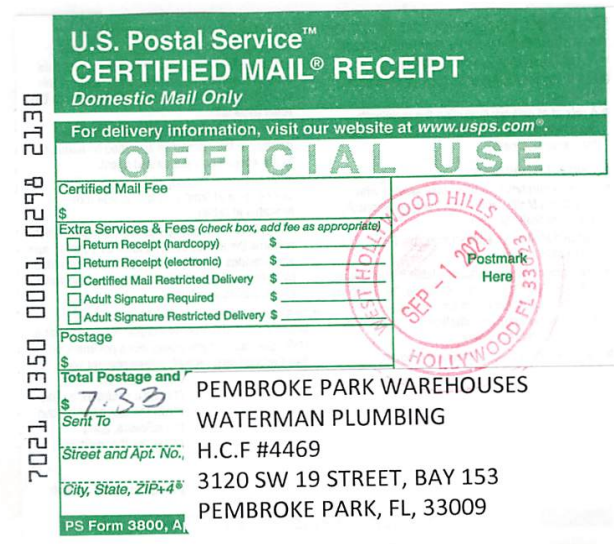
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ZEMEL, FRANKLIN L
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7021 0350 0001 0298 2178
PEMBROKE PARK WAREHOUSES
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H.C.F #4504, 4469,4471
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Sent To
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City, State, ZIP+4®
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7021 0350 0001 0298 2130
PEMBROKE PARK WAREHOUSES
WATERMAN PLUMBING
H.C.F #4469
3120 SW 19 STREET, BAY 153
PEMBROKE PARK, FL, 33009

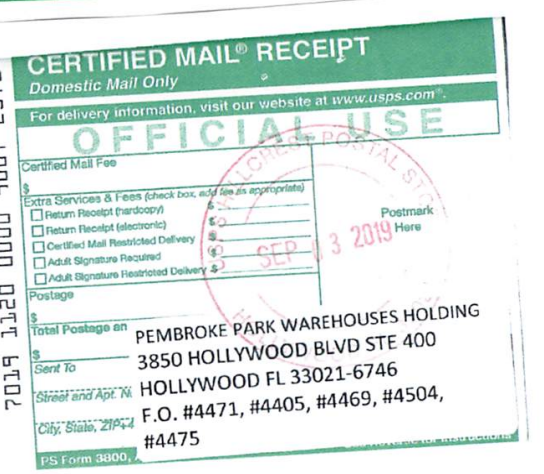

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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
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SEP 17 2021
Postmark Here
7021 0350 0001 0298 2307
PEMBROKE PARK WAREHOUSES
HOLDING
S.O.C.L. #4504, 4469, 4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
SEP 17 2021
Postmark Here
7021 0350 0001 0298 2314
ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
S.O.C.L. #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301


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City, State, ZIP
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AUG 9 201
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7018 2290 0000 5950 5498
Waterman Plumbing
3120 SW 19 Street, #153
Pembroke Park, FL 33009
NOH #4469


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PS Form 3800, Ap
SEP 17 2021
Postmark Here
7021 0350 0001 0298 2321
PEMBROKE PARK WAREHOUSES
HOLDING
S.O.C.L. #4504, 4469, 4471
3150 PEMBROKE PARK,
PEMBROKE PARK, FL, 33009


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Certified Mail Fee
$ 3.50
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Return Receipt (hardcopy) $ 2.80
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Street and Apt. N
City, State, ZIP+4
PS Form 3800,
SEP 03 2019
Postmark Here
7018 3010 0000 1234 1038
Waterman Plumbing
3120 SW 19 Street, #153
Pembroke Park, FL 33009
F.O. #4469


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Adult Signature Restricted Delivery
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Street and Apt. N
City, State, ZIP+4
PS Form 3800,
SEP 13 2019
Postmark Here
7019 1120 0000 9007 2571
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504,
#4475

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 #Waterman Plumbing - 3120 SW 19th Street Bay 153

Legal Description

Case Status Open **Case #** 4469 **Date Next Inspection** 8/31/2021

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021
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: 8/31/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$36,200.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

		Total Fines	$36,300.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$36,300.00



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0441
Millage	0613
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).

* 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*	$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
2019	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,901.67

2021* 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

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4469
WATERMAN PLUMBING
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ WATERMAN PLUMBING
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3120 SW 19 STREET, BAY 153, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ WATERMAN PLUMBING AT 3:29 P.M. ON THE 7 DAY OF SEPTEMBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

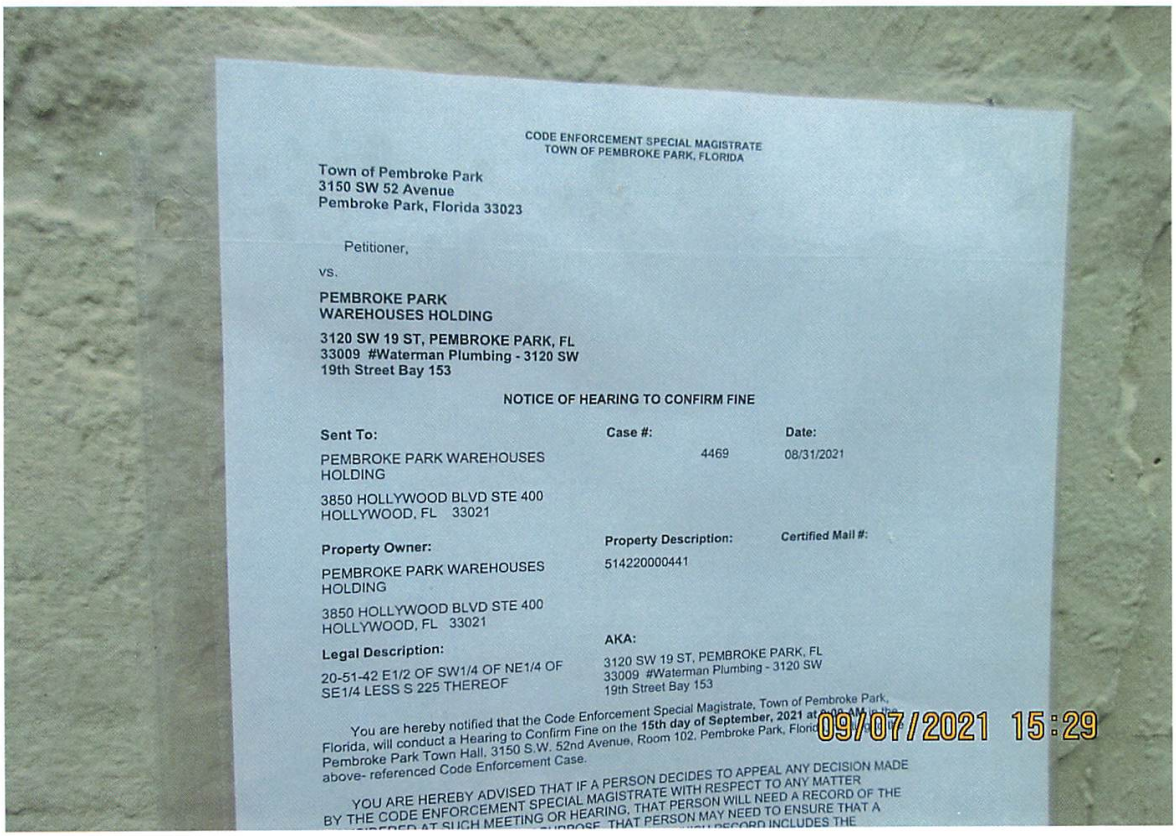
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 4469

Date: 08/31/2021

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000441

Certified Mail #:

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 #Waterman Plumbing - 3120 SW 19th Street Bay 153

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, to hear 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 PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A RECORD INCLUDES THE

09/07/2021 15:29

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Waterman Plumbing - 3120 SW
19th Street Bay 153

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4469	08/31/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

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
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 132850

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 6/12/2017

Business Owner Information (Residential Usage)

Business Name: WATERMEN PLUMBING

Business Owner/Corporation/Partnership:

Business Address: 3120 SW 19 ST, 153

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3056329170 **Fax #:**

E-Mail: **Contact Person's Name:** YOSEF WASSERMAN

Parcel Information

Folio Number: 514220000441 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 1830 RADIUS DR, 1018

City / State / Zip: HOLLYWOOD FL 33020

Business Description:

PLUMBING SERVICE

Limitations:

(NO BTR - STILL IN PROCESS)

R203 BTR Inspections For Customer (132850 - WATERMEN PLUMBING)

Event ID	Inspection	Inspection Date	Status
Miscellanous Inspection			
80246	Attachment	10/21/2019	In-Complete
	Did not schedule structural inspection for 10-21-19, must reschedule.		
	Permit # 90897 (expired as of 9/2/21), Code Case #4469		
Structural Inspection			
75072	BTR Business Occupancy Inspection	4/22/2019	Fail Without Penalty
	No access at 10:15 am		
Zoning Inspection			
75073	BTR Inspection	4/22/2019	Pass
Electrical Inspection			
75070	BTR Inspection	4/23/2019	Fail
	Work without permit; Permit required for Electrical outlets for break area, office, washing machine, Dryer. Provide Electrical floor plan drawing showing all electrical.		
Fire Inspection			
75071	BTR Inspection - Fire	4/23/2019	Canceled Inspection
80234	BTR Inspection - Fire	10/22/2019	Fail Without Penalty
	Needs to obtain permits		

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 10, 2021
INVOICE # 322
FOR:

Case # 4504

Pembroke Park Warehouses Holding
Waterman Plumbing
3120 SW 19th Street, Bay 153
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3120 SW 19th Street
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
724	Day(s) of Per Diem from (09/22/2019-09/15/2021)	$ 50.00	$ 36,200.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 32,100.00

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!

Case 4469

R203 BTR Inspections For Customer (132850 - WATERMEN PLUMBING)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
75072	BTR Business Occupancy Inspection	4/22/2019	Fail Without Penalty
	No access at 10:15 am		
Zoning Inspection			
75073	BTR Inspection	4/22/2019	Pass
Electrical Inspection			
75070	BTR Inspection	4/23/2019	Fail
	Work without permit; Permit required for Electrical outlets for break area, office, washing machine, Dryer. Provide Electrical floor plan drawing showing all electrical.		
Fire Inspection			
75071	BTR Inspection - Fire	4/23/2019	Canceled Inspection

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 132850

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 6/12/2017

Business Owner Information (Residential Usage)

Business Name: WATERMEN PLUMBING

Business Owner/Corporation/Partnership:

Business Address: 3120 SW 19 ST, 153

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3056329170 **Fax #:**

E-Mail: **Contact Person's Name:** YOSEF WASSERMAN

Parcel Information

Folio Number: 514220000441 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3120 SW 19 ST, 153

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

PLUMBING SERVICE

Limitations:

(NO BTR - STILL IN PROCESS)

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4469

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 #Waterman Plumbing - 3120 SW 19th Street Bay 153

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

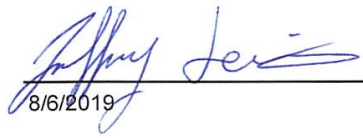
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis



8/6/2019



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).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$299,310	$1,070,190	$1,369,500	$1,369,500	
2018	$299,310	$1,070,190	$1,369,500	$1,355,810	$29,274.33
2017	$299,310	$1,070,190	$1,369,500	$1,232,560	$27,627.53

2019 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: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 132850

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 6/12/2017

Business Owner Information (Residential Usage)

Business Name: WATERMEN PLUMBING

Business Owner/Corporation/Partnership:

Business Address: 3120 SW 19 ST, 153

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3056329170 **Fax #:**

E-Mail: **Contact Person's Name:** YOSEF WASSERMAN

Parcel Information

Folio Number: 514220000441 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3120 SW 19 ST, 153

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

PLUMBING SERVICE

Limitations:

(NO BTR - STILL IN PROCESS)

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4469	04/17/2019

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

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, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

WATERMAN PLUMBING
817 NE 10 STREET
HALLANDALE FL 33009

ANNUAL BILLING STATEMENT

ACCOUNT NO.	*DATE*
132850C	*6/26/2018*

BUSINESS DESCRIPTION

FIRE INSPECTION
(NO BTR - NEED TO APPLY)

BUSINESS ADDRESS
3120 SW 19 ST, 153

DATE	*DESCRIPTION*	*AMOUNT*
FY 2017	*Annual Fire Department Inspection*	*160.00*
	- Annual Inspection Fee	
FY 2018	*Penalty Fee / Late Charges*	*23.15*
	- Del. Penalty-Mar 1	

ATTENTION!! IMPORTANT NOTICE: Payments received by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	***SUB-TOTAL***	***$183.15***
TO AVOID THE FOLLOWING PENALTIES!!(F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%	***PLEASE PAY***	***$183.15***
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st		
an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)		

$183.15 Feb. 1 $205.00 + Penalty - Mar. 1 $3.08 Total Due $208.08

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Waterman Plumbing DATE 4/17 2019

SITE ADDRESS 3120 SW 19th Street Bay 153

PERMIT # _____ SUB/PARK Pembroke Park Warehous

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 15-17 / 15-24
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS No current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate

Acct: 132850C

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/04/17 11:28:


WATERMEN
PLUMBING
1-855-398-3656
NO
PARKING
PRIVATE DRIVEWAY
VIOLATORS WILL BE TOWED AWAY
AT VEHICLE OWNER'S EXPENSE
BLUE MONSTER
2019/04/17 11:28:53

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Hasler
04/24/2019
US POSTAGE $001.60⁰

ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021
NOV #4465, #4468, #4469, #4470,
#4471, #4472, #4473, #4475 ,# 4474

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 #154 - #155

Folio

514220000441

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Case Status Closed **Case #** 4746

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/30/2019		Notice of Violation	Hand
12/10/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Confirm Fine	Hand
3/6/2020		Affidavit of Non-Compliance	Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Hand
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/26/2021	4/13/2021	Supplemental Order/Claim of Lien	Certified Mail
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
8/16/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/22/2023		Affidavit of Compliance	Regular Mail
10/23/2024	11/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 18, 2024
INVOICE # 001
FOR:

Case #4746
PEMBROKE PARK
WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD
STE 400
HOLLYWOOD, FL 33021

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD
STE 400
HOLLYWOOD, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-2(a).		
	Final Order 01/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
1139	Day(s) of Per Diem from (2/07/2020 - 03/22/2023)	$ 50.00	$ 56,950.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19**	$ 50.00	$ 4,200.00
1	Recorded Lien	$ 38.50	$ 38.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 8,542.50
	$8,542.50 + $100.00 + $38.50 + $8.50 - $4,200.00		$ 4,489.50
		Balance	$ 57,050.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4746

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE TO ABATE FINE

ADDRESS: 3120 SW 19 ST, #154-155, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 04:00 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

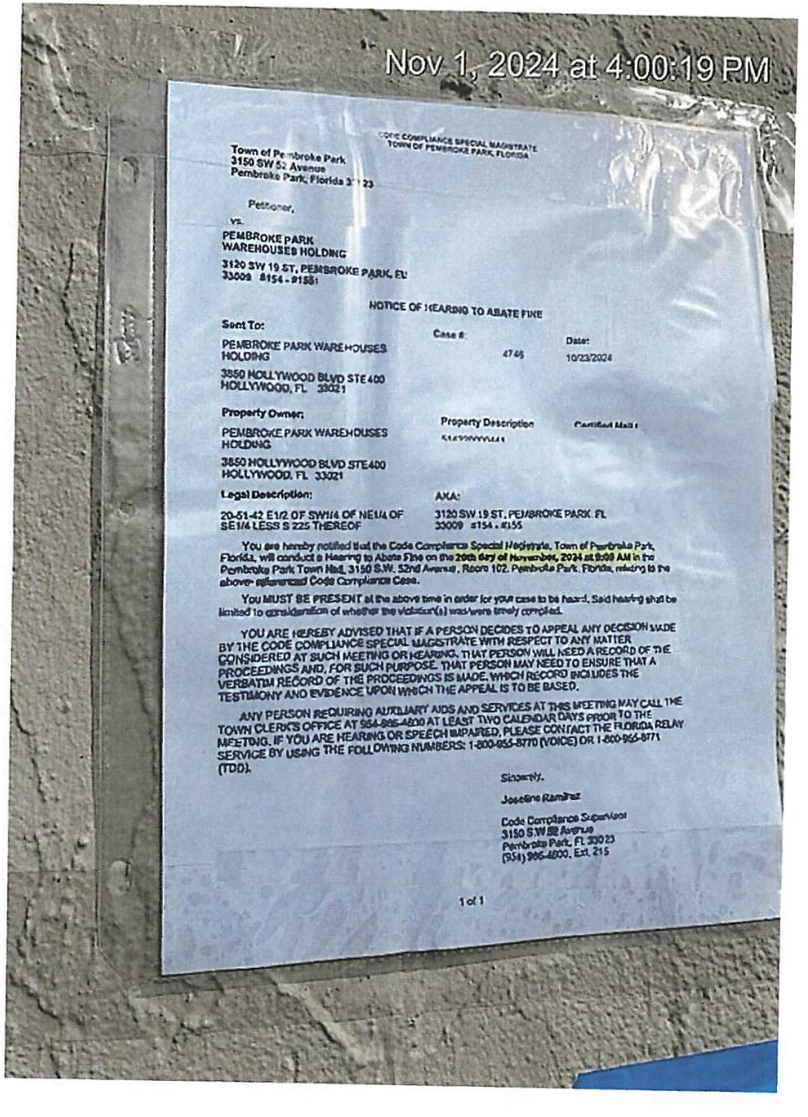
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


154
155
Nov 1, 2024 at 4:00:10 PM


Nov 1, 2024 at 4:00:19 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
PEMBROKE PARK WAREHOUSES
HOLDING
4745
10/23/2024
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
Property Description
Certified Mail #
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE400
HOLLYWOOD, FL 33021
Legal Description:
AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	10/23/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/22/2024 Phone #: 954-984-2208

Case # 4744 E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3120 SW 19 St, # 154-155

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4744 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/20/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/30/2019 imposing the fine of $86,050.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-2-nonresidential commercial buildings, owner's responsibilities (a)

Brief summary for request: financial hardship

Nancy V. Romero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/22/2024

Notary Public State of Florida: _____ My Commission expires: _____

Notary Public State of Florida
Christina Alvarez
My Commission HH 334713
Expires 12/13/2026

Instr# 118101406 , Page 1 of 4, Recorded 04/26/2022 at 09:16 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING COMPANY
PEMBROKE PARK SELF STORAGE

Respondent(s)

Case No.: **4746**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: PEMBROKE PARK SELF STORAGE, 3120 SW 19 STREET, #154-155

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 514220000441

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTHTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$17,450.00** (SEVENTEEN THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4746

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155
FOLIO:	514220000441
LEGAL DESCRIPTION:	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (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 ...	2/7/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this January 23, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



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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
$3.06

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No.
A.F.F.L#4504, #4746, #4471
3850 HOLLYWOOD BLVD STE 400,

City, State, ZIP+4
HOLLYWOOD, FL, 33021

PS Form 3800,

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS 33023 HOLLYWOOD FL

7020 0640 0000 5918 9652



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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
$3.06

Total Postage and
$

Sent To
ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP

Street and Apt. No.
A.F.F.L#4504, #4746, #4471
200 EAST LAS OLAS BLVD, STE 1000,

City, State, ZIP+4
FORT LAUDERDALE, FL, 33301

PS Form 3800,

Postmark Here
SEP 2022
WEST HOLLYWOOD HILLS 33023 HOLLYWOOD FL

7020 0640 0000 5918 9669

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

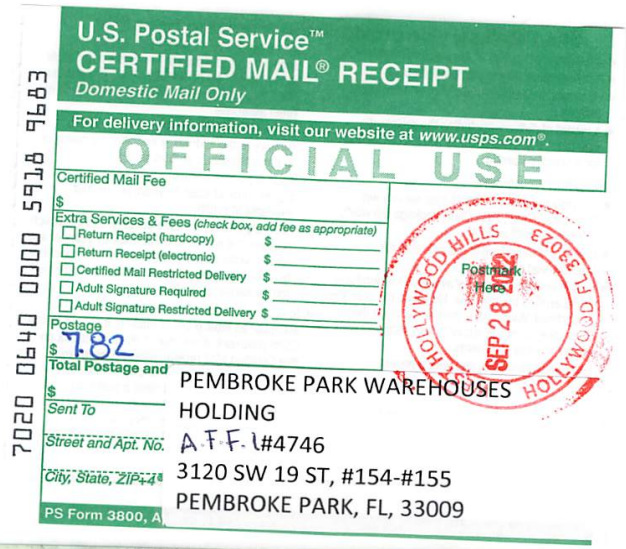
Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No. A.F.F.L #4746
3120 SW 19 ST, #154-#155

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, A

7020 0640 0000 5918 9683

HOLLYWOOD HILLS 33023 HOLLYWOOD FL
Postmark Here
SEP 28 2022

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
A.F.F.L #4746
3120 SW 19 ST, #154-#155
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9657 70

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9683

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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:

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4746
3120 SW 19 ST, #154-#155
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9654 73

2. Article Number (Transfer from service label)
7021 1970 0000 4565 3901

COMPLETE THIS SECTION ON DELIVERY

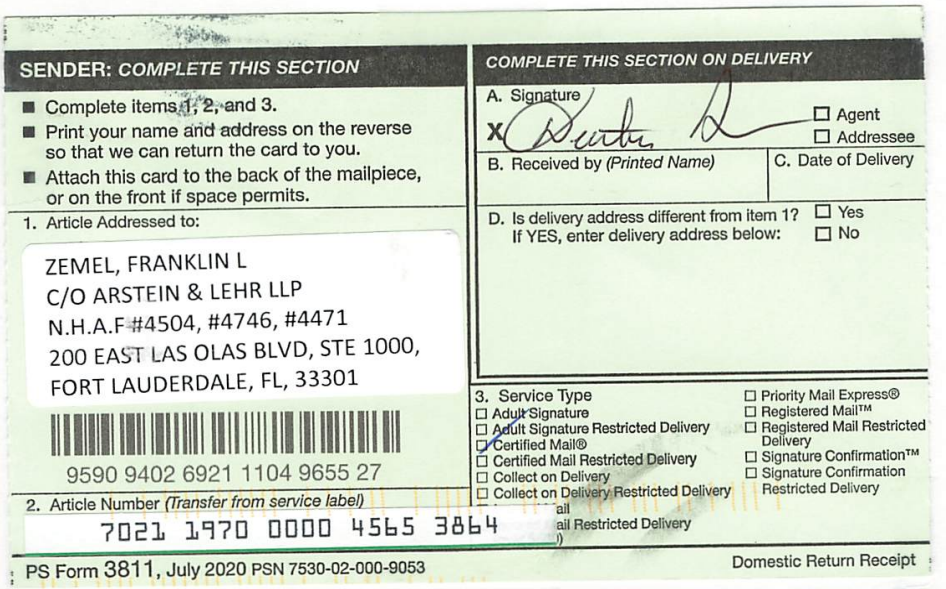
A. Signature
X ☐ Agent ☐ Addressee

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:

ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
N.H.A.F #4504, #4746, #4471
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 9655 27

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3864

COMPLETE THIS SECTION ON DELIVERY

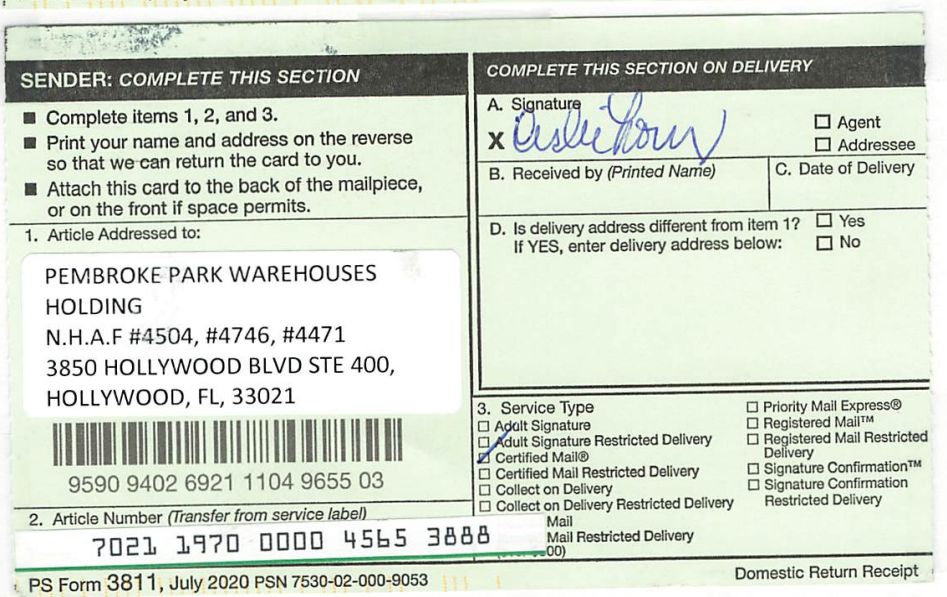
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4504, #4746, #4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 9655 03

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3888

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022 Postmark Here
BOYNTON BEACH FL
33437-USPS

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4746
3120 SW 19 ST, #154-#155
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 3901

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

Respondent(s)

Case #:

4746

On 3/6/2020 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING

Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021

Folio: 514220000441

Site Address: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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: 3/6/2020

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/6/2020

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.


154
155
10/30/2019 04:26


10/30/2019 04:27


154
155
10/30/2019 04:27


154
155
10/30/2019 04:26


154
155
10/30/2019 04:26

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING COMPANY
PEMBROKE PARK SELF STORAGE

Respondent(s)

Case No.: **4746**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: PEMBROKE PARK SELF STORAGE, 3120 SW 19 STREET, #154-155

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 514220000441

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTHTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$17,450.00** (SEVENTEEN THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4746

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (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 ...	2/7/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this January 23, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

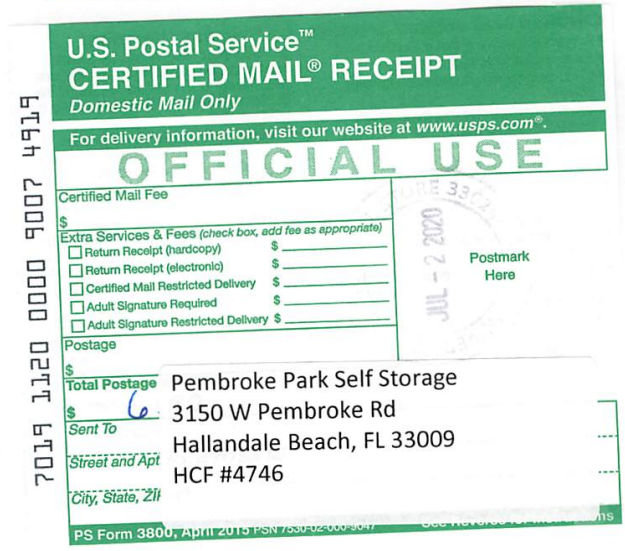
Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

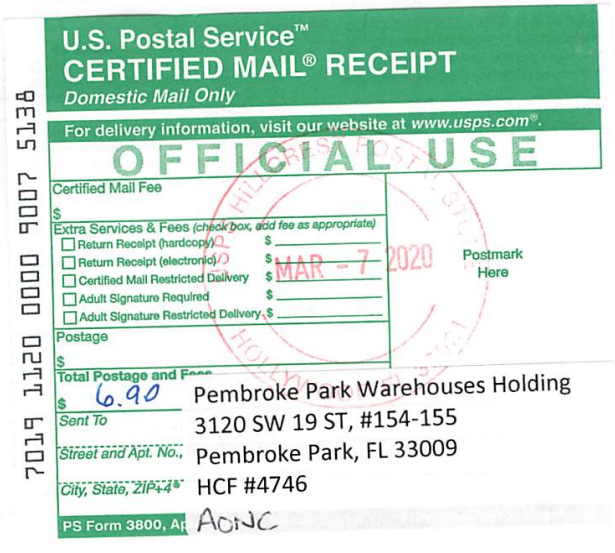

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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.85
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ .50
Total Postage and Fees
$ 6.90
Sent To
Street and Apt. No., or PO Bo
City, State, ZIP+4®
Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
F.O. #4746
PS Form 3800, April 2015
7019 1120 0000 9007 3363
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FEB - 4 2020
HOLLYWOOD FL 33023
Postmark Here


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Return Receipt (hardcopy) $ 2.85
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
$ 6.90
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
F.O. #4746
PS Form 3800, April 2015
See Reverse for Instructions
7019 1120 0000 9007 3356
HOLLYWOOD FL 33023
FEB - 4 2020
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OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
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Adult Signature Restricted Delivery $
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Total Postage and
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Sent To
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City, State, ZIP+4
Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746
AONC
PS Form 3800, A
7019 1120 0000 9007 5121
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAR - 7 2020
Postmark Here


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OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
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Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
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Sent To
Street and Apt. No.,
City, State, ZIP+4®
Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746
AONC
PS Form 3800, Ap
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HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAR - 7 2020
Postmark Here


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3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746
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OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
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Sent To
Street and Apt. No.,
City, State, ZIP+4®
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-155
Pembroke Park, FL 33009
HCF #4746
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PS Form 3800, Ap
7019 1120 0000 9007 5138
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96

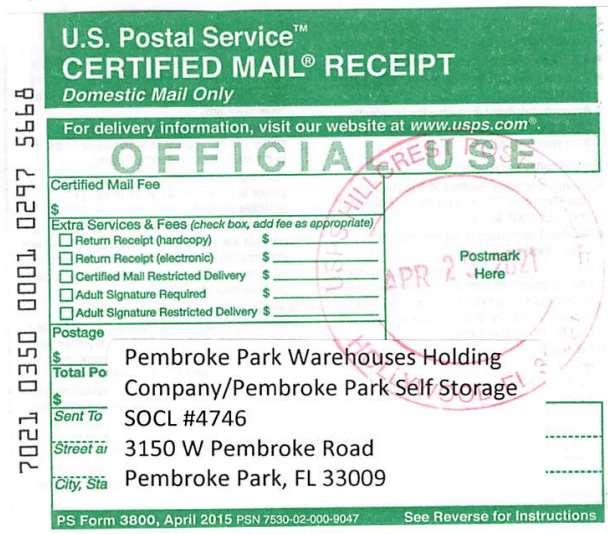
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Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Pembroke Park Self Storage
HCF #4746
3150 W Pembroke Road
Pembroke Park, FL 33009

PS Form 3800, Aug

7012 0470 0001 5589 2023



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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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Postmark Here

Pembroke Park Warehouses Holding
Company/Pembroke Park Self Storage
SOCL #4746
3150 W Pembroke Road
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5668



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Pembroke Park Warehouses Holding
Company/Pembroke Park Self Storage
SOCL #4746
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-674

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5651



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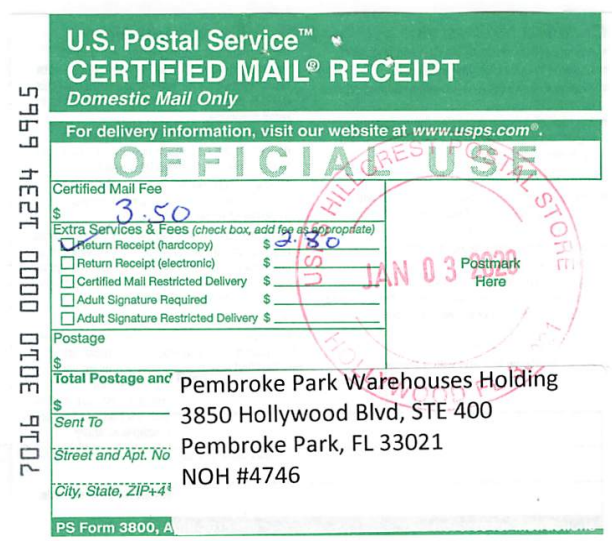
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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Sent To
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City, State, ZIP+4

Postmark Here

Pembroke Park Warehouses Holding
Company/Pembroke Park Self Storage
SOCL #4746
3120 SW 19 Street, #154-155
Pembroke Park, FL 33009

PS Form 3800,

7021 0350 0001 0297 5637



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Certified Mail Fee
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 3.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Street and Apt. No
City, State, ZIP+4

Postmark Here

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
NOH #4746

PS Form 3800, A

7016 3010 0000 1234 6965



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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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Street and Apt. N
City, State, ZIP+4

Postmark Here

Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
NOH #4746

PS Form 3800,

7016 3010 0000 1234 6958

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 Company/Pembroke Park Self Storage
SOCL #4746
3150 W Pembroke Road
Pembroke Park, FL 33009

9590 9402 6610 1028 7097 09

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5668

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
☐ ured Mail
☐ ured 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.

Pembroke Park Self Storage
HCF #4746
3150 W Pembroke Road
Pembroke Park, FL 33009

9590 9402 4839 9032 7037 81

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2023

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
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☐ ail 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.

Pembroke Park Self Storage
HCF #4746
3120 SW 19 Street
Pembroke Park, FL 33009

9590 9402 4839 9032 7037 74

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2016

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
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(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:

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
F.O. #4746

9590 9402 4839 9032 7062 32

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 3356

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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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

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
NOH #4746

9590 9402 4839 9032 7058 15

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6958

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Pembroke Park Warehouses Holding
Company/Pembroke Park Self Storage
SOCL #4746
3120 SW 19 Street, #154-155
Pembroke Park, FL 33009

9590 9402 6610 1028 7097 23

7021 0350 0001 0297 5637

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over $500)

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746

9590 9402 4839 9032 6960 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5114

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
F.O. #4746

9590 9402 4839 9032 7062 49

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 2/6

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746
AONC

9590 9402 4839 9032 6960 14

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5121

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Leslie Loring
C. Date of Delivery 03/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
F.O. #4746

9590 9402 4839 9032 7062 32

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 3356

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 FEB 24 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746 RECEIVED JUL 08 20

9590 9402 4839 9032 6952 39

7019 1120 0000 9007 4919

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

7012 0470 0001 5589 2009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To
Pembroke Park Warehouses Holding
Street, Apt. No.; or PO Box No.
HCF #4746
3850 Hollywood Blvd, STE 400
City, State, ZIP+4
Hollywood, FL 33021

PS Form 3800, Au

7012 0470 0001 5589 2016

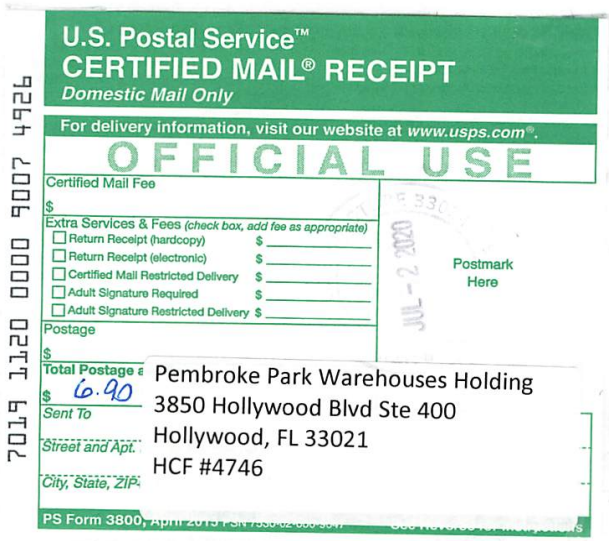
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To
Pembroke Park Self Storage
Street, Apt. No.; or PO Box No.
HCF #4746
3120 SW 19 Street
City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800, Au



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage
$ 6.90

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

JUL - 2 2020

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746

PS Form 3800, April

7019 1120 0000 9007 4926



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0441
Millage	0613
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).

* 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*	$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
2019	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,901.67

2021* 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



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).

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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
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Exempt Type	0	0	0	0
Taxable	$1,369,500	$1,369,500	$1,369,500	$1,369,500

Sales History

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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

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 #154 - #155

Legal Description

Case Status Open **Case #** 4746 **Date Next Inspection** 4/13/2021

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/30/2019		Notice of Violation	Hand/Regular Mail
12/10/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/6/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service 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: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$21,550.00

Case Overview

Admin Fixed	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Admin Fixed	-$4,200.00	$100.00
			Total Fines	**$17,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$17,450.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4746

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Pembroke Park Warehouses Holding TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 SW 19 ST, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Pembroke Park Warehouses AT 12:14 A.M. /P.M. ON THE 6th DAY OF April 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Nancy Romero) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

() POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teresa Malcolm
(Name of Notary Typed, Printed, or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: April 9, 2021
INVOICE # 288
FOR:

Case # **4746**
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-#155
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
431	Day(s) of Per Diem from (02/07/20-4/13/2021)	$ 50.00	$ 21,550.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 17,450.00

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!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	03/22/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **13th day of April, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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 #154 - #155

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Description

Contractors started demo work without permits.

tCase Status Open **Case #** 4746 **Date Next Inspection** 7/16/2020

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/30/2019	Notice of Violation - 30 days to comply
1/23/2020	Notice of Formal Hearing
1/23/2020	Final Order - 15 days to Comply
3/19/2020	Notice of Hearing to Confirm Fine - Cancelled due to COVID
3/19/2020	Affidavit of Non-Compliance
7/16/2020	Notice of Hearing to Confirm Fine - No permit

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: 7/16/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,800.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Total Fines	**$3,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,900.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: July 13, 2020
INVOICE # 288
FOR:

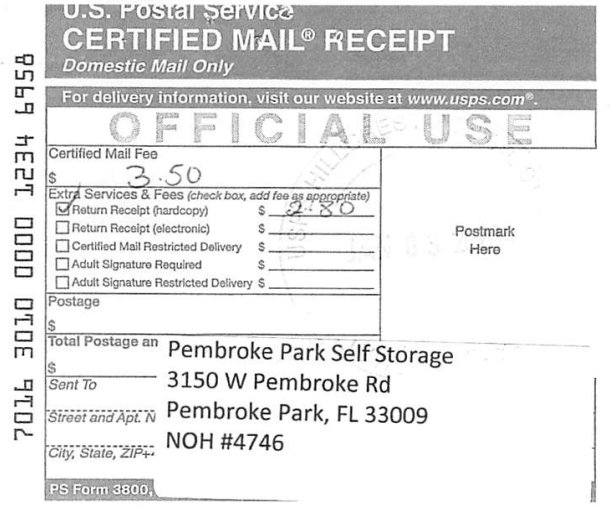
Case # 4746
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-#155
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

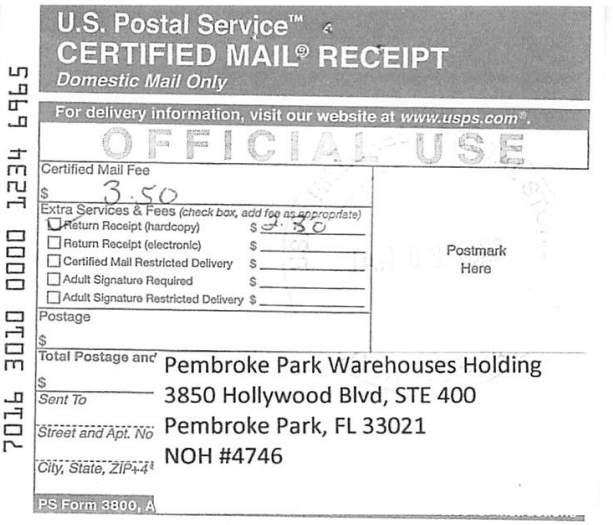
QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
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84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 3,900.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
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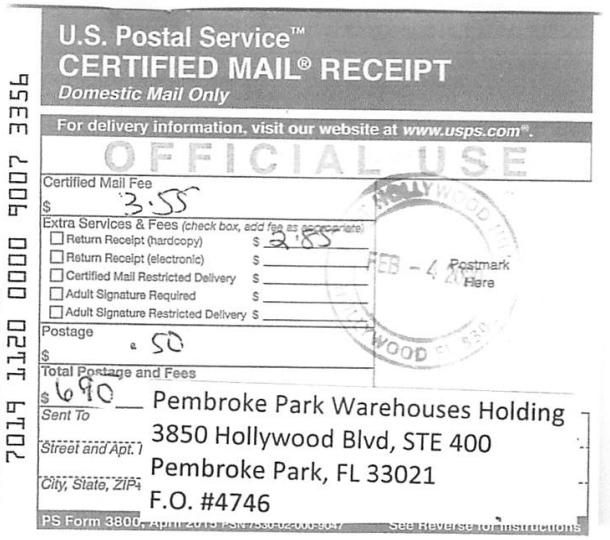
THANK YOU FOR YOUR BUSINESS!



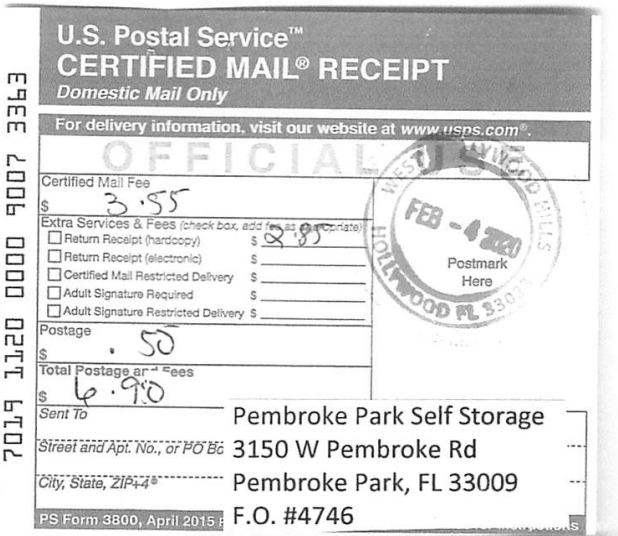
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $
Total Postage an $
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
7014 3010 0000 1234 6958
Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
NOH #4746



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7014 3010 0000 1234 6965
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
NOH #4746



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
FEB - 4 2020
Postmark Here
7019 1120 0000 9007 3356
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Pembroke Park, FL 33021
F.O. #4746



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Bo
City, State, ZIP+4
PS Form 3800, April 2015
FEB - 4 2020
Postmark Here
7019 1120 0000 9007 3363
Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
F.O. #4746



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (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
PS Form 3800, Ap
MAR - 7 2020
Postmark Here
7019 1120 0000 9007 5114
Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746
AONC



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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 $ 6.90
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7019 1120 0000 9007 5121
Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746
AONC



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$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$ 6.
Sent To
Street and Apt
City, State, ZI
Postmark Here
Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746
PS Form 3800, April 2015
7019 1120 0000 9007 4919



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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®
Postmark Here
MAR - 7 2020
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-155
Pembroke Park, FL 33009
HCF #4746
AONC
PS Form 3800, Ap
7019 1120 0000 9007 5138



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$ 6.90
Sent To
Street and Apt.
City, State, ZIP:
Postmark Here
Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746
PS Form 3800, April 2015
7019 1120 0000 9007 4926

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746

RECEIVED JUL 0 8 20

9590 9402 4839 9032 6952 39

Article Number (Transfer from service label)
7019 1120 0000 9007 4919

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 0 8 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.

Article Addressed to:

Pembroke Park Self Storage
3150 W Pembroke Rd
Hallandale Beach, FL 33009
HCF #4746

9590 9402 4839 9032 6960 07

Article Number (Transfer from service label)
7019 1120 0000 9007 5114

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.

Article Addressed to:

Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
F.O. #4746

9590 9402 4839 9032 7062 49

Article Number (Transfer from service label)
7019 1120 0000 9007 3363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F | C. Date of Delivery 7/6

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

---

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Pembroke Park Self Storage
3150 W Pembroke Rd
Pembroke Park, FL 33009
NOH #4746

9590 9402 4839 9032 7058 15

2. Article Number (Transfer from service label)
7016 3010 0000 1234 6958

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021
HCF #4746
AONC

9590 9402 4839 9032 6960 14

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5121

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 #154 - #155

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Description

Contractors started demo work without permits.

tCase Status Open **Case #** 4746 **Date Next Inspection** 7/16/2020

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/30/2019	Notice of Violation - 30 days to comply
1/23/2020	Notice of Formal Hearing
1/23/2020	Final Order - 15 days to Comply
3/19/2020	Notice of Hearing to Confirm Fine - Cancelled due to COVID
3/19/2020	Affidavit of Non-Compliance
7/16/2020	Notice of Hearing to Confirm Fine - No permit

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: 7/16/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,800.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Total Fines	$3,900.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$3,900.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: July 13, 2020
INVOICE # 288
FOR:

Case # **4746**
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-#155
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
160	Day(s) of Per Diem from (02/07/20-7/16/20)	$ 50.00	$ 8,000.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 3,900.00

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 BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	07/01/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of July, 2020 at 6:30 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #154 - #155

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	03/05/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of March, 2020 at 6:30 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

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 #154 - #155

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Description

Contractors started demo work without permits.

Case Status Open **Case #** 4746 **Date Next Inspection** 1/23/2020

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/30/2019	Notice of Violation — 30 days
12/10/2019	Notice of Formal Hearing

No Permit on file

Violations

Ordinance/Regulation	Section	Description	
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or b... occupied in whole or in part by an individual, individuals, fir... organization, corporation or other entity, shall comply with th... provisions: (1) The owner shall be the party required to obtain ... obtained a building permit for any and all alterations, improvem... modifications, or other work done on such building for which a bu... 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...	...Date: 1/23/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/10/2019

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4746

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 #154 - #155

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

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 23rd day of January, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

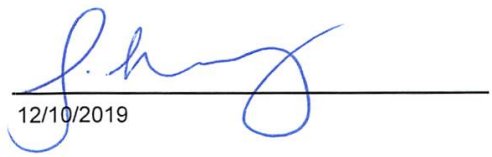
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer



12/10/2019

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4746	10/30/2019

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

Notes/Means of Correction:

Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Pembroke Park Warehouses DATE 10/30 2019

SITE ADDRESS 3120 SW 19 St

PERMIT # _____ SUB/PARK #154 - #155

- [X] STOP ALL WORK
- [X] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [X] VIOLATION OF TOWN ORDINANCE # 52(a)
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Contractors started demo work without permits.

Property owner/manager must obtain a permit from the Building Department.

- [X] 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.

- [X] STRUCTURAL
- [X] CODE ENF
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Joseline Ramirez EXT. # 215
INSPECTOR

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/05/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4746

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/05/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Park Self Storage
3150 Pembroke Rd
Pembroke Park, FL 33009
NOV #4746

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: PEMBROKE PARK WAREHOUSES HOLDING
3120 SW 19TH STREET #154-155
PEMBROKE PARK, FL 33023

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

RE: TOWN OF PEMBROKE PARK v.
PEMBROKE PARK WAREHOUSES HOLDING
CASE NO. 4746

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
XYD INVESTMENTS LLC	7195 NW 110 AVE PARKLAND, FL 33076	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010113

Legal Description

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

Case Status Closed **Case #** 5707

Notes

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/29/2021		Notice of Violation	Regular Mail
2/16/2023		Affidavit of Non-Compliance	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail
5/2/2023		Affidavit of Non-Compliance	
9/18/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/18/2024		Affidavit of Non-Compliance	Certified Mail
10/1/2024		Affidavit of Compliance	Regular Mail
10/16/2024	10/16/2024	Supplemental Order/Claim of Lien	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/1/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/1/2024
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...	2/16/2023
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.	2/16/2023

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/1/2024
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...	10/1/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/1/2024	$134,000.00
Individual Violation		Individual Violation	10/1/2024	$134,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$268,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$268,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 18, 2024
INVOICE # 435
FOR:

Case #5707

XYD INVESTMENTS LLC
2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Bill To:

XYD INVESTMENTS LLC
2500 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103 (a)(b)(g), 5-105, 5-17, 5-2(a)(b), 21-19, and 21-21.		
1	Final Order 03/15/2023 Admin Fee	$ 100.00	$ 100.00
536	Day(s) of Per Diem from (4/14/2023 - 10/01/2024)	$ 250.00	$ 134,000.00
	Recommend to Abate Per Diem Fine by 95%		$ 6,700.00
	$6,700.00 + $100.00		$ 6,800.00
		Balance	$ 134,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XYD INVESTMENTS LLC CASE NO. 5707

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE TO ABATE FINE

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: XYD INVESTMENTS LLC AT 04:16 P.M. ON THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

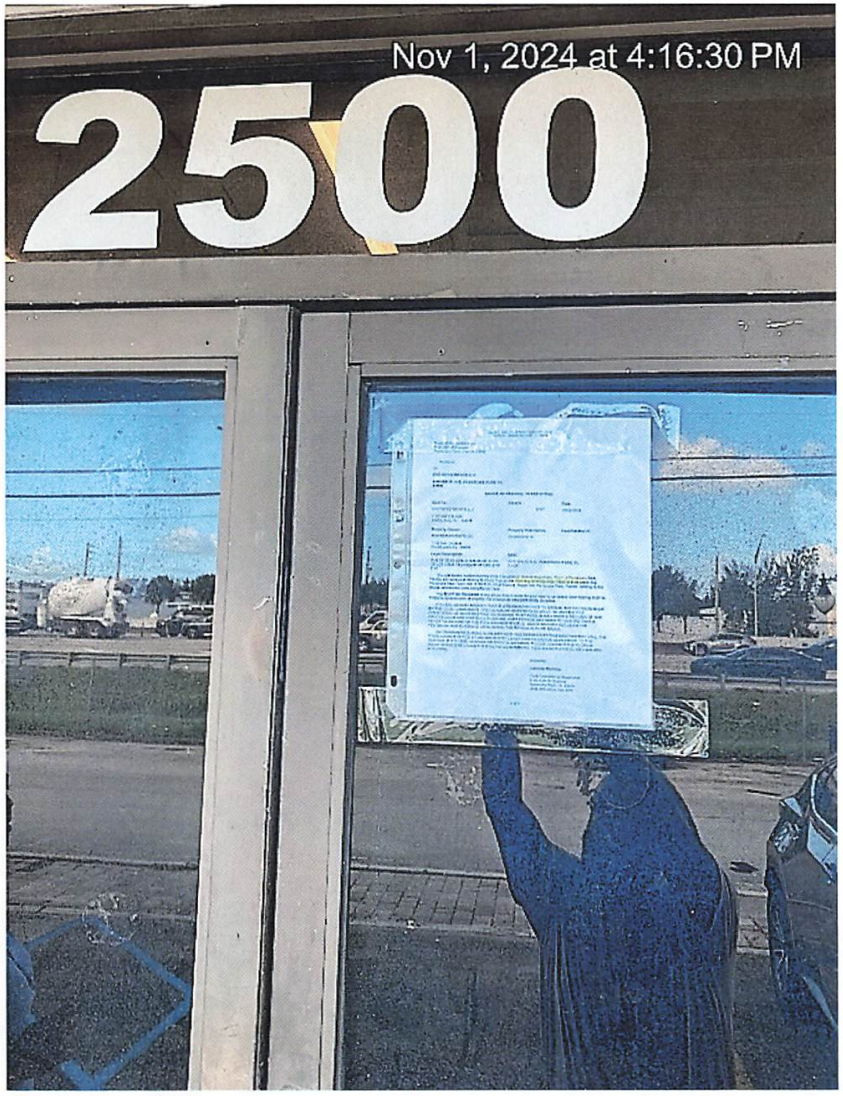
AFFIANT

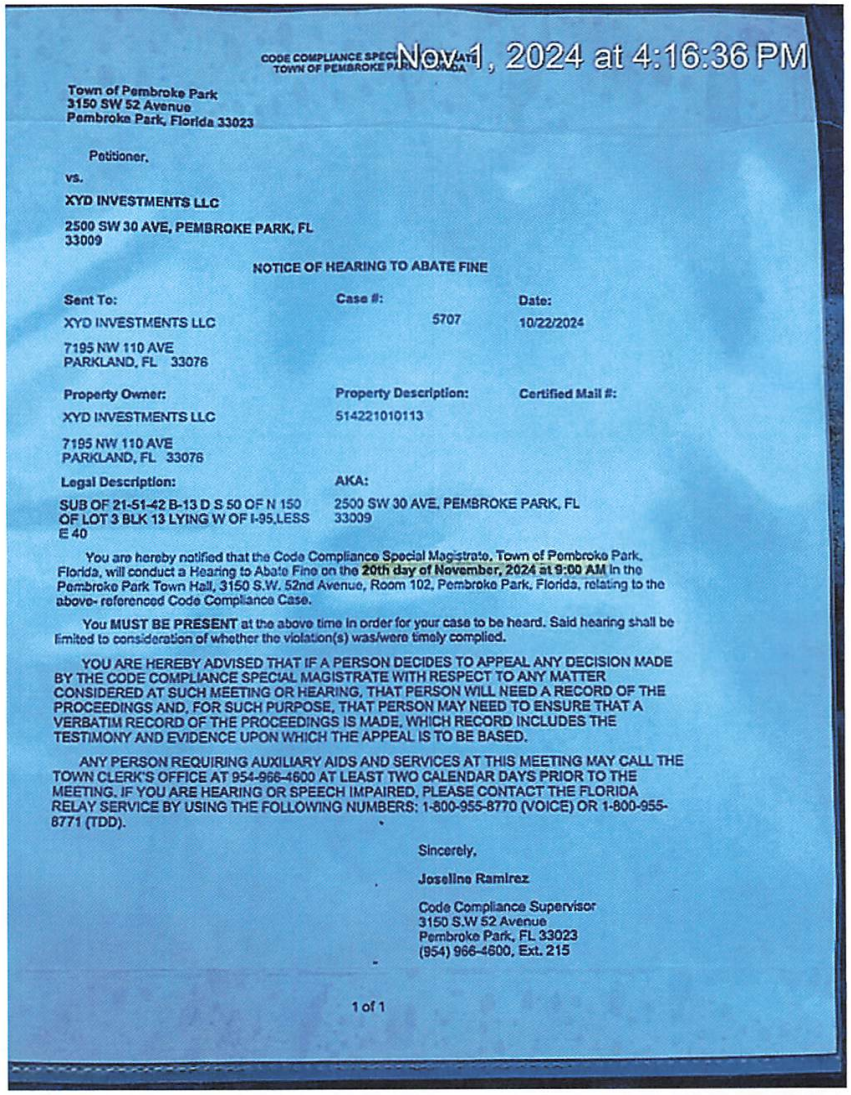
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
XYD INVESTMENTS LLC 7195 NW 110 AVE PARKLAND, FL 33076	5707	10/22/2024

Property Owner:	Property Description:	Certified Mail #:
XYD INVESTMENTS LLC 7195 NW 110 AVE PARKLAND, FL 33076	514221010113	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
XYD INVESTMENTS LLC	5707	10/22/2024
7195 NW 110 AVE PARKLAND, FL 33076		

Property Owner:	**Property Description:**	**Certified Mail #:**
XYD INVESTMENTS LLC	514221010113	
7195 NW 110 AVE PARKLAND, FL 33076		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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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
$ 9.64

Total Postage and
$

Sent To
XYD INVESTMENTS LLC
HAF #5707

Street and Apt. No.
2500 SW 30 AVE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

OCT 24 2024
USPS HILLCREST POSTAL STATION
HOLLYWOOD FL

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 79

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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
$ 9.64

Total Postage and
$

Sent To
XYD INVESTMENTS LLC
PING LIN
HAF #5707

Street and Apt. No.
7195 NW 110 AVE

City, State, ZIP+4
PARKLAND, FL 33076

Postmark Here

OCT 24 2024
USPS HILLCREST POSTAL STATION
HOLLYWOOD FL

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2157 62

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XYD INVESTMENTS LLC
PING LIN
HAF #5707
7195 NW 110 AVE
PARKLAND, FL 33076

9590 9402 7581 2098 7709 30

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2157 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ping Lin ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Ping Lin C. Date of Delivery 10/26/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XYD INVESTMENTS LLC
HAF #5707
2500 SW 30 AVE
PEMBROKE PARK, FL 33009

9590 9402 6379 0303 8595 86

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2157 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sutherland ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lisa Kay Sutherland 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 Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To: XYD INVESTMENTS LLC

Street and Apt. No.: LIN, PING
SOCL #5707
7195 NW 110 AVE

City, State, ZIP+4: PARKLAND FL 33076

PS Form 3800,

USPS NORLAND BRANCH
OCT 17 2024
Postmark Here
MIAMI

9589 0710 5270 1814 2153 11



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To: XYD INVESTMENTS LLC

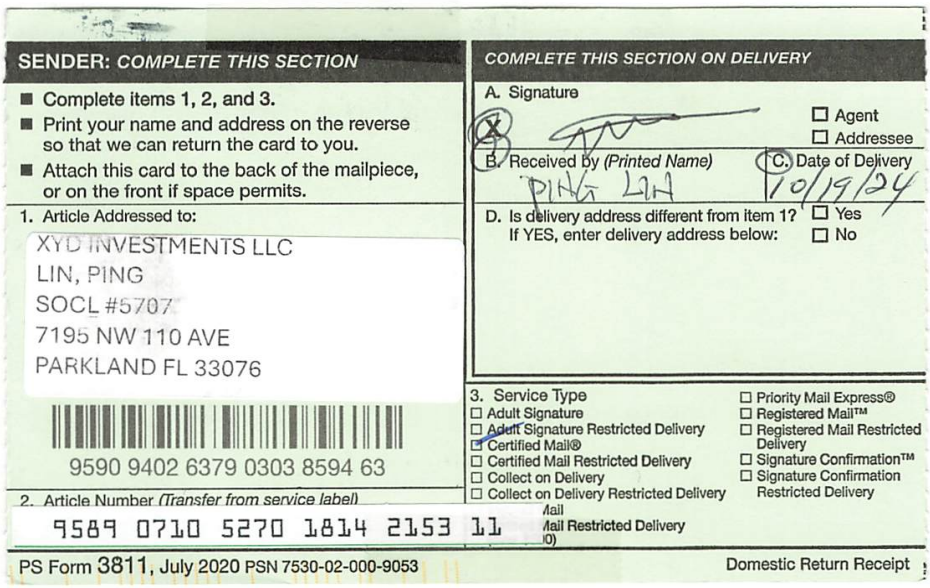
Street and Apt. No.: SOCL #5707
2500 SW 30 AVE,

City, State, ZIP+4: PEMBROKE PARK, FL 33009

PS Form 3800,

USPS NORLAND BRANCH
OCT 17 2024
Postmark Here
MIAMI FLORIDA 33169-9998

9589 0710 5270 1814 2153 28



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XYD INVESTMENTS LLC
LIN, PING
SOCL #5707
7195 NW 110 AVE
PARKLAND FL 33076

9590 9402 6379 0303 8594 63

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2153 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) PING LIN
C. Date of Delivery 10/19/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

XYD INVESTMENTS LLC
Respondent(s)

Case No.: 5707

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 15th, 2023. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: XYD INVESTMENTS LLC

FOLIO #: 5142 21 01 0113

1. The Special Magistrate entered a Final Order on May 15th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105; 5-17; 5-2(a)(b); 21-19 and 21-21(7). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on March 15th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$134,100.00** (ONE HUNDRED THIRTY FOUR THOUSAND AND ONE HUNDRED AND FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code 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: Oct 16., 2024.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this _____day of _____, 2024.

_____

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/16/2024

Phone #: 954 544 2480 / 954 799 2523

Case # 5707

E-mail: Topscabinethallandale@gmail.com

Address of Violation: 2500 SW 30th Ave Hallandale FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, LEANDRO LACERDA (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5707 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Town of Pembroke Park 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 09/18/2024 imposing the fine of $ 134,000 for violation(s)of the Town's Code of Ordinances: Signs and Advertising Sec 21-19 Prohibited signs and Signs and advertising Sec 21-21(7) Temporary Signs

Brief summary for request: I would like to request an abatement of fines charged to Tops Cabinet Hallandale. I had previously corrected and addressed all issues but two because I was unclear on what to do. I visited the City as well as tried to make contact to address issue but no one returned my calls. I recently received final notice and contacted the City again to get clarification. All issues have now been addressed.

LEANDRO LACERDA
Petitioner's Name (Print)

Leandro Lacerda
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Leandro Lacerda and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/16/2024

Notary Public State of Florida: Sutherland My Commission expires: 09/09/25

LISA-KAY SUTHERLAND
Notary Public - State of Florida
Commission # HH 174152
My Comm. Expires Sep 9, 2025

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: October 15, 2024
INVOICE # 435
FOR:

Case #5707
XYD INVESTMENTS LLC
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:

XYD INVESTMENTS LLC
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(g); 5-105; 5-17; 5-2(a)(b); 21-19 and 21-21(7).		
	Final Order 03/15/2023		
1	Admin Fee	$ 100.00	$ 100.00
536	Day(s) of Per Diem from (04/14/2023 - 10/01/2024)	$ 250.00	$ 134,000.00
		Balance	$ 134,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XYD INVESTMENTS LLC CASE NO. 5707

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XYD INVESTMENTS LLC AT 10:44 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. Ramirez
AFFIANT

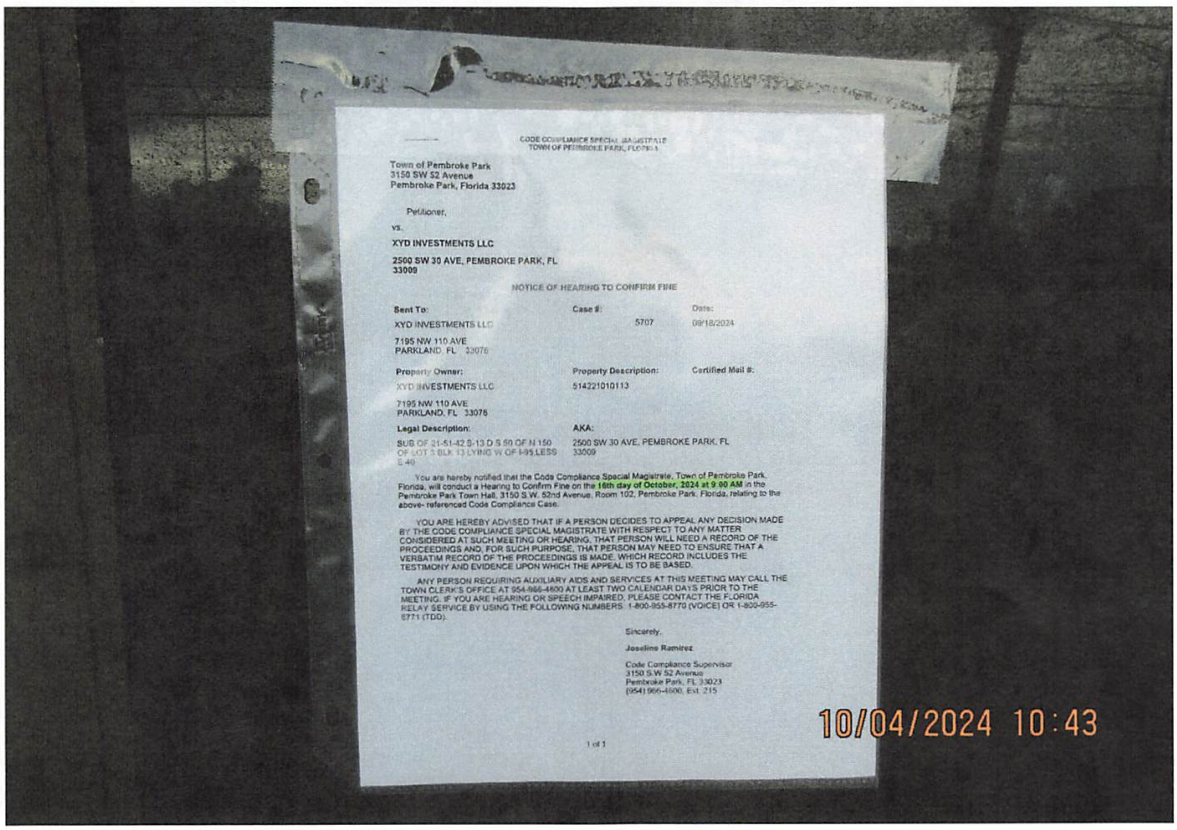
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


2500
OPEN
OPEN
10/04/2024 10:44


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
XYD INVESTMENTS LLC
2500 SW 30 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
XYD INVESTMENTS LLC
7195 NW 110 AVE
PARKLAND, FL 33076
Case #:
5707
Date:
09/18/2024
Property Owner:
XYD INVESTMENTS LLC
7195 NW 110 AVE
PARKLAND, FL 33076
Property Description:
514221010113
Certified Mail #:
Legal Description:
SUB OF 21-51-42 S-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95 LESS E 40
AKA:
2500 SW 30 AVE, PEMBROKE PARK, FL
33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of October, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
10/04/2024 10:43

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
XYD INVESTMENTS LLC	5707	09/18/2024
7195 NW 110 AVE PARKLAND, FL 33076		

Property Owner:	**Property Description:**	**Certified Mail #:**
XYD INVESTMENTS LLC	514221010113	
7195 NW 110 AVE PARKLAND, FL 33076		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5707

On 9/18/2024 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: XYD INVESTMENTS LLC

Address: 7195 NW 110 AVE PARKLAND, FL 33076

Folio: 514221010113

Site Address: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/16/2023
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...	2/16/2023
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.	2/16/2023

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: 9/18/2024
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: 9/18/2024

Notes/Means of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections. Corrected.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections. Permit #2111156-0completed for new roof.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections. Not corrected.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover. Corrected.
5. Permanent window signs are prohibited. Remove all window signs and leave only 25%. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/18/2024

Nazly Cardona CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To XYD INVESTMENTS LLC
HCF #5707

Street and Apt. N 2500 SW 30 AVE,

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

SEP 19 2024

9589 0710 5270 1605 9740 21



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage an
$

Sent To XYD INVESTMENTS LLC
LIN, PING

Street and Apt. N HCF #5707
7195 NW 110 AVE

City, State, ZIP+4 PARKLAND FL 33076

PS Form 3800,

Postmark Here

9589 0710 5270 1605 9740 38



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XYD INVESTMENTS LLC
LIN, PING
HCF #5707
7195 NW 110 AVE
PARKLAND FL 33076

9590 9402 8780 4005 5377 24

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9740 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/21/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 23 2024

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

XYD INVESTMENTS LLC
Respondent(s)

Case No.: 5707

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: XYD INVESTMENTS LLC

FOLIO NO.: 5142 21 01 0113

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 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) 21-19 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(7) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of March 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
XYD INVESTMENTS LLC

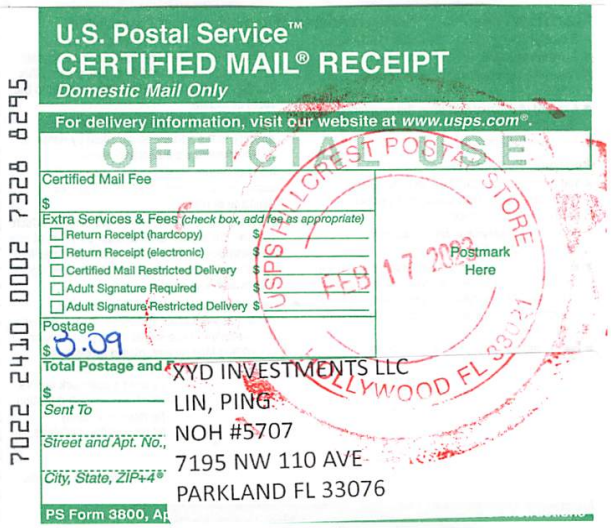
Street and Apt. No.
NOH #5707
2500 SW 30 AVE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 2410 0002 7328 7946

Postmark Here
FEB 17 2023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.09

Total Postage and Fees
$

Sent To
XYD INVESTMENTS LLC
LIN, PING

Street and Apt. No.
NOH #5707
7195 NW 110 AVE

City, State, ZIP+4®
PARKLAND FL 33076

PS Form 3800, Ap

7022 2410 0002 7328 8295

Postmark Here
FEB 17 2023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
XYD INVESTMENTS LLC
NOH #5707
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7834 24

2. Article Number (Transfer from service label)
7022 2410 0002 7328 7946

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Lisa Kay Sutherland
C. Date of Delivery

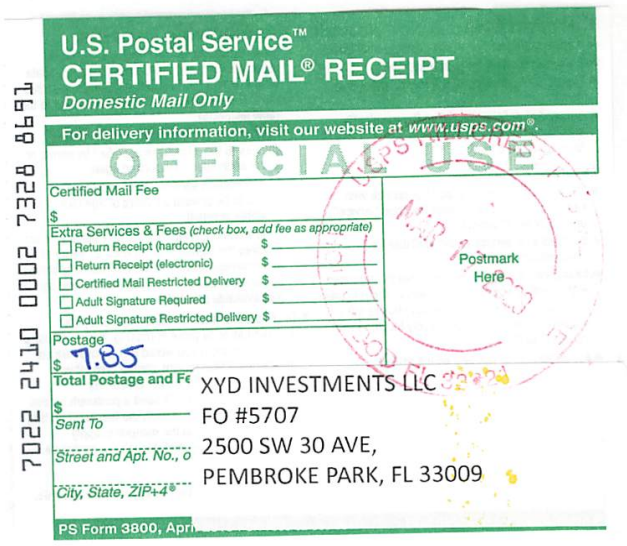
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

FEB 28 2023



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fe
$

Sent To
XYD INVESTMENTS LLC
FO #5707

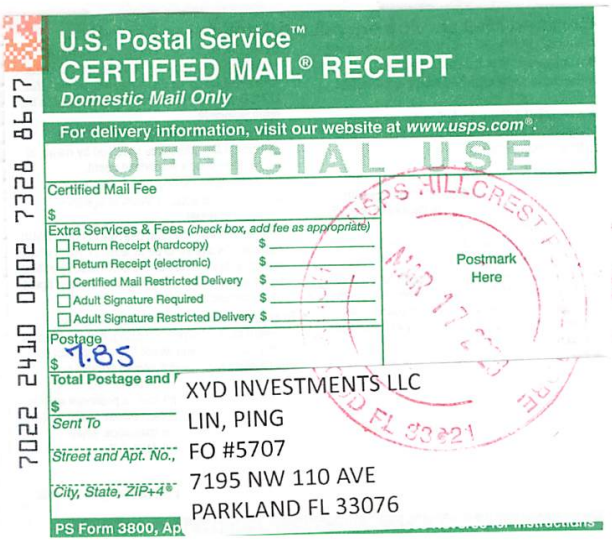
Street and Apt. No., o
2500 SW 30 AVE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Apri

7022 2410 0002 7328 8691

Postmark Here
MAR 1



U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

Sent To
XYD INVESTMENTS LLC
LIN, PING

Street and Apt. No.,
FO #5707
7195 NW 110 AVE

City, State, ZIP+4®
PARKLAND FL 33076

PS Form 3800, Ap

7022 2410 0002 7328 8677

Postmark Here
MAR 17

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XYD INVESTMENTS LLC CASE NO.5707

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XYD INVESTMENTS LLC AT 11:18 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/7/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 7th day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

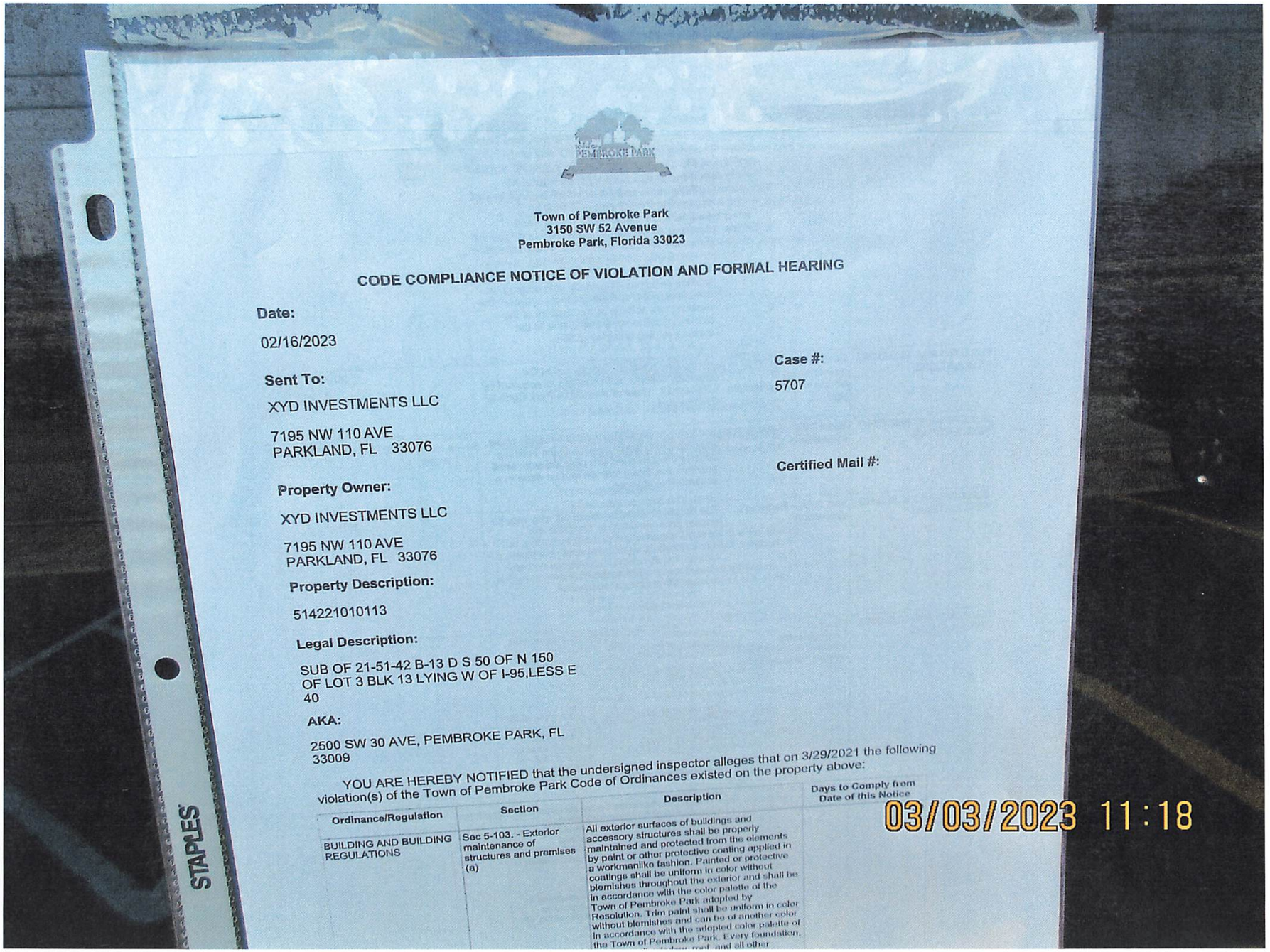
Stephanie Woodbury
Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA

STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services


2500
OPEN
03/03/2023 11:18



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Case #:

5707

Sent To:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Owner:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 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, [illegible] and all other	

03/03/2023 11:18



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage ar
$

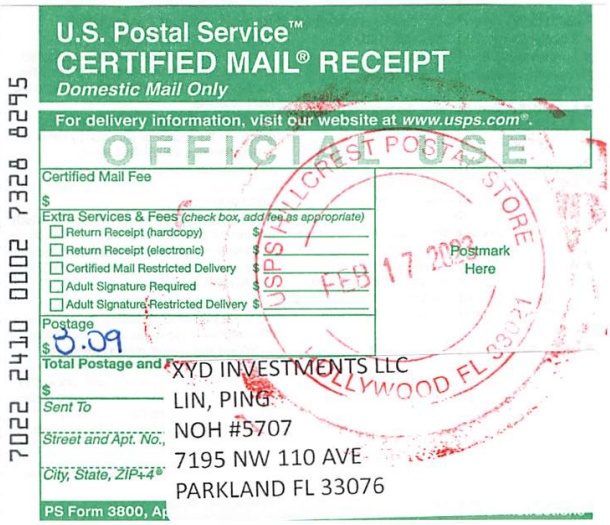
Sent To XYD INVESTMENTS LLC
Street and Apt. N NOH #5707
City, State, ZIP+ 2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 2410 0002 7328 7946

Postmark Here

HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.09

Total Postage and Fe
$

Sent To XYD INVESTMENTS LLC
Street and Apt. No., LIN, PING
City, State, ZIP+4® NOH #5707
7195 NW 110 AVE
PARKLAND FL 33076

PS Form 3800, Ap

7022 2410 0002 7328 8295

Postmark Here

USPS HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
XYD INVESTMENTS LLC
NOH #5707
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7834 24

2. Article Number (Transfer from service label)
7022 2410 0002 7328 7946

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Lisa Kay Sutherland
☐ Agent
☐ Addressee

B. Received by (Printed Name) Lisa Kay Sutherland
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

HALLANDALE FL
FEB 28 2023
USPS

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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Case #:

5707

Property Owner:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

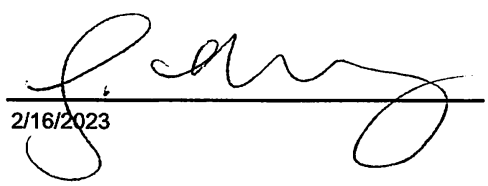
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



2/16/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5707

On 2/16/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: XYD INVESTMENTS LLC

Address: 7195 NW 110 AVE PARKLAND, FL 33076

Folio: 514221010113

Site Address: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/16/2023
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...	2/16/2023
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.	2/16/2023

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: 2/16/2023
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: 2/16/2023

Notes/Means of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections. Corrected.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections. Obtained permit for new roof and completed permit.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections. Corrected.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover. Corrected, but did not obtain permit for the removal and installation of channel letter sign after roof was repaired.
5. Permanent window signs are prohibited. Remove all window signs. In-compete, remove all window and follow temporary window sign ordinance regulations.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2500 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0113
Property Owner	XYD INVESTMENTS LLC	Millage	0613
Mailing Address	7195 NW 110 AVE PARKLAND FL 33076	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$72,050	$390,870	$462,920	$462,920	
2022	$72,050	$390,870	$462,920	$462,920	$9,777.04
2021	$72,050	$355,180	$427,230	$427,230	$9,187.42

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$462,920	$462,920	$462,920	$462,920
Portability	0	0	0	0
Assessed/SOH	$462,920	$462,920	$462,920	$462,920
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	$462,920	$462,920	$462,920	$462,920

Sales History

Date	Type	Price	Book/Page or CIN
4/8/2015	WD-Q	$450,000	112921749
4/17/2008	QCD-T	$100	45321 / 498
2/13/1997	WD	$100	26307 / 741
8/1/1984	QCD	$60,000	12266 / 511
7/1/1971	PRO	$15,500	

Land Calculations

Price	Factor	Type
$9.00	8,005	SF
Adj. Bldg. S.F. (Card, Sketch)		4200
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
XYD INVESTMENTS LLC

Filing Information

Document Number	L15000060784
FEI/EIN Number	47-3664128
Date Filed	04/07/2015
Effective Date	04/08/2015
State	FL
Status	ACTIVE

Principal Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Mailing Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Registered Agent Name & Address

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Title MGR

HUANG, XIU JING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Annual Reports

Report Year	Filed Date

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	5707	03/29/2021

Property Owner:	Property Description:	Certified Mail #:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	514221010113	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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

Notes/Means of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


TOPS CABINET
KITCHEN
Room
2500
GRANITE
FLOORING
954 544 2480
03/11/2021 18:03


TOPS CABINET
VANITY
KITCHEN
Show Room
2500
GRANITE
954 544
03/11/2021 18:03

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5707

Hasler FIRST-CLASS MAIL
03/29/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

XYD INVESTMENTS LLC/Tops Cabinet

7195 NW 110 AVE
PARKLAND, FL 33076

Case I

5707

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5707

Hasler FIRST-CLASS MAIL
03/29/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

XYD Investments LLC/Tops Cabinet
2500 SW 30 Ave
Pembroke Park, FL 33009


Sep 19, 2024 at 3:37:53 PM
TOPS CABINET
VANITY
KITCHEN
ShowRoom
2500
GRANITE
FLOORING


Sep 19, 2024 at 3:39:46 PM
2500


Sep 19, 2024 at 3:39:55 PM


Sep 19, 2024 at 3:40:01 PM
I&F
WINDOWS, DOOR & ROOFING
954.480.3008 | LANDFWINDOWS.COM

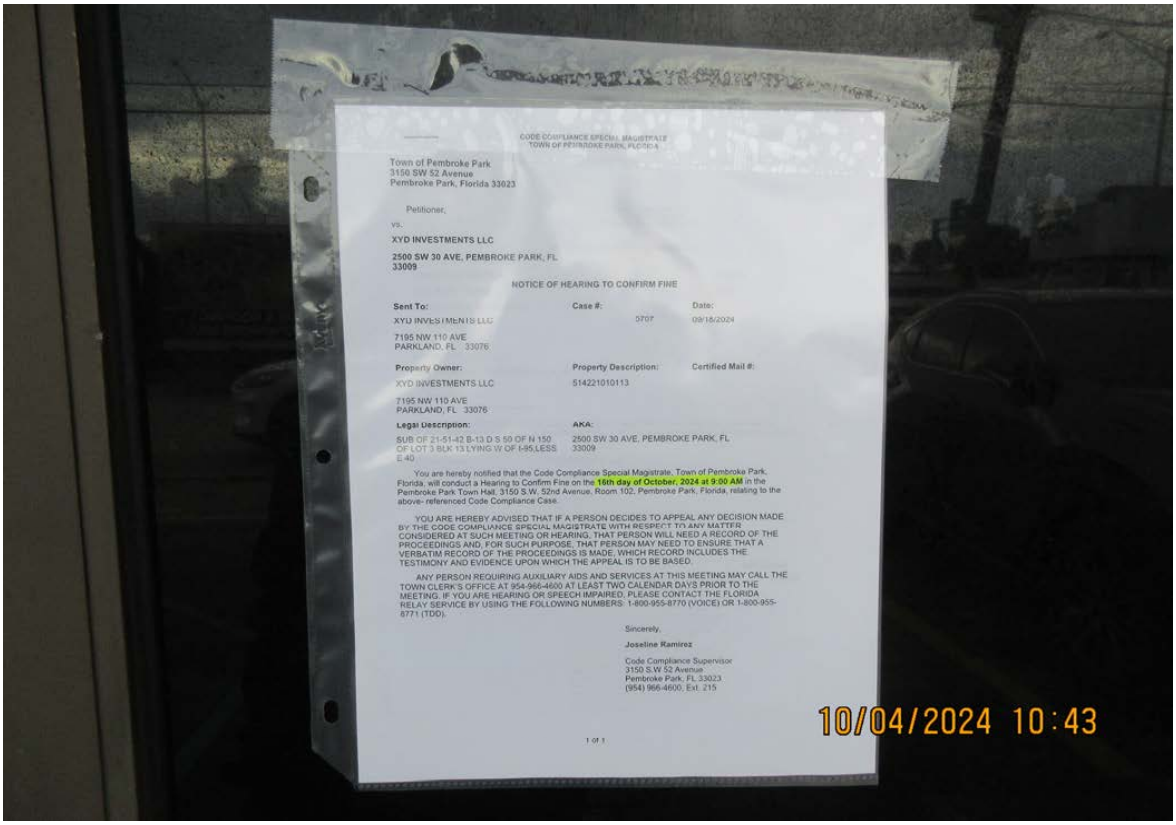

Sep 19, 2024 at 3:40:24 PM


Sep 19, 2024 at 3:40:30 PM
WINDOWS, DOOR & ROOFING
954.480.3008 | LANDFWINDOWS.COM


TOPS CABINET
2500
OPEN
10/04/2024 10:43


2500
TOW AWAY
24 HRS ZONE DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT OWNERS
RISK AND EXPENSE
AAAA Crosstown
Towing and Recovery
10/04/2024 10:43


2500
OPEN
10/04/2024 10:43


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
XYD INVESTMENTS LLC
2500 SW 30 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
0707
09/18/2024
7195 NW 110 AVE
PARKLAND, FL 33076
Property Owner:
Property Description:
Certified Mail #:
XYD INVESTMENTS LLC
514221010113
7195 NW 110 AVE
PARKLAND, FL 33076
Legal Description:
AKA:
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40
2500 SW 30 AVE, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of October, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
10/04/2024 10:43


2500
OPEN
OPEN
10/04/2024 10:44

Case Overview

Property/Incident Information

Owner	Address	Site Address
CAROLINA ESTE GUZMAN MARTILLO	3120 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status Closed **Case #** 5996

Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Posted to Property Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/13/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/18/2024		Affidavit of Compliance	Regular Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Case Overview

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.	4/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/18/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/18/2024	$36,550.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$36,650.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$36,650.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 18, 2024
INVOICE NO. 001
FOR:

Case #5996

CAROLINA ESTE GUZMAN MARTILLO
3120 W HALLANDALE BEACH BLVD
LOT #718
PEMBROKE PARK, FL 33009

Bill To:

CAROLINA ESTE GUZMAN MARTILLO
3120 W HALLANDALE BEACH BLVD
LOT #718
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 02/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
732	Day(s) of Per Diem from (04/17/2022 - 04/18/2024)	$ 50.00	$ 36,600.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 90%		$ 3,660.00
	$3,660.00 + $100.00 + $48.50 + $8.50		$ 3,817.00
		Balance	$ 36,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CAROLINA ESTE GUZMAN MARTILLO CASE NO. 5996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CAROLINA ESTE GUZMAN MARTILLO

TYPE OF PROCESS: NOTICE TO ABATE FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #718, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: CAROLINA ESTE GUZMAN MARTILLO AT 12:30 P.M. ON THE 04 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin
AFFIANT

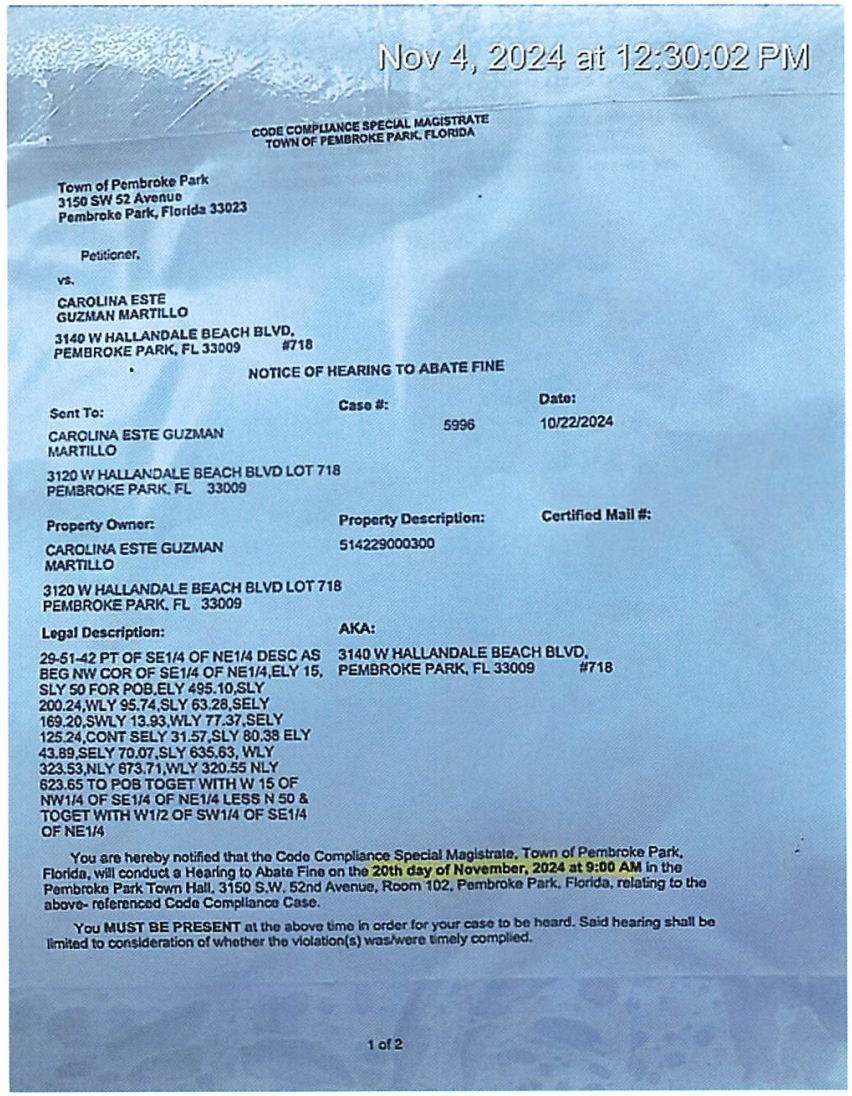
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CAROLINA ESTE GUZMAN MARTILLO 3120 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	5996	10/22/2024

Property Owner:	Property Description:	Certified Mail #:
CAROLINA ESTE GUZMAN MARTILLO 3120 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
CAROLINA ESTE GUZMAN MARTILLO 3120 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	5996	10/22/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CAROLINA ESTE GUZMAN MARTILLO 3120 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/24 Phone #: 3059886669

Case # 5996 E-mail: martilloestefania1@gmail.com

Address of Violation: 3120 W HBB, LOT 718

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Carolina Guzman (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5996 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/20/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 2/16/22 imposing the fine of $ 36,650.00 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-17

Brief summary for request: pido por favor que me ayuden, ya que no tengo trabajo y tengo que cuidar a mis hijos que estan pasando por momentos dificiles

Carolina Guzman M.
Petitioner's Name (Print)

Carolina Guzman M.
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Carolina Guzman and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/11/2024.

Notary Public State of Florida: Nazly Dayana CA My Commission expires: Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YOBELVER HERNANNAY
Respondent(s)

Marlen Martell The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number Case No.: 5996 The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of Sept. 2022

Dated at Pembroke Park, Broward County, Florida, on this 28 day of March 2023

By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT #718, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YOBELVER HERNANNAY

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

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2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$7,850.00** (SEVEN THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 21, 2022.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No /

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HFC #6131, #5996
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7705 03

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3559

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

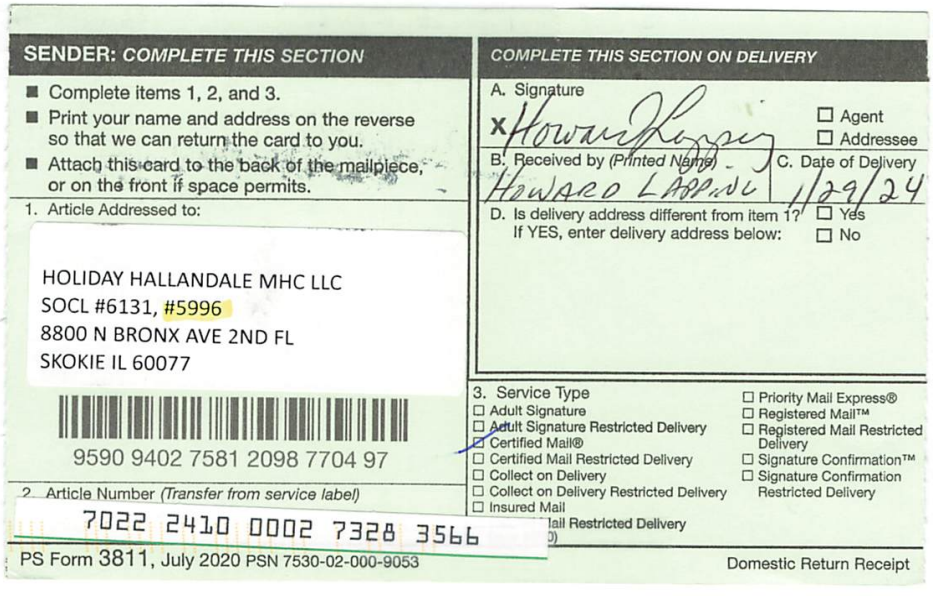
A. Signature
☐ Agent
☐ Addressee

B. Received by (Printed Name) Caesar Scalia
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
SOCL #6131, #5996
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7581 2098 7704 97

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3566

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

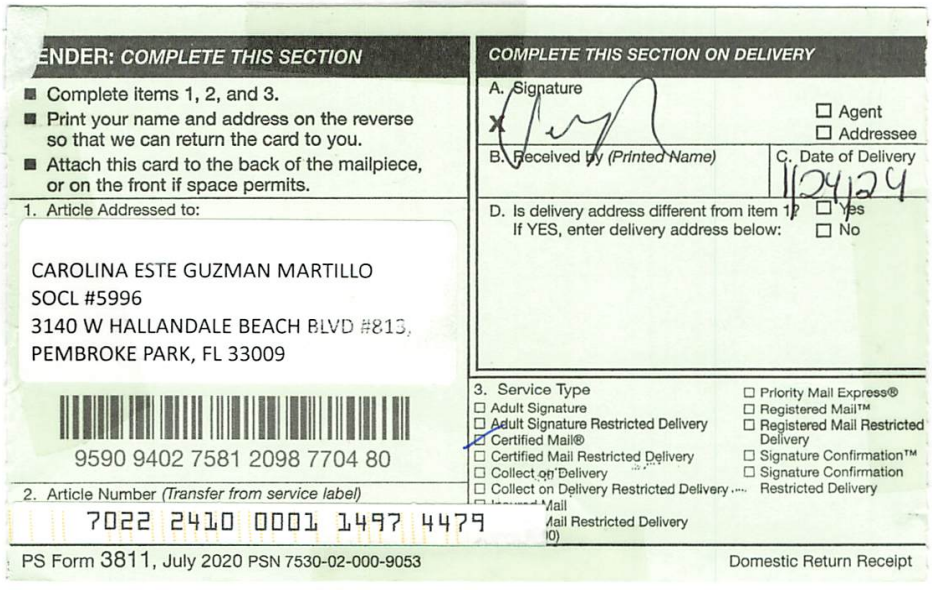
A. Signature
X Howard Lappin
☐ Agent
☐ Addressee

B. Received by (Printed Name) HOWARD LAPPIN
C. Date of Delivery 11/29/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



ENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CAROLINA ESTE GUZMAN MARTILLO
SOCL #5996
3140 W HALLANDALE BEACH BLVD #813,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7704 80

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4479

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
11/24/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

null
Transmittal Number: 25513446

CSC

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date:	09/07/2022
Party Served:	Yobelver Hernannay
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #718
Case/Reference No:	5996

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CAROLINA ESTE GUZMAN MARTILLO CASE NO. 5996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CAROLINA ESTE GUZMAN MARTILLO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 718, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: CAROLINA ESTE GUZMAN MARTILLO AT 02:52 P.M. ON THE 13 DAY OF DECEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

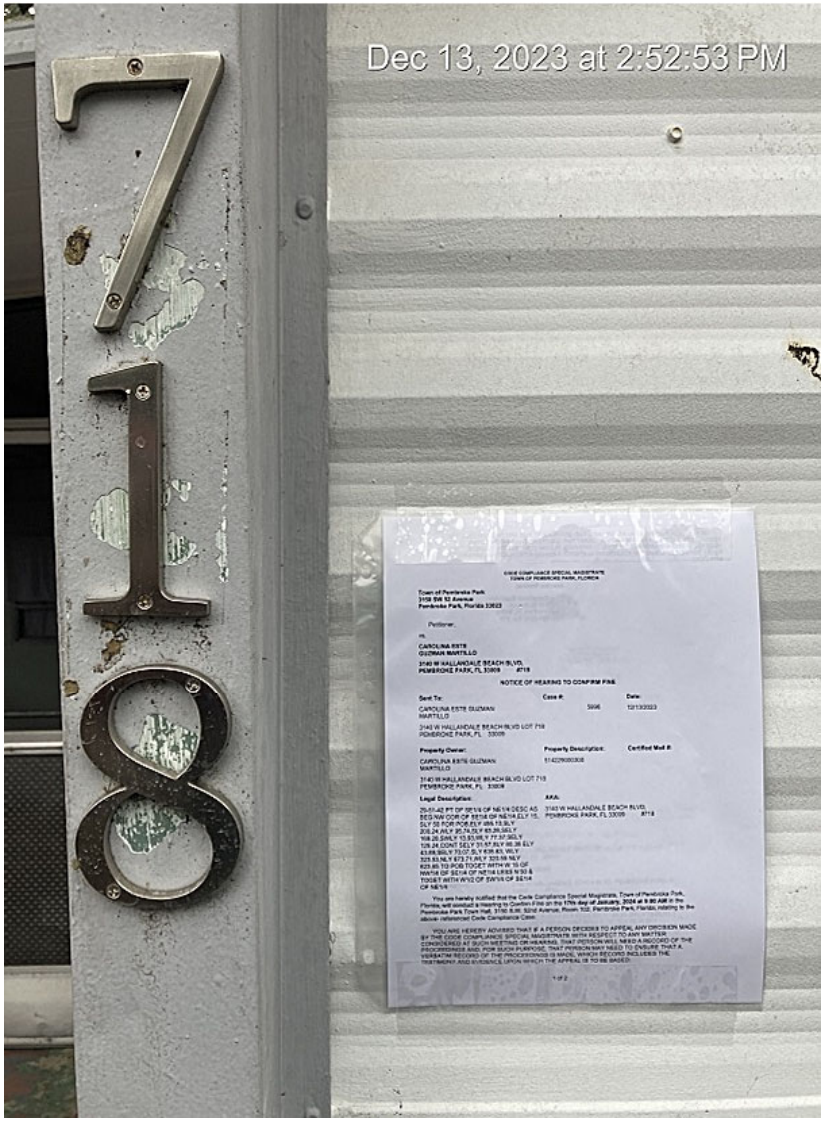
Jean Gustin
AFFIANT

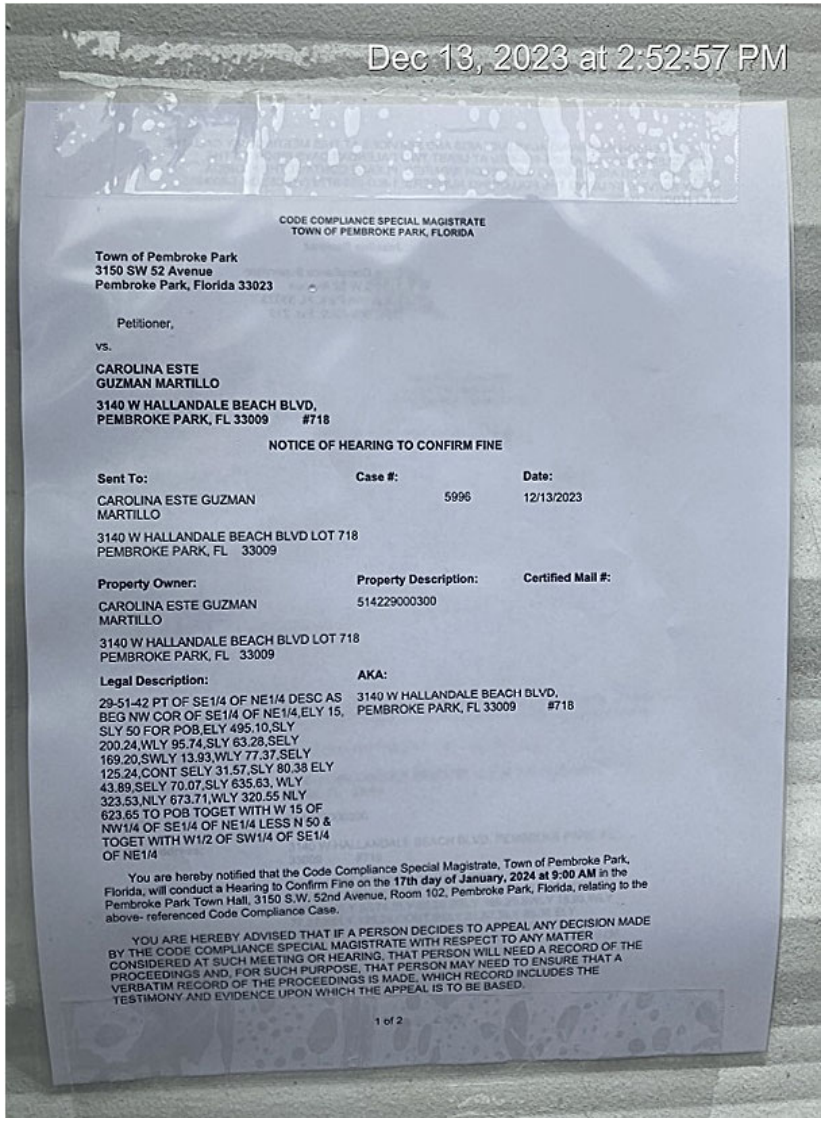
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Dec 13, 2023 at 2:52:53 PM
718


Dec 13, 2023 at 2:52:57 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
CAROLINA ESTE
GUZMAN MARTILLO
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
CAROLINA ESTE GUZMAN MARTILLO
5996
12/13/2023
3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
CAROLINA ESTE GUZMAN MARTILLO
514229000300
3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of January, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2

CNTY#	AGY#	SUB#	RPT#
10	12	JZM	4333

AUDIT #

L# 1322551
T# 1751128225
B# 962036
S# 96168375

STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL
CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR.	MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVW/LOC
3013515	FGMCXMF06372	1968		STAR	HS	UNK	46'	

DATE OF ISSUE MO.	DAY	YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
12	30	22	TRT	PRIVATE							

Applicant/Owner's Name & Address
CAROLINA ESTE GUZMAN MARTILLO
3120 W HALLANDALE BEACH BLVD # 718
HALLANDALE BEACH, FL 33009-5100

SEX	BIRTHDATE MO.	DAY	YEAR	RESIDENT Y	N	ALIEN	CNTY RES.#
F	10	24	87	X			10

1st OWNER FL/DL# OR F.E.I.D.#: G255105878840

2nd OWNER FL/DL# OR UNIT #:

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.75	73.50	0.00	78.25

Action Requested: TRANSFER TITLE
RETAINED AS ELECTRONIC TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	12/30/2022		XX		☐

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | FEID # OR FL / DL AND SEX AND DATE OF BIRTH | DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID EXEMPTION CERTIFICATE
IS EXEMPT FROM FLORIDA SALES OR ☐ VEHICLE / VESSEL WILL BE USED EXCLUSIVELY FOR RENTAL
USE TAX FOR THE REASON(S) CHECKED ☒ OTHER GIFT

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS $ 0.00

INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES $ 0.00

☐ SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.

___ I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.

___ I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

___ I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant/Owner

Signature of Applicant/Co-Owner

HSMV 82041 REVISED 02/06 SCAN CODE MVT

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CAROLINA ESTE GUZMAN MARTILLO 3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	5996	12/13/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
CAROLINA ESTE GUZMAN MARTILLO 3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of January, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

Respondent(s)

Case #:

5996

On 12/12/2023 I JEAN GUSTIN 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:	CAROLINA ESTE GUZMAN MARTILLO
Address:	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/12/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/12/2023

Notes/Means of Correction:

1. Water heater was replaced prior of obtaining a permit. No permits have been obtained. Not Corrected
2. Screen room was added to the m/h without a permit and then enclosed into an addition. According to Broward County property appraiser, the enclosed addition has existed since 2006. There is no evidential support for item 2 that work was done without a permit. -Corrected.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. According to Broward County property appraiser, the doors, windows, & roof over to the screen room and addition existed since 2006.
There is no evidential support for item 3 that work was done without a permit. -Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

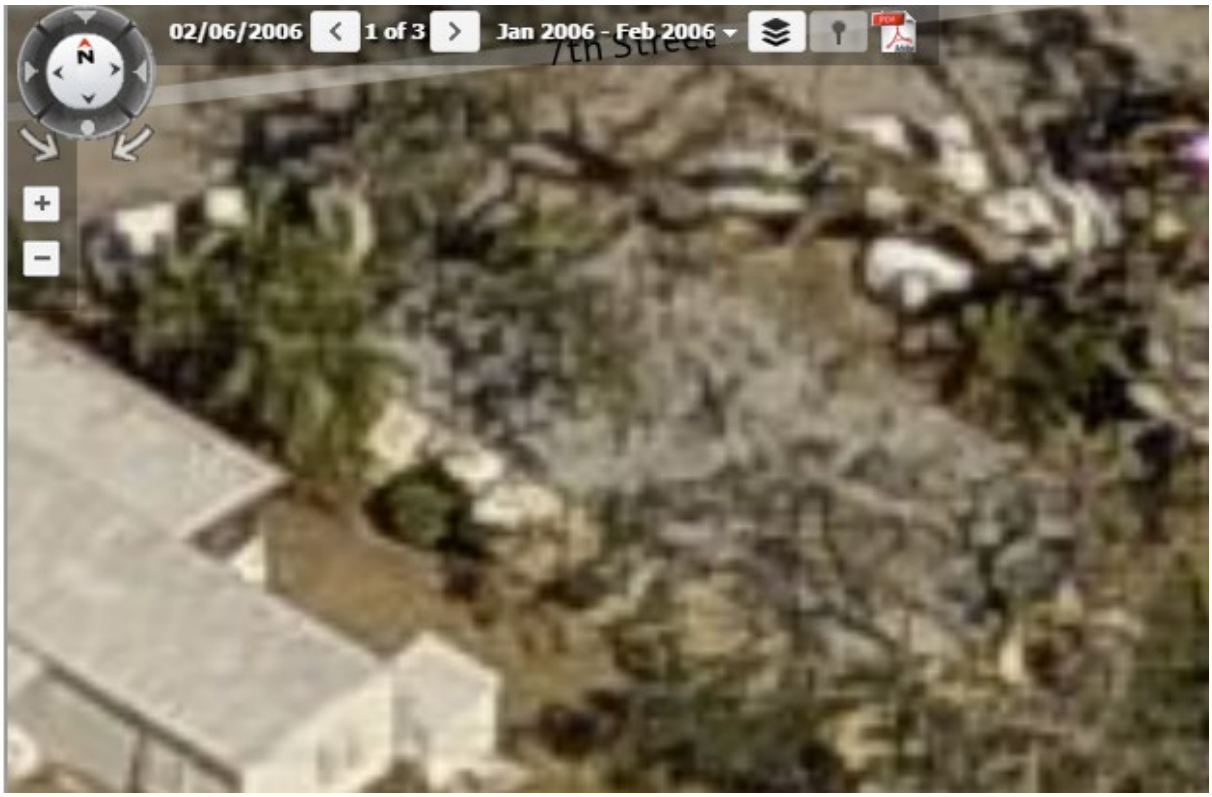
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/12/2023

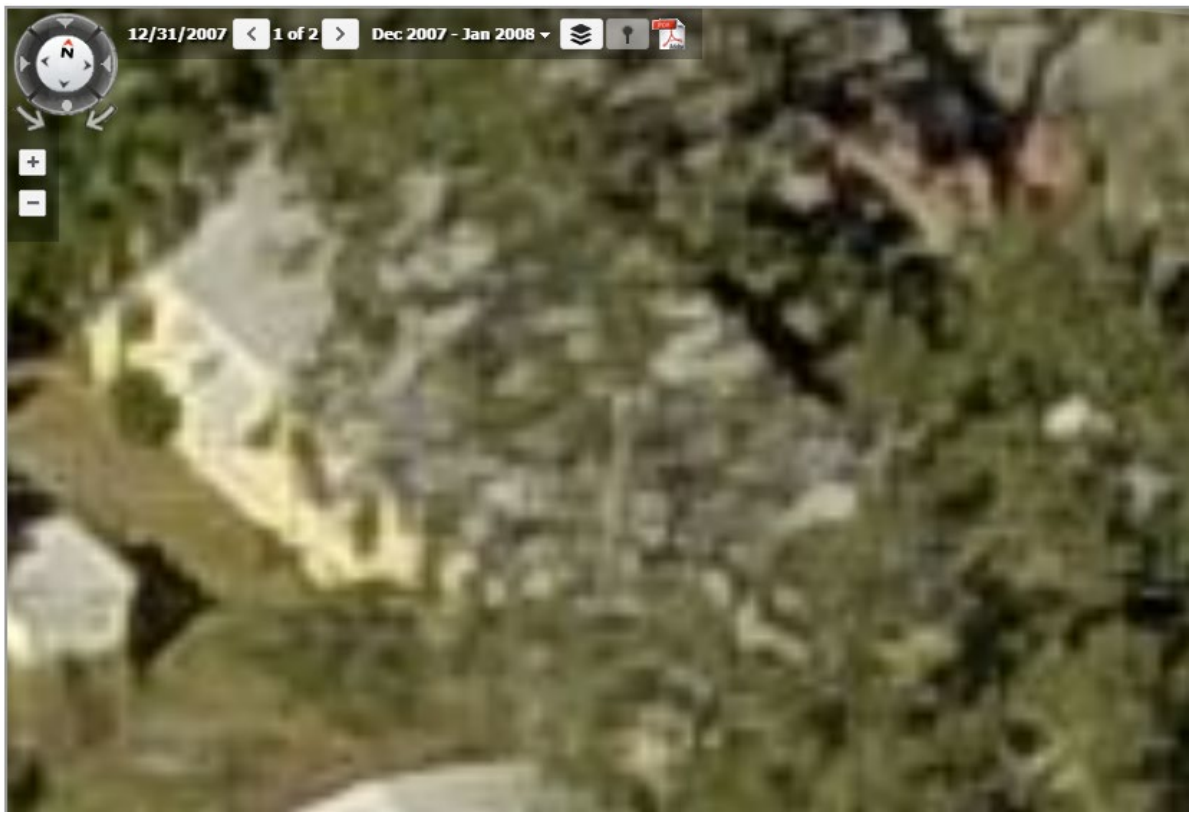
NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


02/05/2006
1 of 2
Jan 2006 - Feb 2006
N


02/05/2006
1 of 4
Jan 2006 - Feb 2006
N


02/06/2006
1 of 3
Jan 2006 - Feb 2006
7th Street


12/31/2007
1 of 2
Dec 2007 - Jan 2008
N


12/31/2007
1 of 4
Dec 2007 - Jan 2008

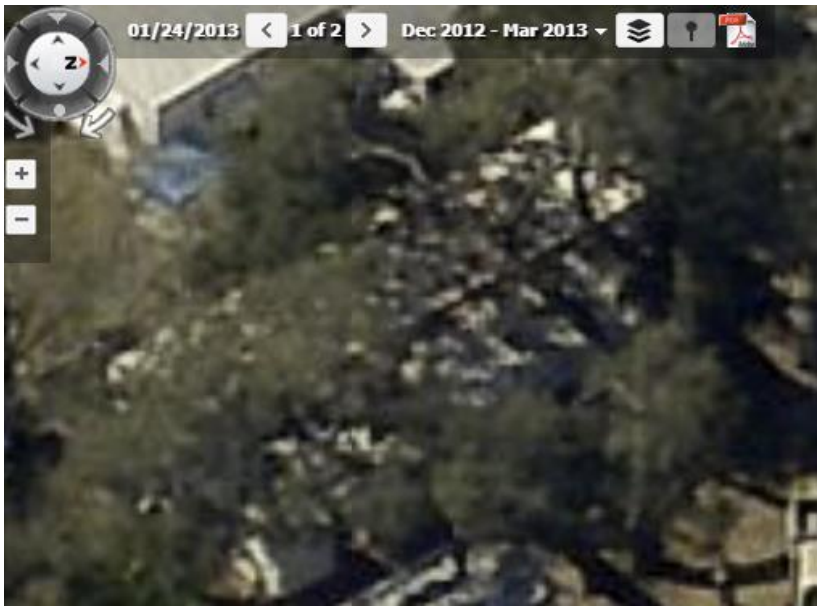

12/31/2007
1 of 5
Dec 2007 - Jan 2008


12/29/2008
1 of 2
Dec 2008 - Feb 2009
N


01/08/2009
1 of 8
Dec 2008 - Feb 2009


12/28/2010
1 of 6
Dec 2010 - Feb 2011
N


12/29/2010
1 of 5
Dec 2010 - Feb 2011


01/24/2013
1 of 2
Dec 2012 - Mar 2013


01/24/2013
1 of 3
Dec 2012 - Mar 2013


01/24/2013
1 of 2
Dec 2012 - Mar 2013

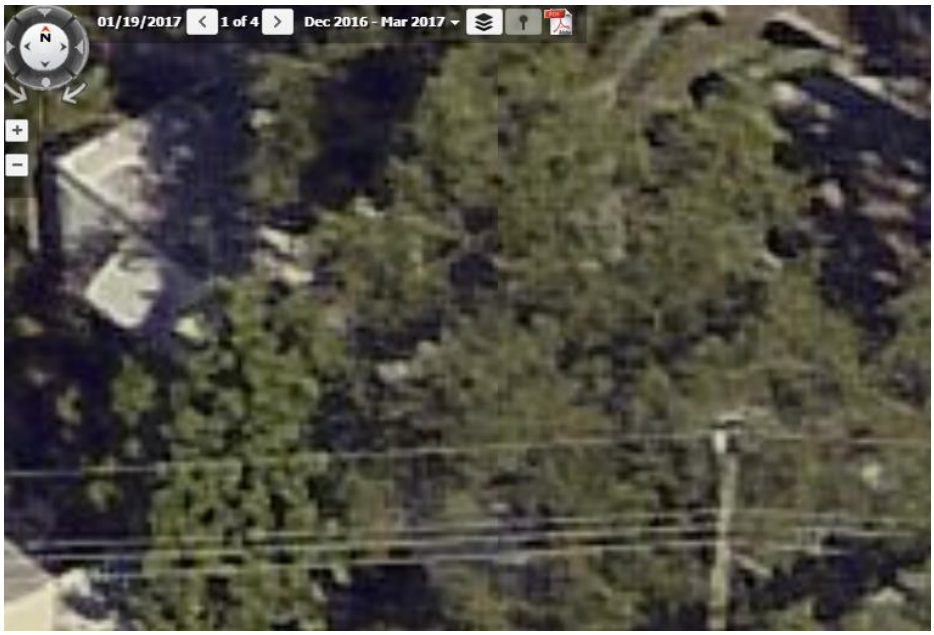

01/24/2013
1 of 6
Dec 2012 - Mar 2013

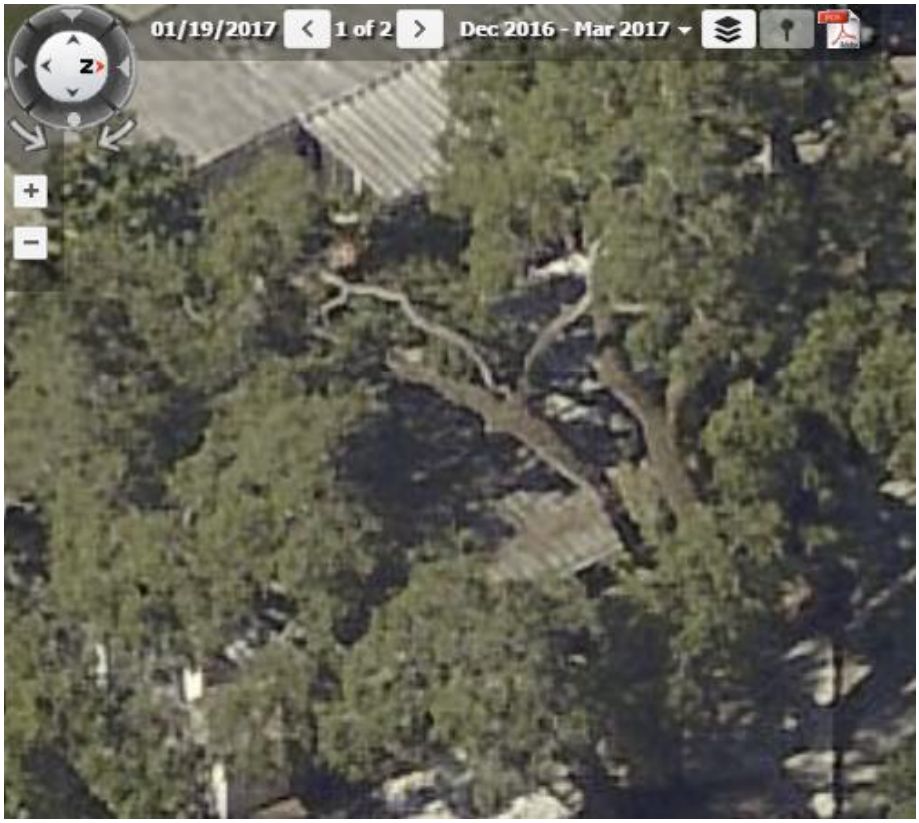

01/19/2015
1 of 3
Dec 2014 - Mar 2015
N


01/19/2015
1 of 3
Dec 2014 - Mar 2015


01/20/2015
Dec 2014 - Mar 2015
N


01/19/2015
1 of 3
Dec 2014 - Mar 2015


01/19/2017
1 of 4
Dec 2016 - Mar 2017


01/19/2017
1 of 2
Dec 2016 - Mar 2017


01/19/2017
1 of 4
Dec 2016 - Mar 2017


01/06/2017
1 of 5
Dec 2016 - Mar 2017


01/16/2019
1 of 4
Dec 2018 - Feb 2019
N


01/14/2019
1 of 5
Dec 2018 - Feb 2019


01/11/2019
1 of 4
Dec 2018 - Feb 2019
N

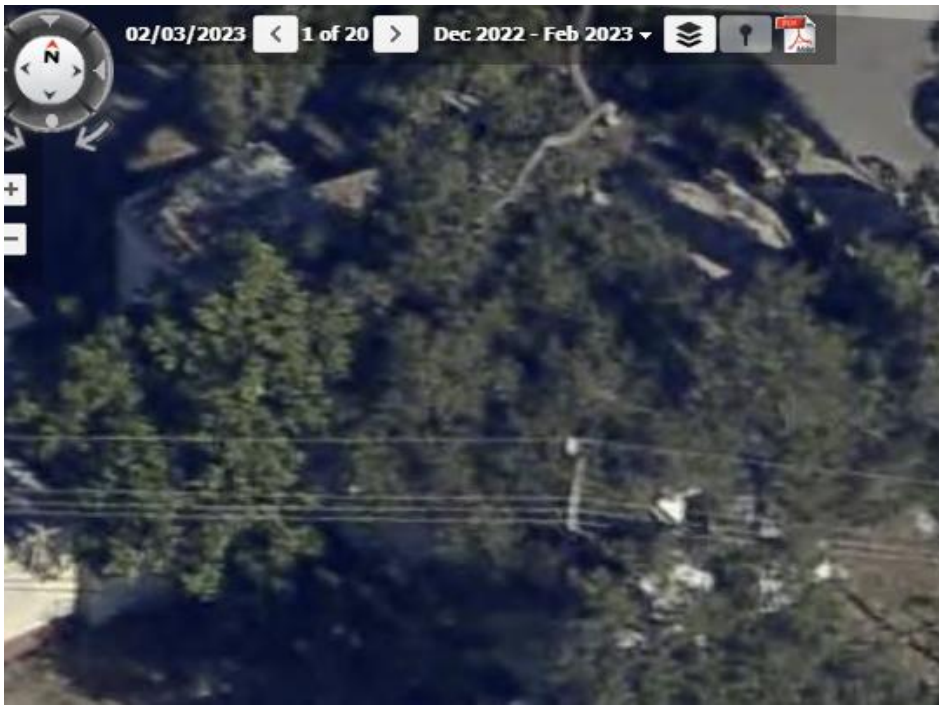

01/14/2019
1 of 2
Dec 2018 - Feb 2019


12/23/2020
1 of 4
Dec 2020 - May 2021


12/27/2020
1 of 3
Dec 2020 - May 2021


12/27/2020
Dec 2020 - May 2021
N


12/27/2020
1 of 5
Dec 2020 - May 2021


02/03/2023
1 of 20
Dec 2022 - Feb 2023
N


02/10/2023
1 of 31
Dec 2022 - Feb 2023


02/03/2023
1 of 23
Dec 2022 - Feb 2023
N


02/03/2023
1 of 36
Dec 2022 - Feb 2023

Instr# 118760659 , Page 1 of 5, Recorded 03/29/2023 at 10:56 AM
Broward County Commission

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YOBELVER HERNANNAY
Respondent(s)

The Town Clerk, of the City of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

Case No.: 5996

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of Sept. 2022

Dated at Pembroke Park, Broward County, Florida, on this 28 day of March 2023

By

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT #718, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YOBELVER HERNANNAY

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YOBELVER HERNANNAY
Respondent(s)

I Marlen Martell The Town Clerk. of the Town of Pembroke Park. Broward County. Florida. do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

Case No.: 5996

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Dated at Pembroke Park. Broward County. Florida. on this 28 day of March 2023

By

Town Clerk

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FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT #718, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YOBELVER HERNANNAY

FOLIO NO.: 5142 29 00 0300

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2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$7,850.00** (SEVEN THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

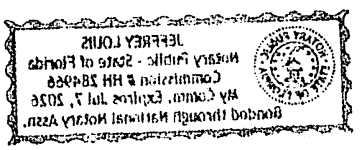
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 21, 2022.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284958
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No /

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5996
Petitioner,)
)
vs.)
)
YOBELVER HERNANNAY)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, LOT 718, PEMBROKE PARK, FL 33009

PROPERTY OWNER: YOBELVER HERNANNAY 3140 W HALLANDALE BEACH BLVD LOT 718, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of February, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

null
Transmittal Number: 25513446

CSC

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date:	09/07/2022
Party Served:	Yobelver Hernannay
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #718
Case/Reference No:	5996

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status Open **Case #** 5996 **Date Next Inspection** 9/21/2022

Notes
1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Posted to Property Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	9/7/22 Affidavit of Service/Posted to Property Certified Mail 9/31/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,800.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Total Fines	**$7,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	~~$7,900.00~~ 7850.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

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3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,500.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Total Fines	**$7,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,600.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO 5996
YOBELVER HERNANNAY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD #718, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #718, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: YOBELVER HERNANNAY AT 11:28 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwage as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
YOBELVER HERNANNAY	5996	08/29/2022
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
YOBELVER HERNANNAY	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Case Overview

Property/Incident Information

Owner	Address	Site Address
YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status Open **Case #** 5996 **Date Next Inspection** 2/16/2022

Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Posted to Property 7/2/21 Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/4/22 Certified Mail 2/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

NoH-5996

9590 9402 6379 0303 8478 04

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1777

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Brean Mathis ☐ Agent ☐ Addressee

B. Received by (Printed Name) Brean Mathis 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:

8800 North Bronx Ave 2ND Floor
Skokie IL 60077

NoH-5996

9590 9402 6379 0303 8477 98

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1760

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Yobelver Hernannay
3140 W Hallandale Beach BLVD Lot 718
Pembroke Park, FL 33009

NoH-5996

9590 9402 6379 0303 8477 74

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1746

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 2/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF #6131, #5996
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7581 2098 7719 51

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4233

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

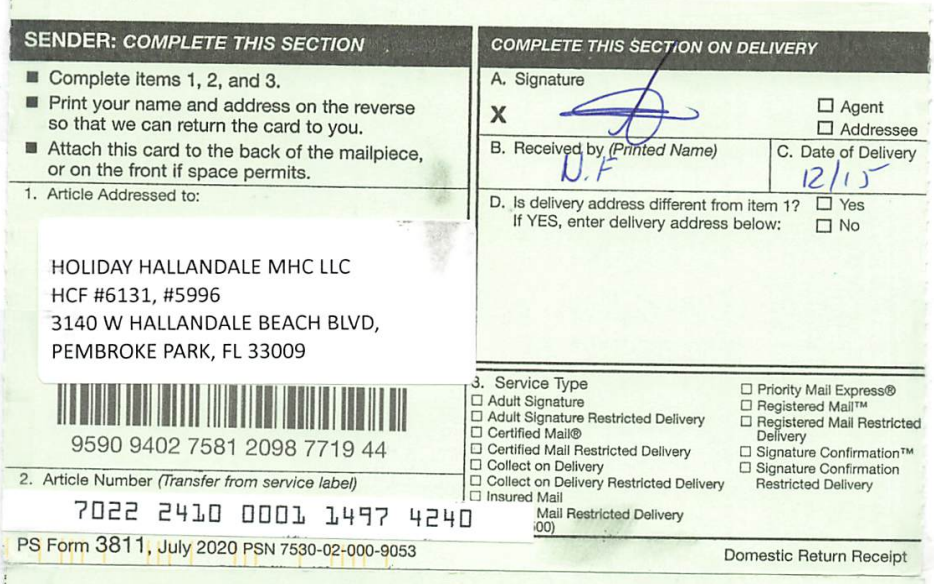
B. Received by *(Printed Name)*

C. Date of Delivery
12-18-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF #6131, #5996
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7719 44

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4240

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

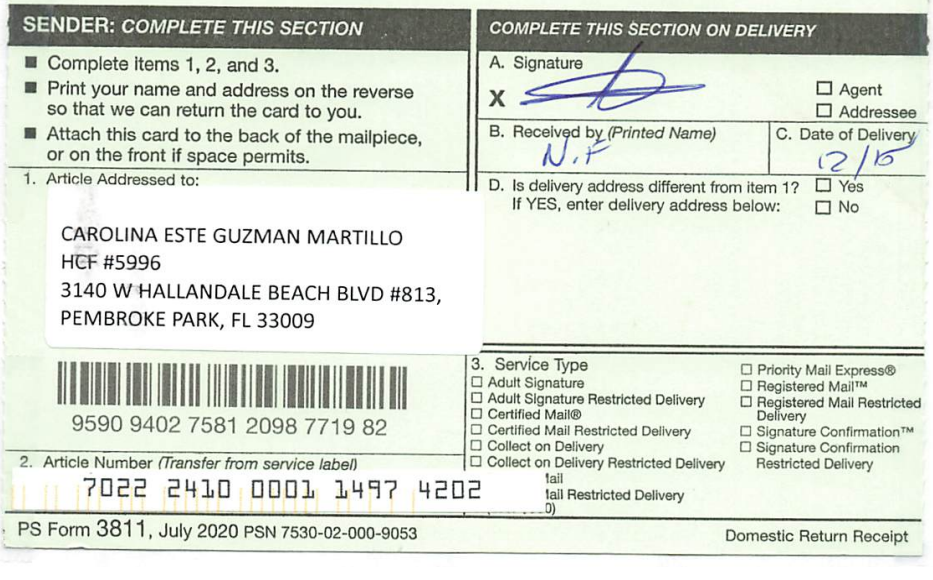
B. Received by *(Printed Name)*
N.F

C. Date of Delivery
12/15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CAROLINA ESTE GUZMAN MARTILLO
HCF #5996
3140 W HALLANDALE BEACH BLVD #813,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7719 82

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4202

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

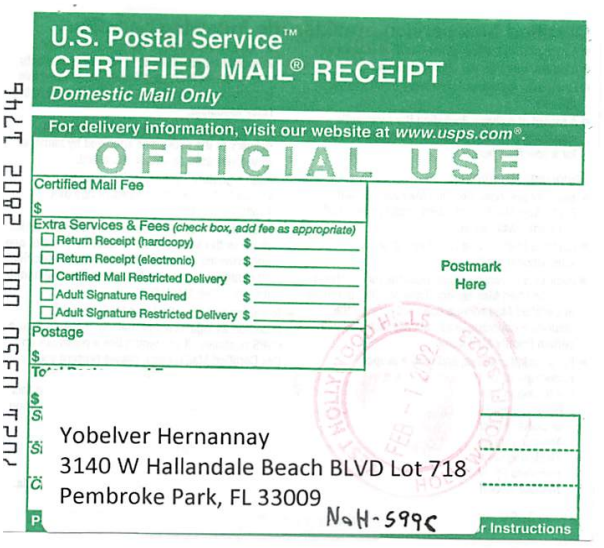
B. Received by *(Printed Name)*
N.F

C. Date of Delivery
12/15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
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☐ 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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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

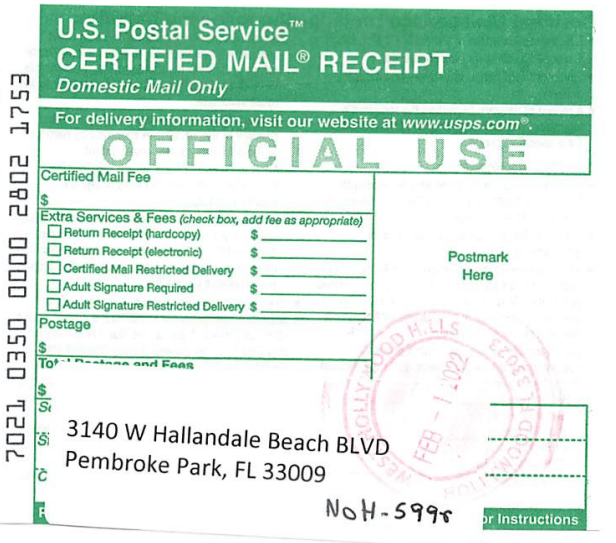
Postage
$

Postmark Here

7021 0350 0000 2802 1746

Yobelver Hernannay
3140 W Hallandale Beach BLVD Lot 718
Pembroke Park, FL 33009

NoH-599c



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7021 0350 0000 2802 1753

3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009

NoH-599c



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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7021 0350 0000 2802 1760

8800 North Bronx Ave 2ND Floor
Skokie IL 60077

NoH-599c



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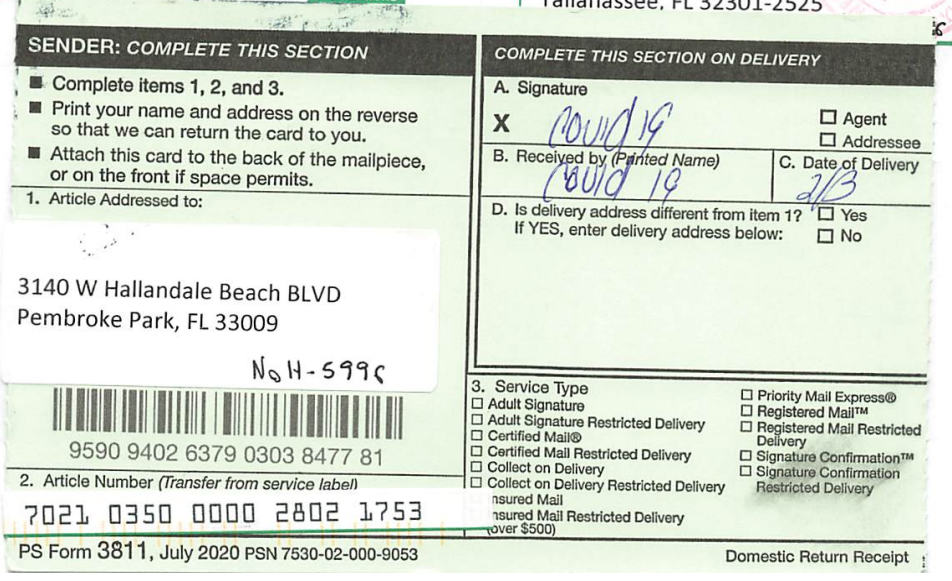
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7021 0350 0000 2802 1777

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009

NoH-599c

9590 9402 6379 0303 8477 81

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1753

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 2/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

#5996

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL

07/02/2021 US POSTAGE $000.51⁰

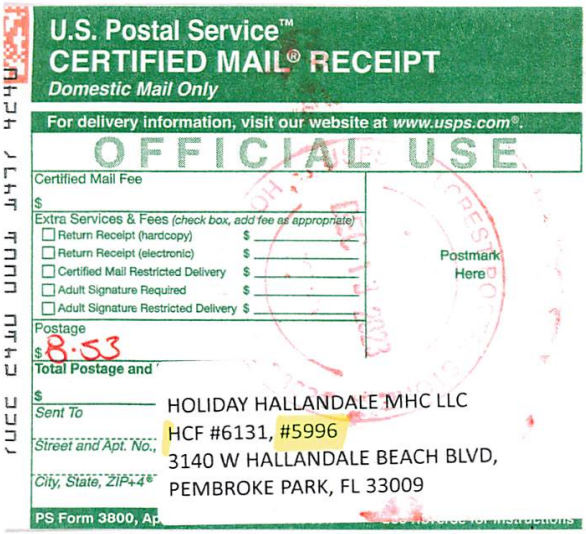
ZIP 33023
011D10656696

YOBELVER HERNANNAY 5996

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner:

Property Des



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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. No., HCF #6131, #5996
City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, Ap

7022 2410 0001 1497 4226



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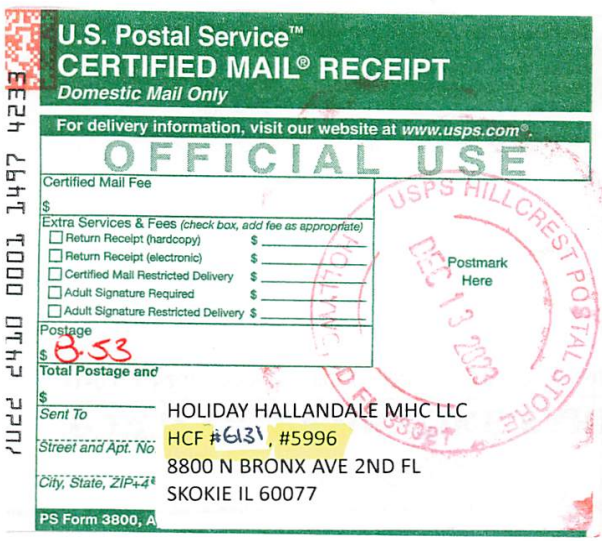
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage an
$
Sent To CORPORATION SERVICE COMPANY
Street and Apt. N HFC #6131, #5996
City, State, ZIP+ 1201 HAYS STREET
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 4233



U.S. Postal Service™
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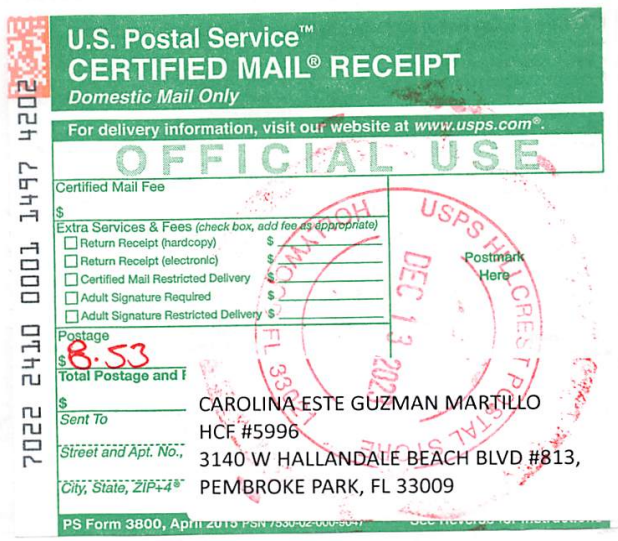
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. No HCF #6131, #5996
City, State, ZIP+4 8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 4202



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.53
Total Postage and
$
Sent To CAROLINA ESTE GUZMAN MARTILLO
Street and Apt. No., HCF #5996
City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD #813,
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

NOV#5996

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/02/2021
US POSTAGE $

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Flr
Skokie, IL
60077

NOV#5996

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/02/2021
US POSTAGE $

Holiday Hallandale MHC LL
3140 W Hallandale
Beach Blvd
Pembroke Park
FL
33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$5,446,320	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$5,446,320	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YOBELVER HERNANNAY CASE NO. 5996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YOBELVER HERNANNAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: YOBELVER HERNANNAY AT 3:39 P.M.. ON THE 3 DAY OF February 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

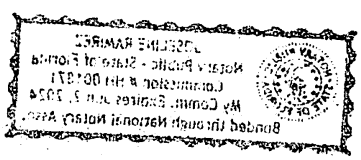
Erik Richwagen
AFFIANT

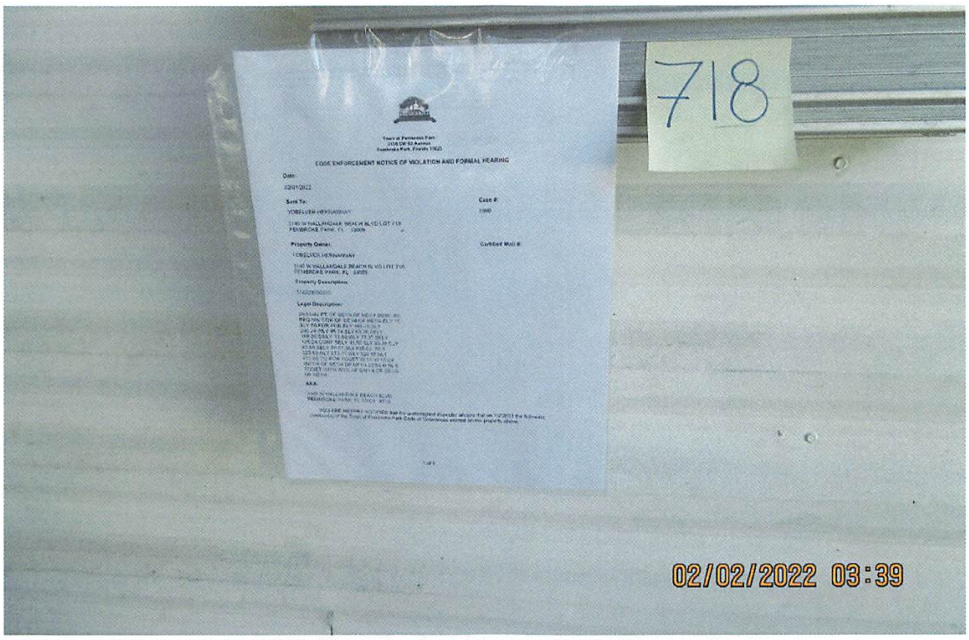
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




718
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
02/02/2022 03:39


02/02/2022 03:39

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Case #:

5996

Property Owner:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

2/1/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
YOBELVER HERNANNAY 3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	5996	07/02/2021

Property Owner:	Property Description:	Certified Mail #:
YOBELVER HERNANNAY 3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name YOBelver Hernanny Date 6.25.2021

Site Address 3140 W HBB Case # _____

Lot 718 Sub/Park Holiday

~~Permit #~~ Pembroke Park FL 33009

☐ *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)

Water Heater Replacement done without a permit.
Verify Screenroom addition with Rooferer.
New light fixture at entrance

Corrective Action(s)

obtain permits with plans + inspections for water heater
Replacement, addition on the mobile home including
Doors, windows, Roofer, screenroom permit if
none on file, with new light fixture.

☒ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☒ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Yobelver Hernanny

Date 6.25.2021

Site Address 3140 W 11 BB

Case # _____

Lot 718

Sub/Park Holiday

Permit # Pembroke Park FL 33009

☐ ***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)

Water heater replacement done without a permit.
Verify screenroom addition with roofover.
New light fixture on entrance

Corrective Action(s)

4 inspections.
Obtain permits with plans for water heater replacement, addition on the existing frame including doors, windows, roofover, screenroom permit if none on file, with new light fixture.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer

Received by Posted

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

7020 0640 0000 5918 8747

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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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SEP 32 2022

$ YOBELVER HERNANNAY
(S.O.C.L-5996)
3140 W HALLANDALE BEACH BLVD #718
PEMBROKE PARK, FL 33009

7020 0640 0000 5918 8754

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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3 2 2022

HOLIDAY HALLANDALE MHC LLC
(S.O.C.L-5996)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

7020 0640 0000 5918 8761

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Postmark Here

SEP 32 2022

CORPORATION SERVICE COMPANY
(S.O.C.L-5996)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

7020 0640 0000 5918 8778

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
$

Postmark Here

SEP 32 2022

HOLIDAY HALLANDALE MHC LLC
(S.O.C.L-5996)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(HCF-5996)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 9950 67

2. Article Number *(Transfer from service label)*
7022 0410 0002 5495 5631

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sheena Black ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Sheena Black
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

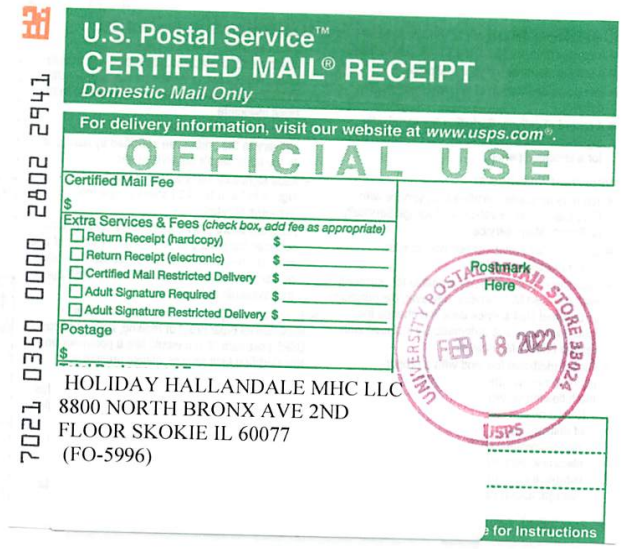
Postage
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2958

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-5996)

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 $

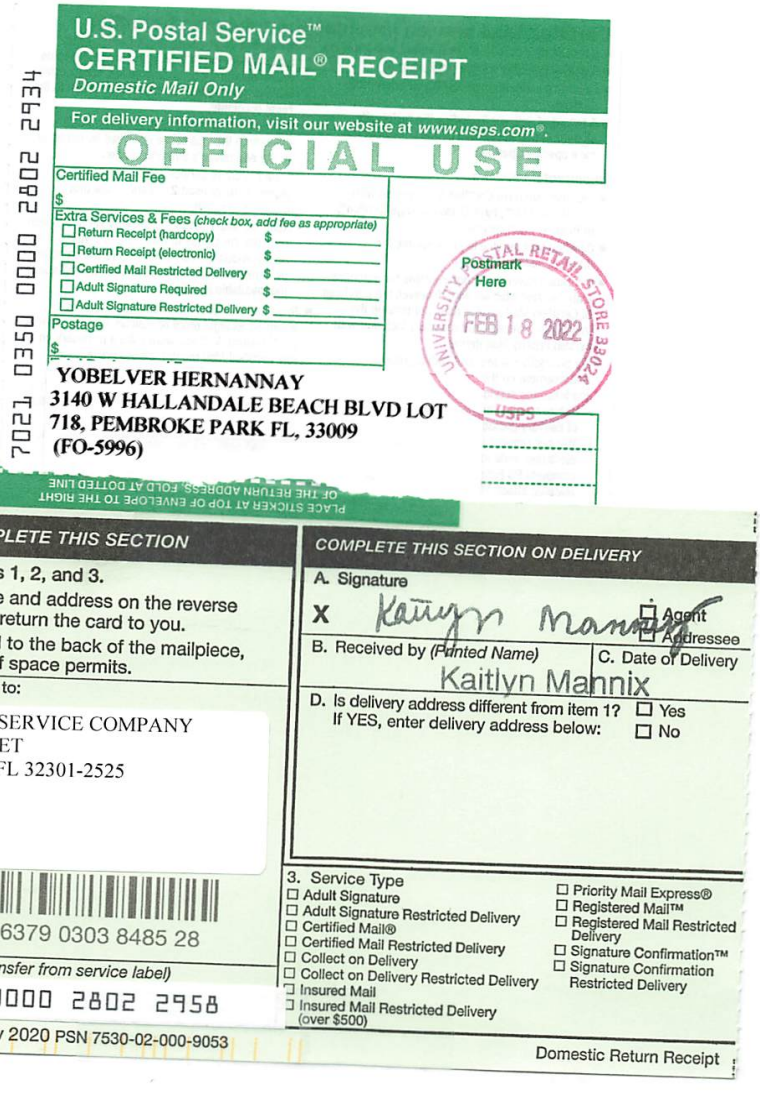
Postage
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2941

HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
(FO-5996)

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
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2934

YOBELVER HERNANNAY
3140 W HALLANDALE BEACH BLVD LOT
718, PEMBROKE PARK FL, 33009
(FO-5996)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-5996)

9590 9402 6379 0303 8485 28

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kaitlyn Mannix
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(S.O.C.L-5996)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 9966 99

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8761

COMPLETE THIS SECTION ON DELIVERY

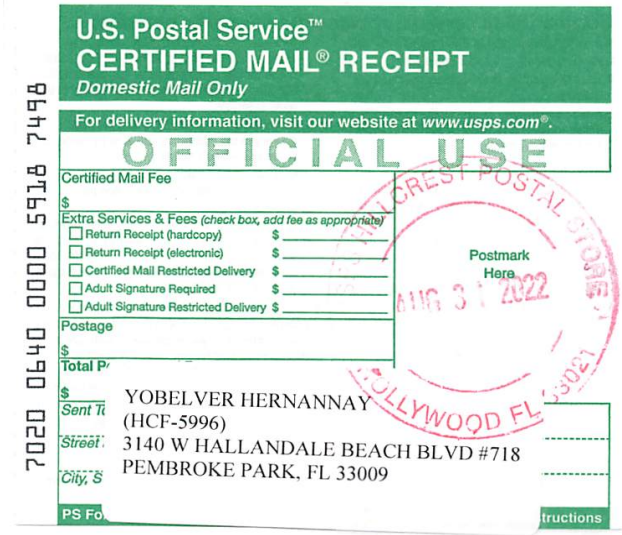
A. Signature
X Dennis Ratliff
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To YOBELVER HERNANNAY
(HCF-5996)
Street 3140 W HALLANDALE BEACH BLVD #718
City, S PEMBROKE PARK, FL 33009

PS Fo ...tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7498



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Pos
$

Sent To HOLIDAY HALLANDALE MHC LLC
(HCF-5996)
Street an 8800 NORTH BRONX AVE 2ND FLOOR
City, Stat SKOKIE IL 60077

PS Form ...uctions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7504



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

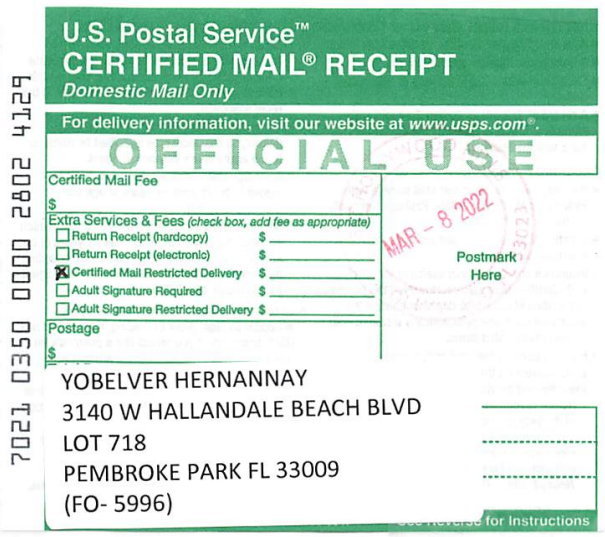
Total P
$

Sent To CORPORATION SERVICE COMPANY
(HCF-5996)
Street 1201 HAYS STREET
City, S TALLAHASSEE, FL 32301-2525

PS Form ...tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7022 0410 0002 5495 5631



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☒ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

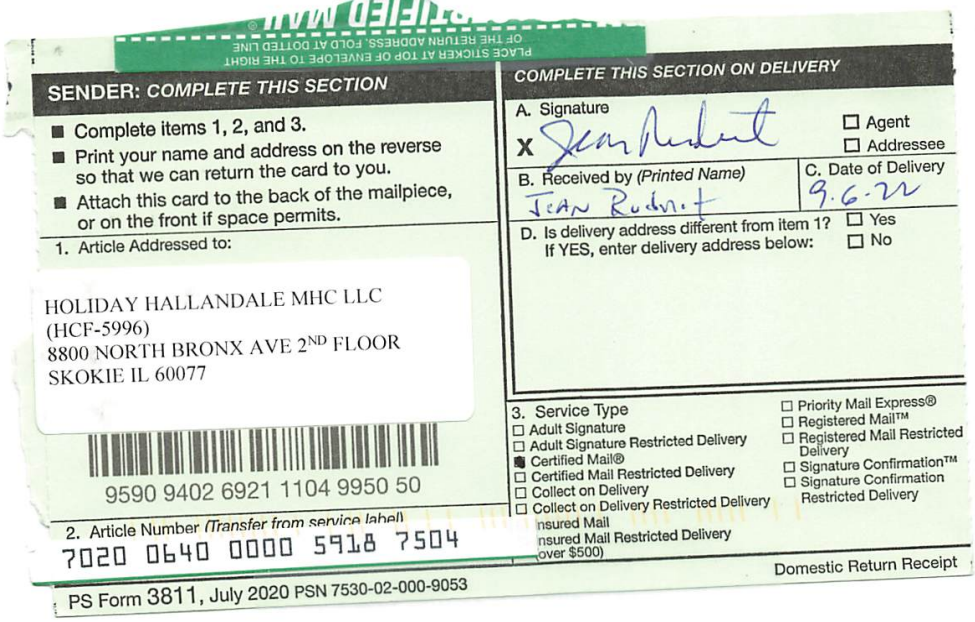
Postage
$

Postmark Here
MAR - 8 2022

YOBELVER HERNANNAY
3140 W HALLANDALE BEACH BLVD
LOT 718
PEMBROKE PARK FL 33009
(FO- 5996)

See Reverse for Instructions

7021 0350 0000 2802 4129



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(HCF-5996)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 9950 50

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7504

COMPLETE THIS SECTION ON DELIVERY

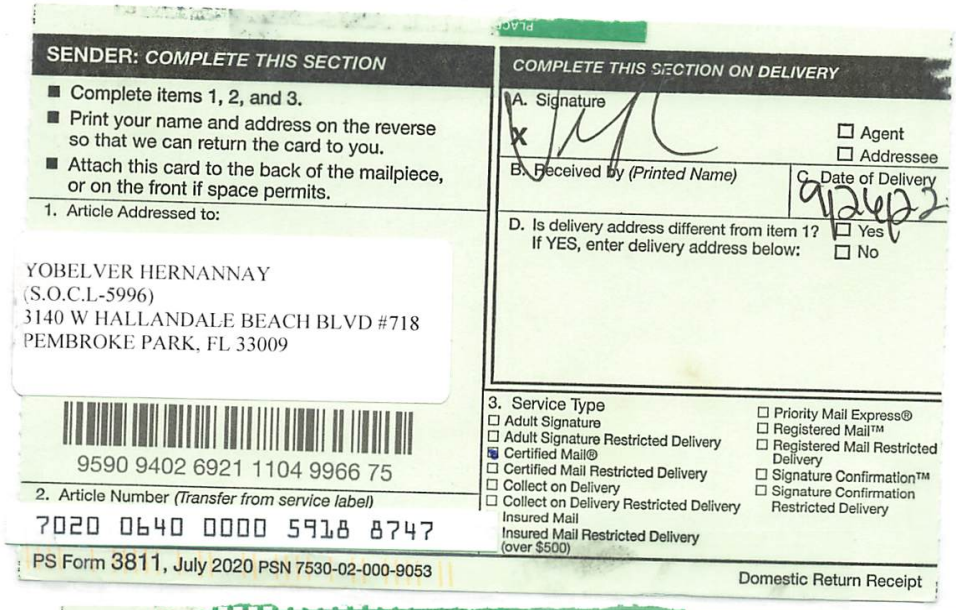
A. Signature
X Jean Rudnit ☐ Agent ☐ Addressee

B. Received by (Printed Name) JEAN Rudnit
C. Date of Delivery 9.6.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YOBELVER HERNANNAY
(S.O.C.L-5996)
3140 W HALLANDALE BEACH BLVD #718
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9966 75

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8747

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

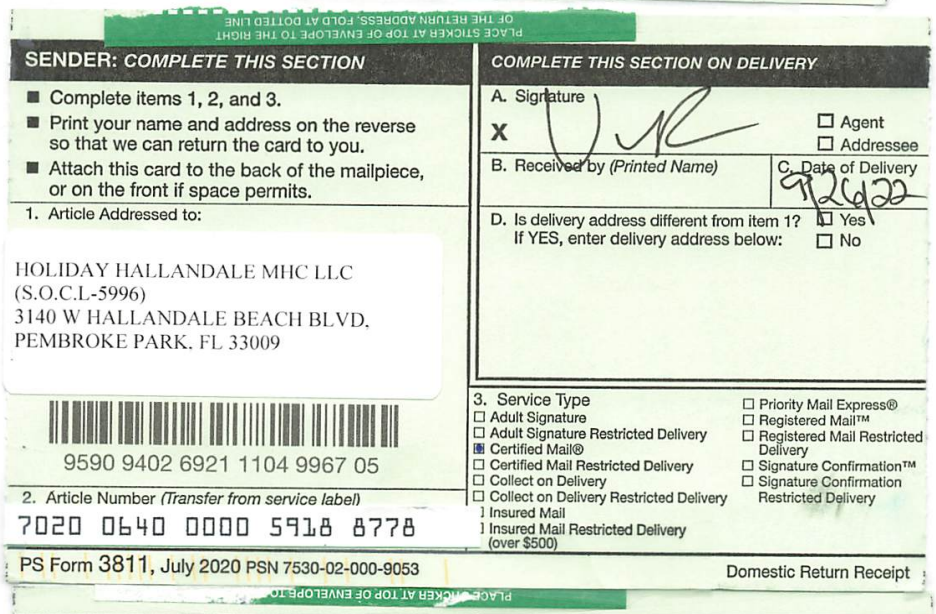
B. Received by *(Printed Name)*

C. Date of Delivery
9/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(S.O.C.L-5996)
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9967 05

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8778

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

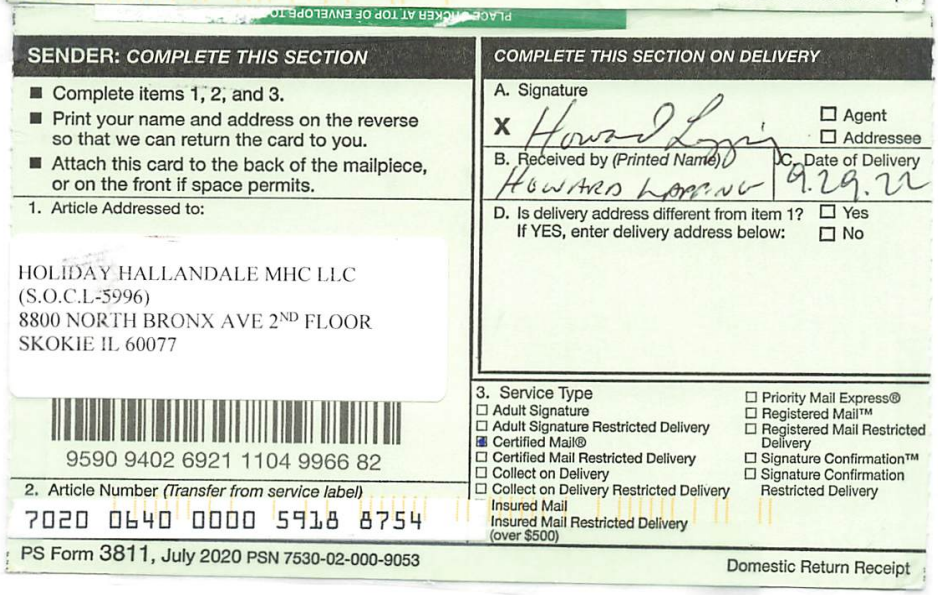
B. Received by *(Printed Name)*

C. Date of Delivery
9/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



PLACE STICKER AT TOP OF ENVELOPE TO

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(S.O.C.L-5996)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 9966 82

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8754

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Howard Lorin

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
HOWARD LORIN

C. Date of Delivery
9.29.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


718
06/25/2021 10:42


06/25/2021 10:29

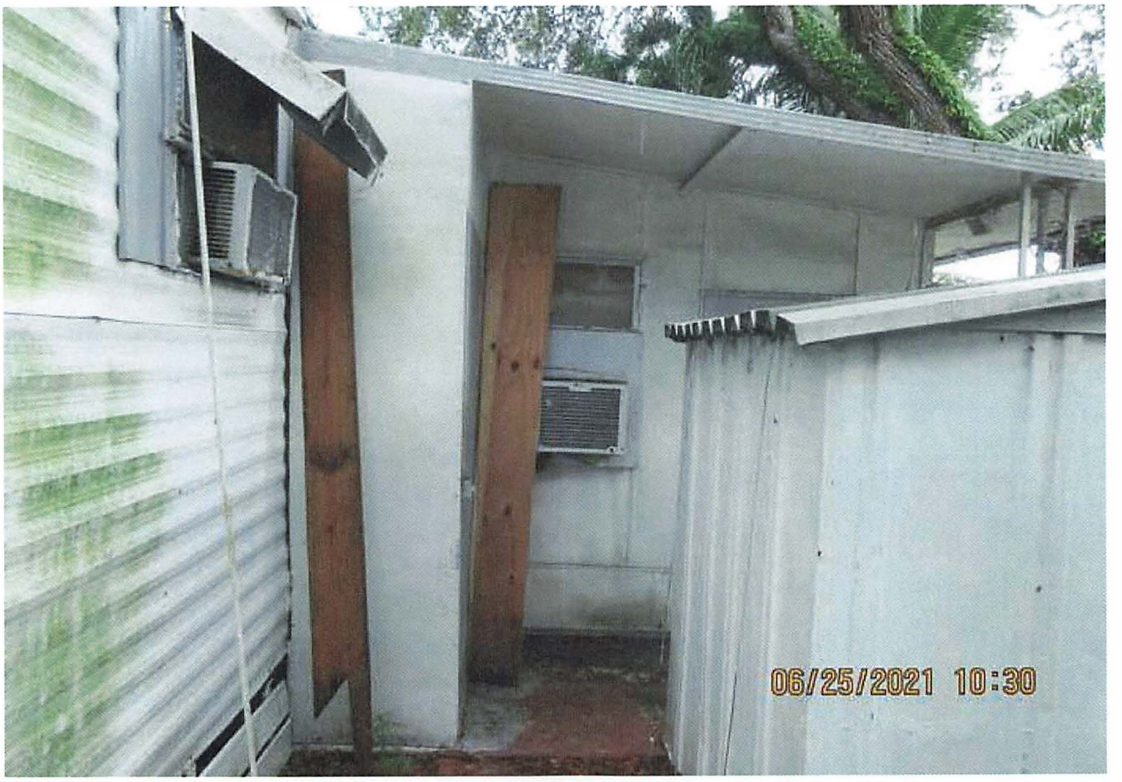

06/25/2021 10:29

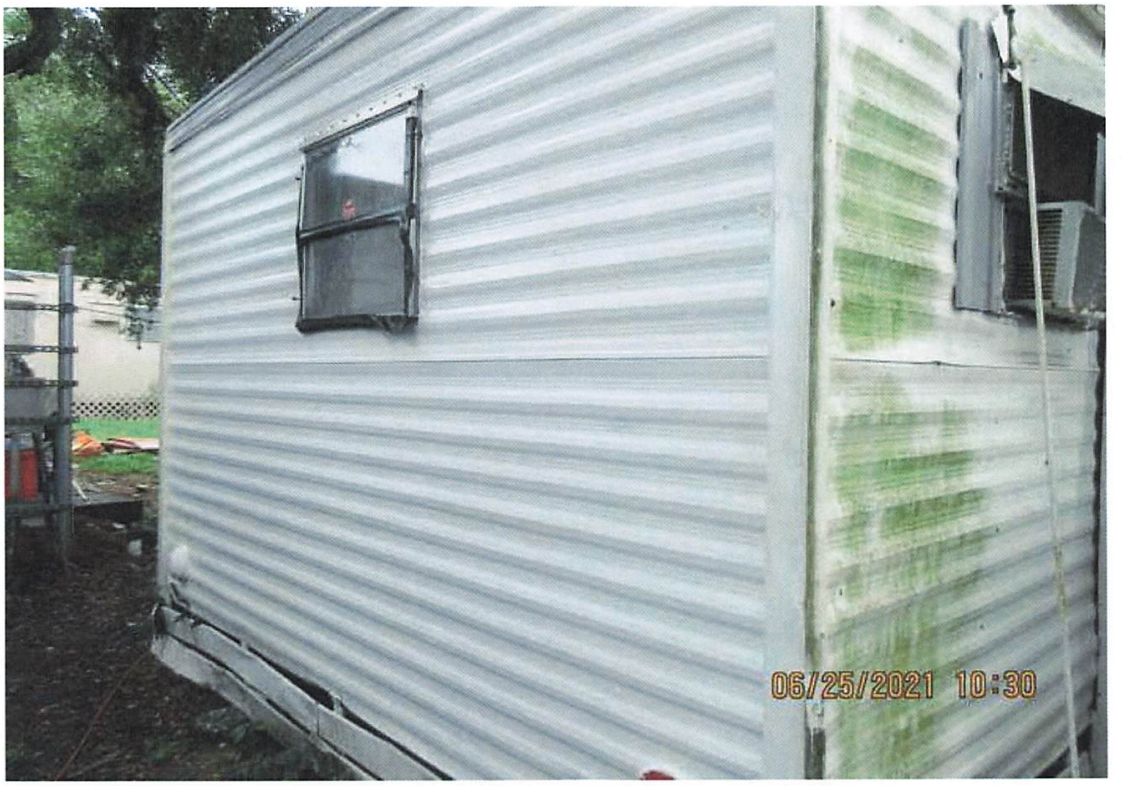

06/25/2021 10:29

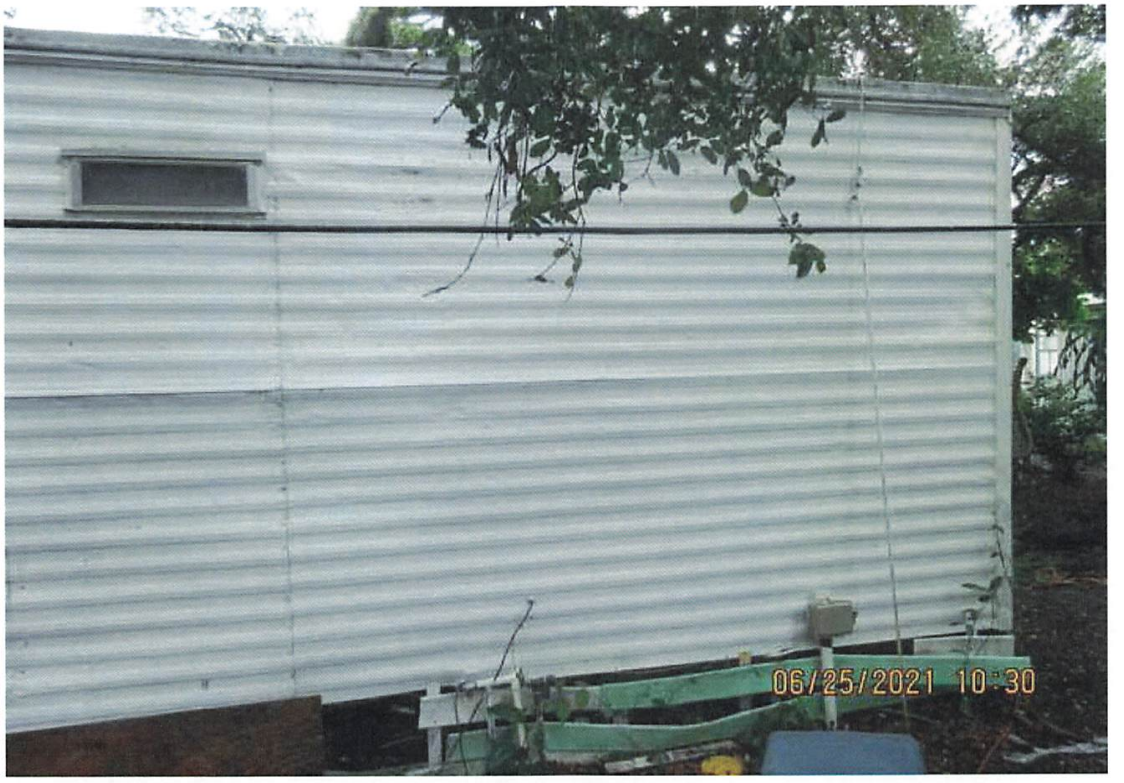

06/25/2021 10:29


ENERGYGUIDE
06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:30


06/25/2021 10:30

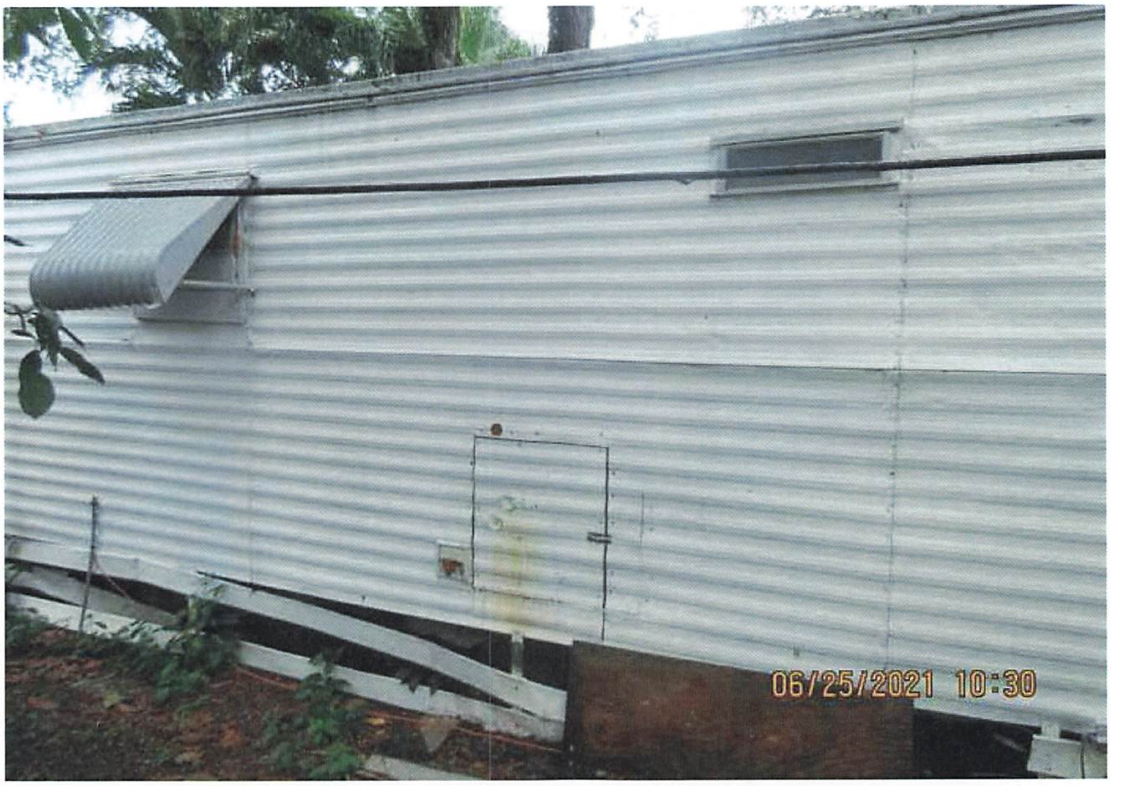

06/25/2021 10:30


718
06/25/2021 10:31


06/25/2021 10:31

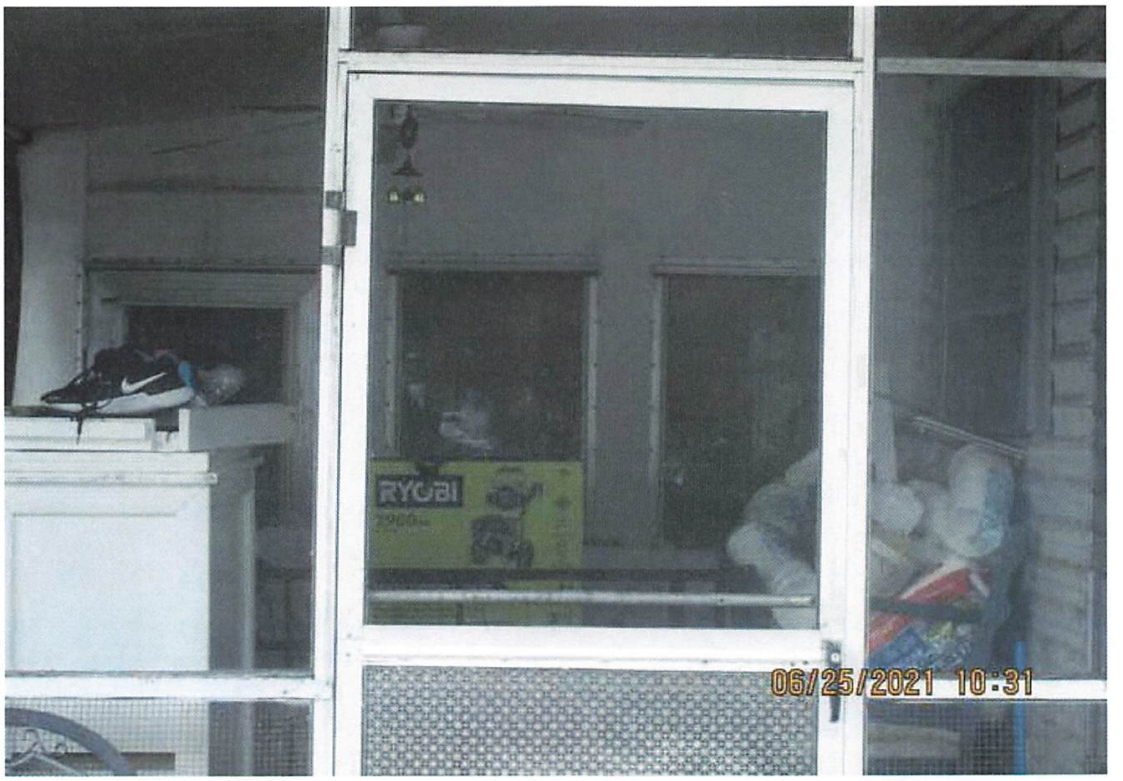

06/25/2021 10:30


718
06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


718
06/25/2021 10:30


RYOBI
06/25/2021 10:31


718
06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:30


06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:29


ENERGYGUIDE
$505
4721
DO NOT RETURN
NO REGRESE
06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:29


718
06/25/2021 10:42


06/25/2021 10:31


718
06/25/2021 10:31


RYOBI
06/25/2021 10:31


718
06/25/2021 10:30

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91 -18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status Closed **Case #** 6308

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/9/2022		Affidavit of Compliance	Hand
11/19/2024	11/20/2024	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/9/2022	$77,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$77,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$77,350.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6308	11/19/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 19, 2024
INVOICE # 435
FOR:

Case #6308

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Bill To:

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 110.15.		
1	Final Order 10/20/2021 Admin Fee	$ 100.00	$ 100.00
309	Day(s) of Per Diem from (11/4/2021 - 09/09/2022)	$ 250.00	$ 77,250.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 11,587.50
	$11,587.50 + $100.00 + $48.50 + $8.50		$ 11,744.50
			11,745.00
		Balance	$ 77,350.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/19/2024 Phone #: (847) 626-0400

Case # 6308 E-mail: permits@lakeshoremhc.com

Address of Violation: 2940 Country Club Lane, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Tiffany LaChance (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6308 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/20/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/21/2021 imposing the fine of $ 250.00 per diem for violation(s)of the Town's Code of Ordinances: Section(s) 110.15

Brief summary for request:
Reduction of 85% of the total fine amount plus admin and lien fee(s); reducing the fine to $11,745.50

Tiffany LaChance
Petitioner's Name (Print)

T. LaChance
Petitioner's Signature

State of ~~Florida~~ Illinois, County of ~~Broward~~ Cook
Personally appeared before me the undersigned authority, Gabriel Shabat and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 11/19/2024.

Notary Public State of ~~Florida~~ Illinois: G Shabat My Commission expires: August 22, 2027

Official Seal
GABRIEL SHABAT
Notary Public, State of Illinois
Commission No. 977013
My Commission Expires August 22, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6308

On 12/28/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC

Address: 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000312

Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

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: 12/28/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6308	12/28/2022 12:00:00 AM

Property Owner:	**Property Description:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Notes/Means of Correction:

Complied under permit #22350786-0

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 12/28/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Town of Pembroke Park
3150 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.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6308

On 2/3/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC

Address: 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000312

Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Instr# 118020135 , Page 1 of 5, Recorded 03/21/2022 at 11:54 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HALLANDALE RETAIL LLC
Respondent(s)

Case No.: **6308**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC, 2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 29 00 0312

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION (s) 110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$26,100.00** (TWENTY SIX THOUSAND AND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 16th, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Miguel Nunez, Building Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 2/16/22, 2022.

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.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

HALLANDALE RETAIL LLC
Respondent(s)

Case No.: 6308

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC, 8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077

FOLIO NO.: 5142 29 00 0312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To HALLANDALE RETAIL LLC

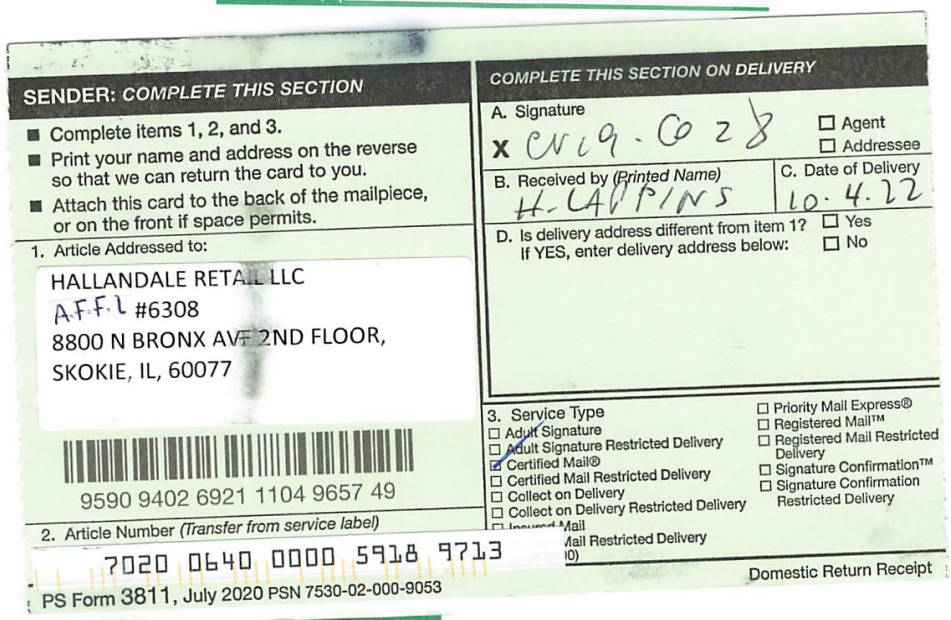
Street and Apt. No. A.F.F.L #6308
8800 N BRONX AVE 2ND FLOOR,

City, State, ZIP+4® SKOKIE, IL, 60077

PS Form 3800, A

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS FL 33023

7020 0640 0000 5918 9713



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 RETAIL LLC
A.F.F.L #6308
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

9590 9402 6921 1104 9657 49

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9713

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Craig Cozb ☐ Agent ☐ Addressee

B. Received by (Printed Name) H. LAWKINS
C. Date of Delivery 10.4.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To HALLANDALE RETAIL LLC

Street and Apt. No., A.F.F.L #6308
2940 COUNTRY CLUB LANE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS FL 33023

7020 0640 0000 5918 9706

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

Certificate of Service

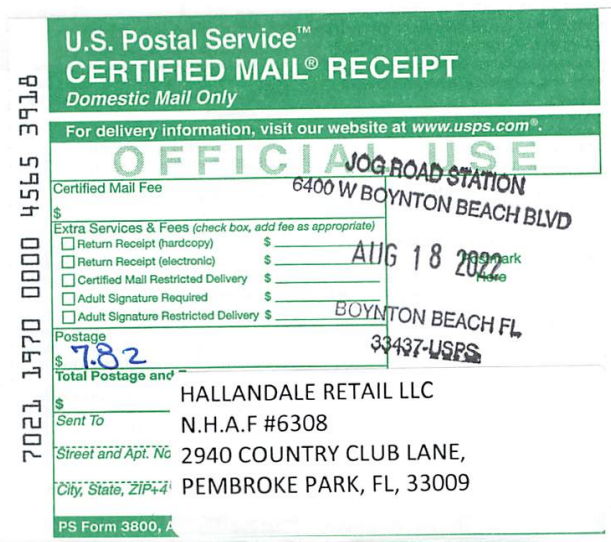
This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Cardona CA.

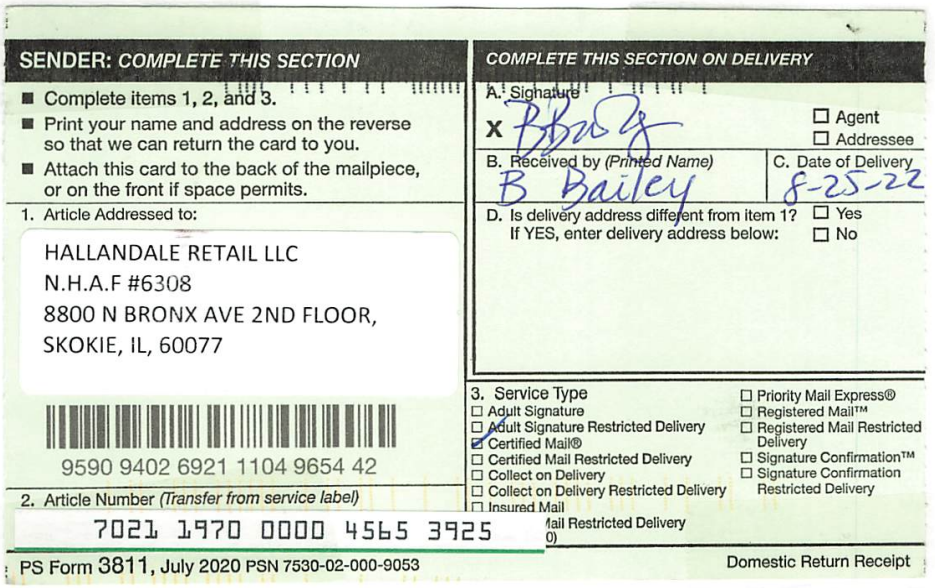
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


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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,
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS
7.82
HALLANDALE RETAIL LLC
N.H.A.F #6308
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
7021 1970 0000 4565 3925


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Postage
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS
7.82
HALLANDALE RETAIL LLC
N.H.A.F #6308
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009
7021 1970 0000 4565 3918


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FEB 4 2021
FLORIDA 33021
HALLANDALE RETAIL LLC
HCF# 6308
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077
2/4/2022
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2866


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Postmark Here
HALLANDALE RETAIL LLC
HCF# 6308
2940 COUNTRY CLUB LANE,
PEMBROKE PARK FL 33009
7021 0350 0000 2802 2859



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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

HALLANDALE RETAIL LLC
N.H.A.F #6308
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

9590 9402 6921 1104 9654 42

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3925

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B Bailey ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B Bailey

C. Date of Delivery 8-25-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

...ail Restricted Delivery
...0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC	6308	08/18/2022
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$417,680	$1,969,830	$2,387,510	$2,387,510	
2021	$417,680	$1,869,520	$2,287,200	$2,287,200	$49,185.33
2020	$417,680	$1,698,460	$2,116,140	$2,116,140	$45,670.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,387,510	$2,387,510	$2,387,510	$2,387,510
Portability	0	0	0	0
Assessed/SOH	$2,387,510	$2,387,510	$2,387,510	$2,387,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,387,510	$2,387,510	$2,387,510	$2,387,510

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRANKLIN L ZEMEL C/O ARNSTEIN &LEHR LLP
A.F.O #5387, 5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 8076 98

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3208

COMPLETE THIS SECTION ON DELIVER

A. Signature

X

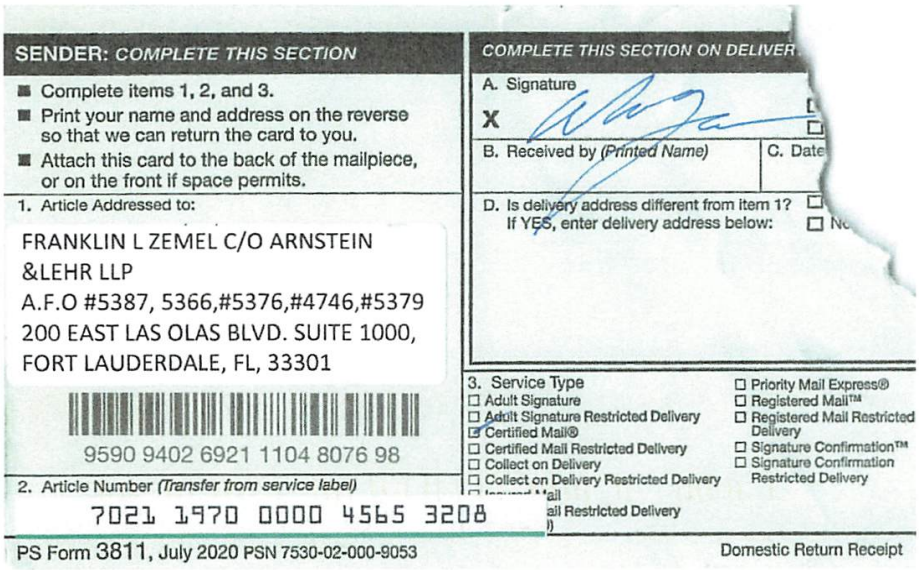
B. Received by *(Printed Name)* C. Date

D. Is delivery address different from item 1? ☐
If YES, enter delivery address below: ☐ N

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.

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FRANKLIN L ZEMEL C/O ARNSTEIN &LEHR LLP
A.F.O #5387, 5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 8076 98

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3208

COMPLETE THIS SECTION ON DELIVER

A. Signature

X

B. Received by *(Printed Name)* | C. Date

D. Is delivery address different from item 1?
If YES, enter delivery address below:

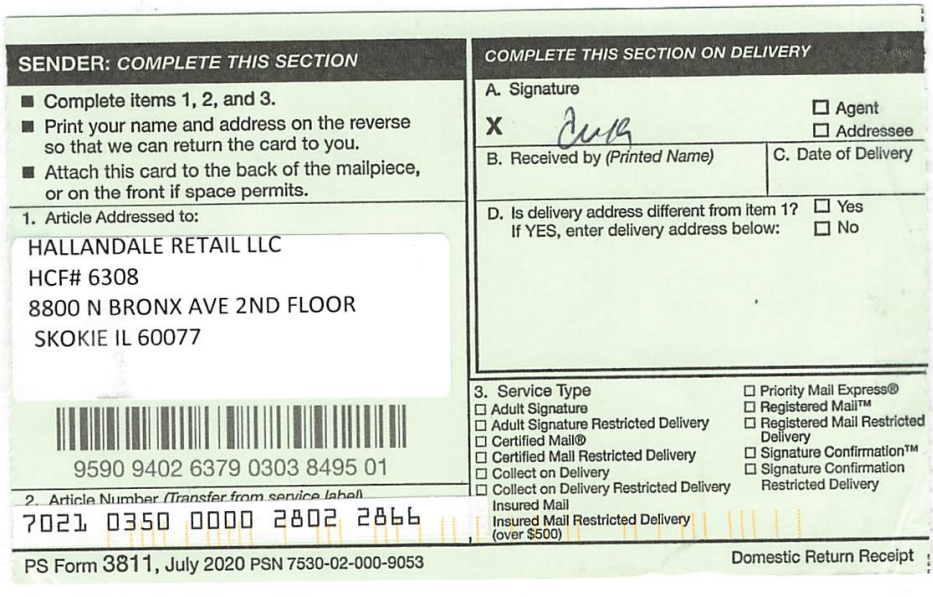
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
HALLANDALE RETAIL LLC
S.O# 6308
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL 60077
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2316


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
HALLANDALE RETAIL LLC
S.O# 6308
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2323


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return 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 RETAIL LLC
HCF# 6308
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077
9590 9402 6379 0303 8495 01
2. Article Number (Transfer from service label)
7021 0350 0000 2802 2866
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?
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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HALLANDALE RETAIL LLC
Respondent(s)

Case No.: **6308**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC, 2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 29 00 0312

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION (s) 110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$26,100.00** (TWENTY SIX THOUSAND AND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 16th, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Miguel Nunez, Building Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 2/16/22, 2022.

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6308	02/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of February, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HALLANDALE RETAIL LLC Respondent(s)	Case No.: 6308

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC, 8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077

FOLIO NO.: 5142 29 00 0312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$417,680	$1,869,520	$2,287,200	$2,287,200	
2020	$417,680	$1,698,460	$2,116,140	$2,116,140	$45,670.11
2019	$417,680	$1,554,260	$1,971,940	$1,971,940	$43,055.33

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,287,200	$2,287,200	$2,287,200	$2,287,200
Portability	0	0	0	0
Assessed/SOH	$2,287,200	$2,287,200	$2,287,200	$2,287,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,287,200	$2,287,200	$2,287,200	$2,287,200

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

$26,100.-

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6308 **Date Next Inspection** 2/3/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

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: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,850.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$24,850.00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 RETAIL LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308F.O

9590 9402 6379 0303 8540 17

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8432

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CVG ☐ 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:

HOLIDAY MANAGER, LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308F.O

9590 9402 6379 0303 8540 31

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8456

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CVG ☐ 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
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6308N.O.H

9590 9402 6610 1028 7078 97

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 66[illegible]

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Zachary Sadler ☐ 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 RETAIL LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308 N.O.H

9590 9402 6610 1028 7079 03

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 6685

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cuya ☐ 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:

HOLIDAY MANAGER, LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308 N.O.H

9590 9402 6379 0303 8549 32

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 6708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cuya ☐ 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

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number	M18000001029
FEI/EIN Number	81-4775870
Date Filed	01/25/2018
State	DE
Status	ACTIVE

Principal Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Mailing Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations


Sunbiz.org
DIVISION of
CORPORATIONS
an official State of Florida website

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HALLANDALE RETAIL LLC CASE NO. 6308

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:56 A.M. ON THE 4 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

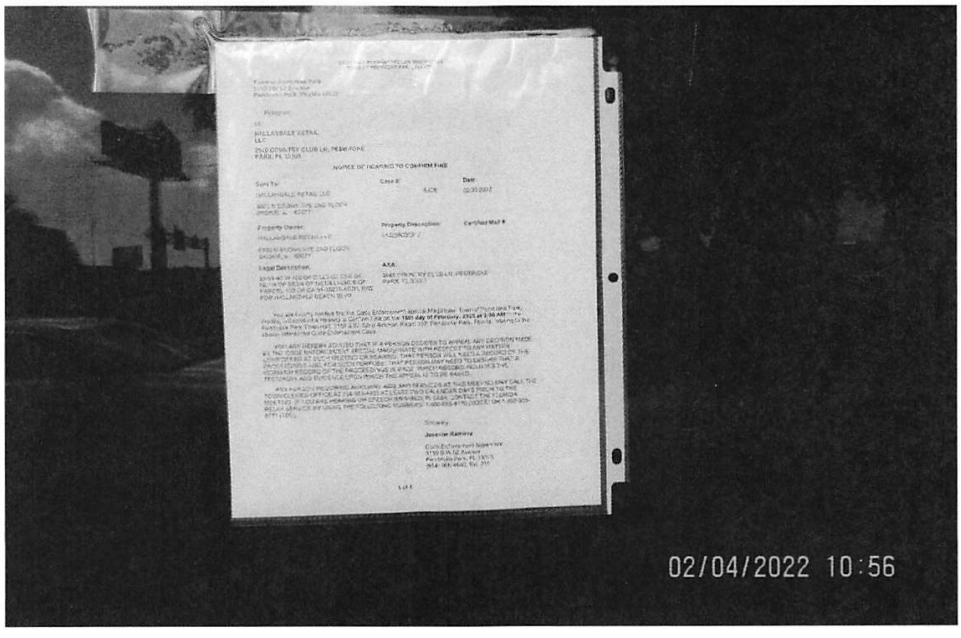
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 9th day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


NOTICE OF HEARING TO CONFIRM FINE
02/04/2022 10:56


2940
2940
AUDIO VIDEO MD
02/04/2022 10:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6308 **Date Next Inspection** 10/20/2021

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 10/20/2021

Notice of formal Hearng.

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To HALLANDALE RETAIL LLC

Street and Apt. No., 8800 N BRONX AVE 2ND FLOOR,

City, State, ZIP+4® SKOKIE, IL, 60077

CASE #6308 N.O.H

PS Form 3800, Ap

7019 1120 0000 9007 6685

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To HALLANDALE RETAIL LLC

Street and Apt. No., 2940 COUNTRY CLUB LANE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

CASE #6308N.O.H

PS Form 3800, Ap

7019 1120 0000 9007 6715

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To HOLIDAY MANAGER, LLC

Street and Apt. No., 8800 N BRONX AVE 2ND FLOOR,

City, State, ZIP+4® SKOKIE, IL, 60077

CASE #6308N.O.H

PS Form 3800, Ap

7019 1120 0000 9007 6708

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 F
$

Sent To CORPORATION SERVICE COMPANY

Street and Apt. No., 1201 HAYS STREET,

City, State, ZIP+4® TALLAHASSEE, FL, 32301

CASE #6308N.O.H

PS Form 3800, Ap

7019 1120 0000 9007 6692

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6308F.O

9590 9402 6379 0303 8539 97

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8463

COMPLETE THIS SECTION ON DELIVERY

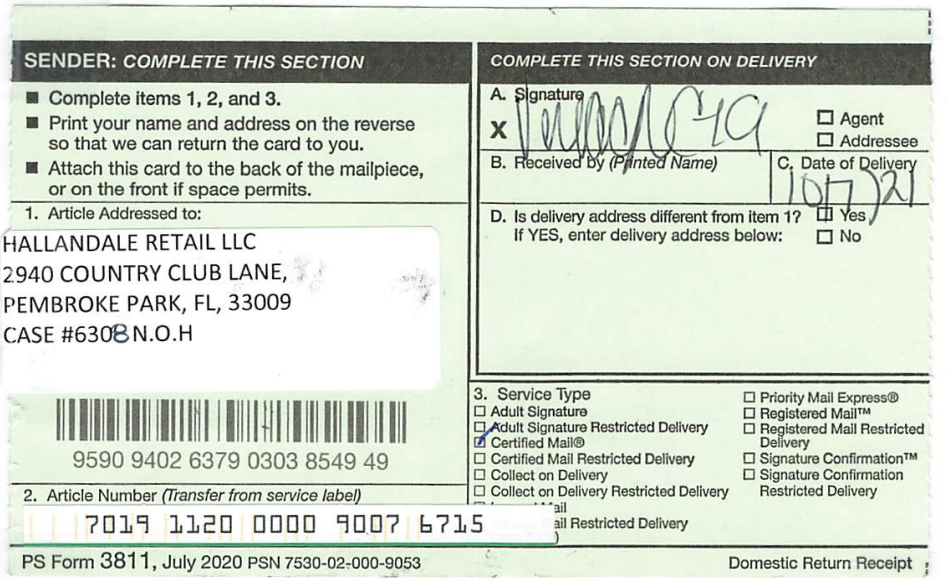
A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kaitlyn Mannix C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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:

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009
CASE #6308N.O.H

9590 9402 6379 0303 8549 49

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 6715

COMPLETE THIS SECTION ON DELIVERY

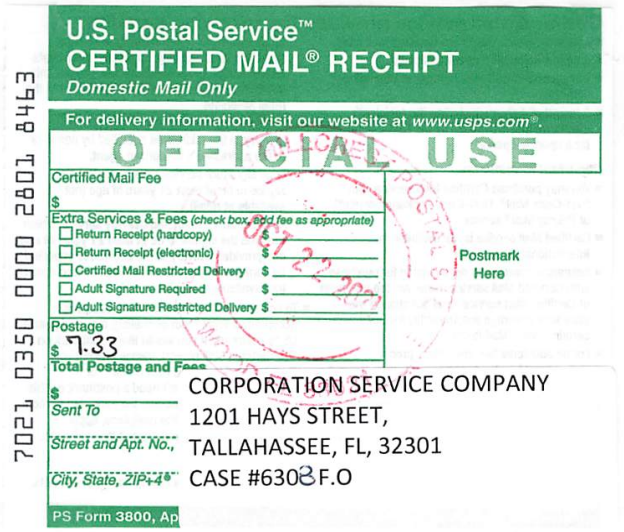
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 10/7/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



7021 0350 0000 2801 8463

U.S. Postal Service™
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OFFICIAL USE

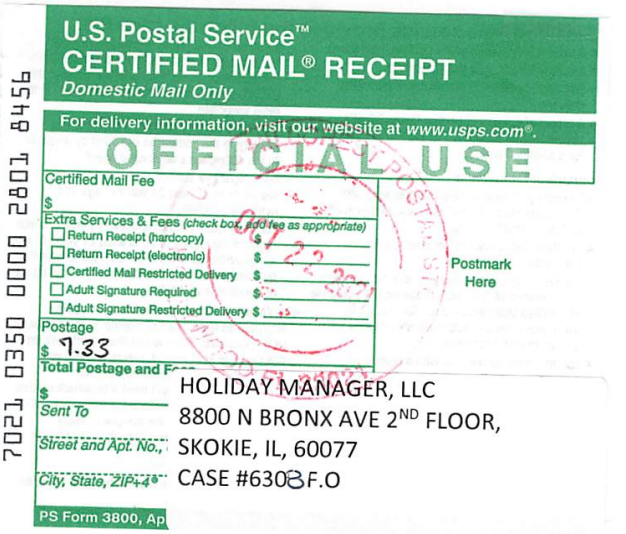
Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

OCT 22 2021

PS Form 3800, Ap

CORPORATION SERVICE COMPANY
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6308F.O



7021 0350 0000 2801 8456

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

OCT 22 2021

PS Form 3800, Ap

HOLIDAY MANAGER, LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308F.O



7021 0350 0000 2801 8432

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 $
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Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here

OCT 22 2021

PS Form 3800, A

HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308F.O



7021 0350 0000 2801 8449

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
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Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

OCT 22 2021

PS Form 3800, Ap

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009
CASE #6308F.O

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HALLANDALE RETAIL LLC		CASE NO. 6308
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 11:02 A.M. ON THE 6 DAY OF OCTOBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

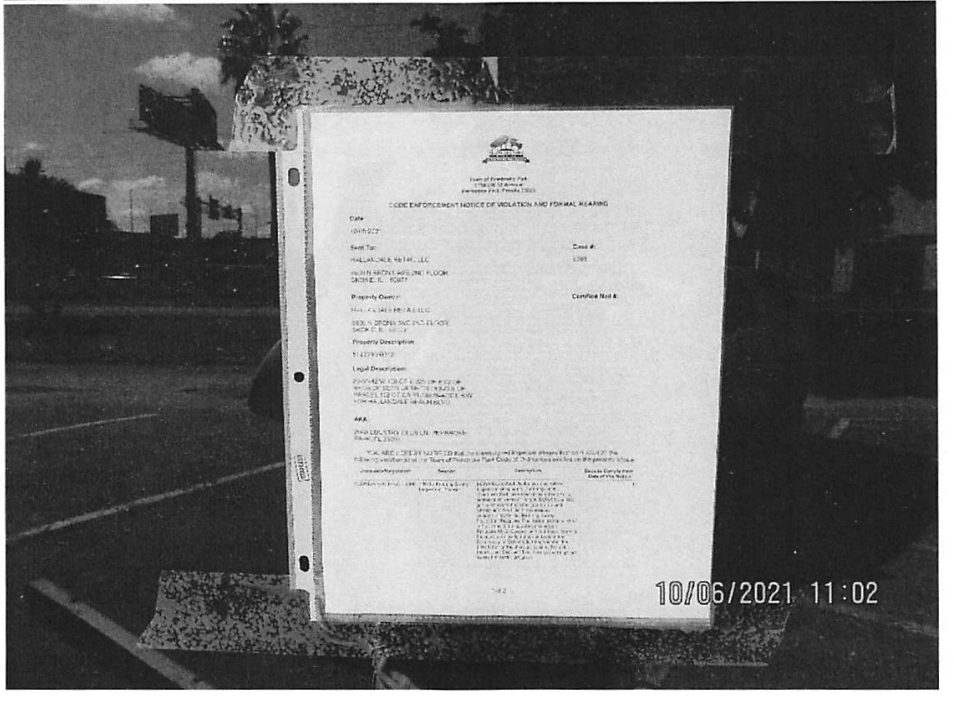
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

6308


2940
10/06/2021 11:02


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
10/06/2021 11:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

6308

Property Owner:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Miguel A Nunez

Chief Building Official



10/5/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6308	09/22/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	
Legal Description:	**AKA:**	
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

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(Initial request on 2017)

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Miguel A Nunez
Chief Building Official