AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, December 21, 2022
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

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

5. PUBLIC HEARING

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

6. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

10 - 106 6.1. **CASE 4343** - SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP - 2501 SW 32 TERRACE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 109.4 - WORK COMMENCING BEFORE PERMIT ISSUANCE - **FIRST OFFENSE**
Case Overview 4343

7. HEARING TO EXTEND TIME - BUILDING OFFICIAL MIGUEL NUNEZ

107 - 133 7.1. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; FLORIDA BUILDING CODE SECTION(s) 111.1 CERTIFICATE OF OCCUPANCY - **SECOND OFFENSE**
Case Overview 7112

8. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

134 - 152 8.1. **CASE 5543** - RENARA KRIEGSFIELD - 3100 SW 24 STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 5543

153 - 171 8.2. **CASE 6512** - DCT/CE II LLC %PROLOGIS RE TAX - 3520 SW 20 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6512

172 - 193 8.3. **CASE 7370** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS; 15-28 - DISPLAY - **FIRST OFFENSE**
Case Overview 7370

194 - 206 8.4. **CASE 7888** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 ST, #675, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION; 15-40 - DELIQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **SECOND OFFENSE**
Case Overview 7888

207 - 216 8.5. **CASE 7946** - GIANT OIL INC - 3250 PEMBROKE RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 7946

217 - 232	8.6.	**CASE 7958** - INFINITY AZURE - 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIFTH OFFENSE** Case Overview 7958
	9.	**HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ**
233 - 299	9.1.	**CASE 4720** - MONICA SILVANA FERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 819, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4720
300 - 348	9.2.	**CASE 4763** - JESUS JAMIE RODRIGUEZ - 115 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4763
349 - 383	9.3.	**CASE 4880** - BASTY MENDOZA/ MARTHA COLAN - 2701 S PARK ROAD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4880
384 - 425	9.4.	**CASE 4881** - PENA ZENTINO, SAMUEL - 103 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4881
426 - 472	9.5.	**CASE 4884** - JACQUES BESSOUNDO - 109 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4884

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

473 - 534 10.1. **CASE 1238** - CHARTRAND, DENIS AND BOURGUIGNON, JOSEE - 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 1238

535 - 576 10.2. **CASE 5544** - JUNHALLA LLC - 3149 JOHN P. CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE**
Case Overview 5544

577 - 618 10.3. **CASE 6567** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(1) TEMPORARY SIGNS - **FIRST OFFENSE**
Case Overview 6567

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

619 - 683 11.1. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(c)(f)(h)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 OUTDOOR STORAGE PROHIBITED; 13-1 - DEFINITIONS; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPENED PROHIBITED; 15-17 - BUSINESS TAX RECEIPT; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES; 28-304 - SURFACE OF PARKING AREA; 28-307(a) - MARKING OF SPACES - **FIRST OFFENSE**
Case Overview 6009

684 - 734 11.2. **CASE 6568** - PISCES PROPERTY INC - 2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k)(l)(m)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17- PERMIT APPLICATION; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 12-48 OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPENED PROHIBITED; 28-215 - RESTRICTED AREA OF USE - **FIRST OFFENSE**
Case Overview 6568

735 - 763 11.3. **CASE 7393** - INFINITY AZURE LLC - 5325 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7393

12. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

764 - 778 12.1. **CASE 7441** - VACHON, LOUISE. - 2731 SW 51 AVE #5 5 PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7441

779 - 798 12.2. **CASE 7447** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **THIRD OFFENSE**
Case Overview 7447

799 - 818 12.3. **CASE 7448** - ORION HALLANDALE LLC - 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7448

819 - 841 12.4. **CASE 7449** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7449

842 - 865 12.5. **CASE 7450** - MEASA I LLC - 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(g)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 21-24(b) - CONSTRUCTION, MAINTENANCE AND LOCATION REQUIREMENTS - **FIRST OFFENSE**
Case Overview 7450

866 - 888 12.6. **CASE 7710** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7710

889 - 903 12.7. **CASE 7949** - RHAYCOM LLC - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 4-1 - RUNNING AT LARGE; IMPOUNDMENT; 4-15 - NUISANCES DEFINED; ACTIONS CONSTITUTING A NUISANCE; 4-16 - ENFORCEMENT PROCEDURES - **FIRST OFFENSE**
Case Overview 7949

13. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

904 - 957 13.1. **CASE 6130** - BERTILDA ARCHINOLD. - 3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 28-260(8) - PROHIBITED USES - **SECOND OFFENSE**
Case Overview 6130

958 - 1005 13.2. **CASE 6147** - HANLEX PROPERTIES LLC. - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(e)(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES - **SECOND OFFENSE**
Case Overview 6147

1006 - 1074 13.3. **CASE 6164** - COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608. - 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(m)(n)(o); - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNERS RESPONSIBILITIES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - 5-207 - GRAFFITI ENFORCEMENT - 21-21(1) - TEMPORARY SIGNS - **SECOND OFFENSE**
Case Overview 6164

1075 - 1120 13.4. **CASE 6313** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT. - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE**
Case Overview 6313

1121 - 1166 13.5. **CASE 6822** - PEMBROKE PARK LAKES INC. - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6822

14. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

1167 - 1231 14.1. **CASE 5409** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2401 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNERS RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5409

1232 - 1284 14.2. **CASE 5610** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 21.21.(7) - TEMPORARY SIGNS; 21-23(a) - PERMIT - **FIFTH OFFENSE**
Case overview 5610

15. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

15.1.

NO.	CASE #	NAME	ADDRESS	RECORDING DATE	HOMESTEAD EXEMPTION
1	4791	YANET JIMENEZ	23 TRACI TERR W, PEMBROKE PARK, FL 33009	6/24/2022	NO
2	4796	CRISTAL VILLA	104 DAVID DRIVE,PEMBROKE PARK, FL 33009	7/7/2022	NO
3	4886	HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	6/28/2022	NO
4	5652	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	6/24/2022	NO
5	5737	INFINITY AZURE LLC	3252 SW 52 AVE, PEMBROKE PARK, FL 33023	6/24/2022	NO
6	5771	ISRAEL FAMILY PARK ROAD 1 LLC	2641 S PARK RD, PEMBROKE PARK, FL 33009	6/24/2022	NO
7	6155	VIP RE 2503 LLC	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	4/21/2022	NO

16. ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS

PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP	P.O. BOX 30428 CHARLOTTE, NC 28230	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Folio

514220170090

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 12/21/2022

Notes Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Amended Final Order	Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Supplemental Order/Claim of Lien	Affidavit of Service/Posted to Property Hand
11/29/2022		Affidavit of Compliance	Hand
12/9/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$73,400.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$73,600.00**

Payments

Date	Payment Type Name	Amount
8/12/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$73,500.00**

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12/02/2022

Phone #: 954.518.1839

Case # 4343

E-mail: jbenites@feedingsouthflorida.org

Address of Violation: 2501 SW 32 Terrace, Pembroke Park FL 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Paco Vélez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4343 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Nov 30/ 2022 imposing the fine of $ 67,500 for violation(s)of the Town's Code of Ordinances: Building and zoning regulations

Brief summary for request: Feeding South Florida's mission is to end hunger in South Florida by providing immediate access to nutritious food, leading hunger and poverty advocacy efforts, and transforming lives through innovative programming and education.
Since our founding in 1981, Feeding South Florida (FSF) has responded to emergencies from economic crises to natural disasters. No matter the emergency, we are here. Even during times of national stability, there is a crisis daily in our region for our 700,000 neighbors, struggling with food insecurity. In 2020, FSF distributed more than 176 million pounds of food (147 million meals) to more than one million individuals through direct-service programs, and a local network of 500 nonprofit and community partners.
FSF is committed to a common social community development, empowerment, and relief goal, one that benefits from our mutual Floridian supportive spirit through trying times. To that end, FSF is seeking a waiver of the $67,500 fine.

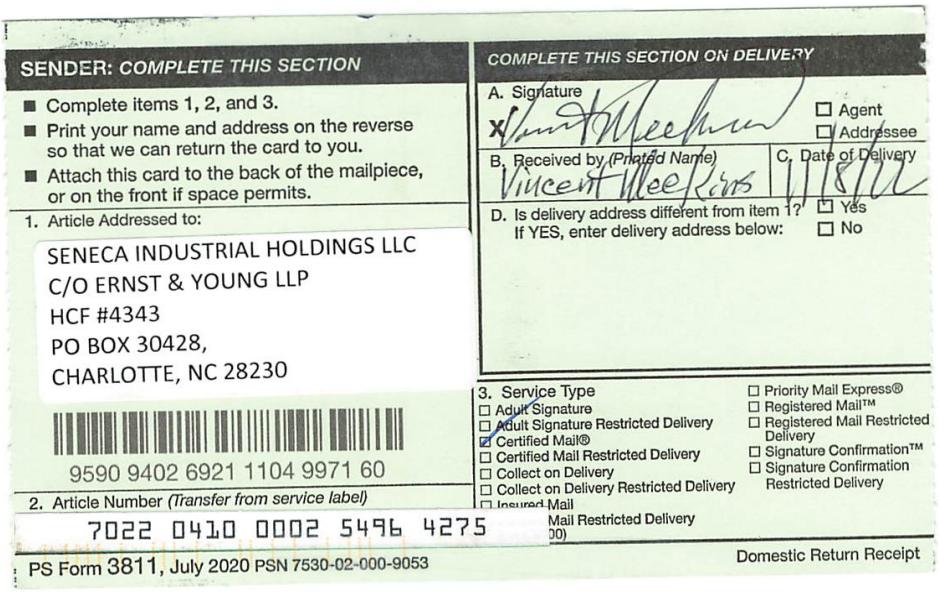
Paco Vélez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Paco Vélez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on December 8, 2022

Notary Public State of Florida: Ivonne Rodriguez My Commission expires: January 22, 2024

IVONNE RODRIGUEZ
Notary Public-State of Florida
Commission # GG 949653
My Commission Expires
January 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:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
PO BOX 30428,
CHARLOTTE, NC 28230

9590 9402 6921 1104 9971 60

2. Article Number *(Transfer from service label)*
7022 0410 0002 5496 4275

COMPLETE THIS SECTION ON DELIVERY

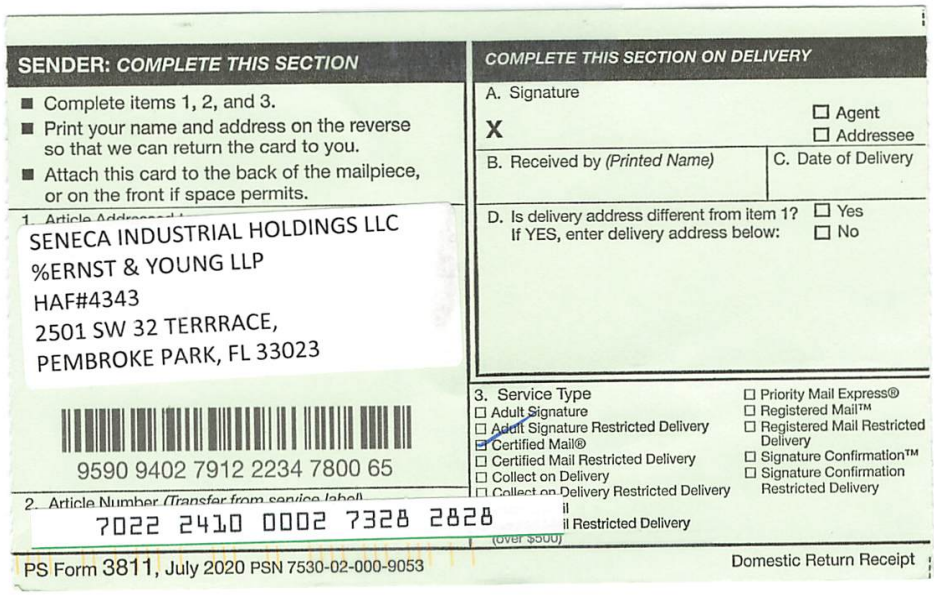
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Vincent Mee Rios | C. Date of Delivery 1/18/22

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
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:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HAF#4343
2501 SW 32 TERRRACE,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7800 65

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2828

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HFC #4343
1201HAYS STREET,
TALLAHASSEE, FL, 32301 - 2525

9590 9402 6921 1104 9971 84

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

7022 0410 0002 5496 4251

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Britany Doty

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.

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
S.O.C.L #4343
PO BOX 30428,
CHARLOTTE, NC 28230

9590 9402 4729 8344 1621 67

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

7022 2410 0002 7328 2279

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Vincent Meekins

C. Date of Delivery 11/30/22

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

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

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
S.O.C.L #4343
2501 SW 32 TER
PEMBROKE PARK, FL 33023

9590 9402 4729 8344 1621 50

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

7022 2410 0002 7328 2286

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

SENECA IND[illegible]TRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
S.O.C.L #43[illegible]
2701 SW 32[illegible]D TERR,
PEMBROKE PARK, FL 33025

9590 9402 4729 8344 1617 02

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

7022 2410 0002 7328 2262

COMPLETE THIS SECTION ON DELIVERY

A. Signature

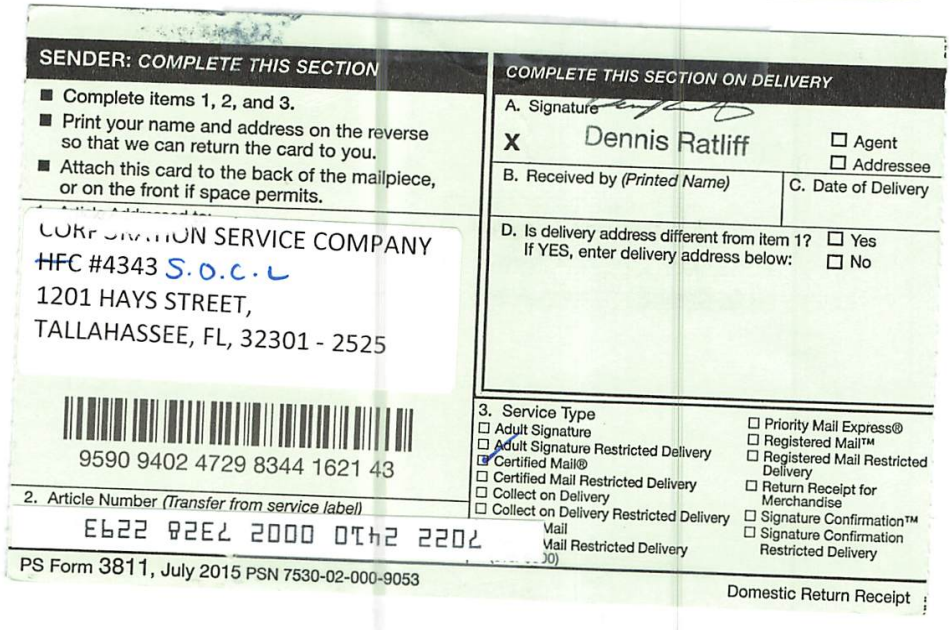
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

CORPORATION SERVICE COMPANY
~~HFC~~ #4343 S.O.C.L
1201 HAYS STREET,
TALLAHASSEE, FL, 32301 - 2525

9590 9402 4729 8344 1621 43

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

7022 2410 0002 7328 2262

COMPLETE THIS SECTION ON DELIVERY

A. Signature

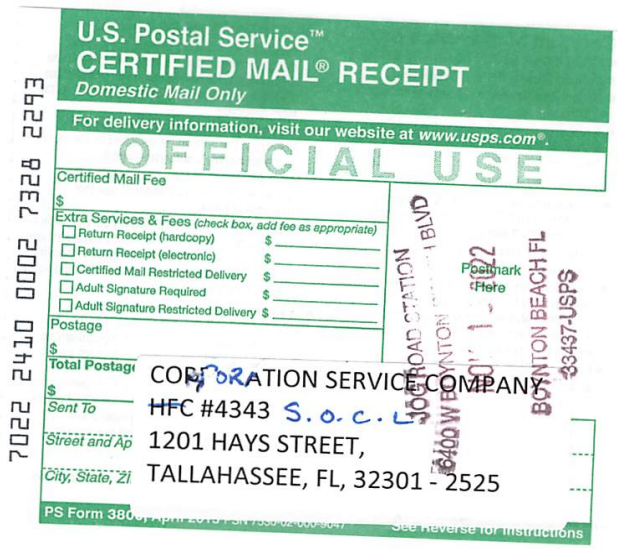
X Dennis Ratliff ☐ Agent ☐ Addressee

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Ap
City, State, Zi
CORPORATION SERVICE COMPANY
HFC #4343 S.O.C.L
1201 HAYS STREET,
TALLAHASSEE, FL, 32301 - 2525
Postmark Here
BOYNTON BEACH FL
33437-USPS
7022 2410 0002 7328 2293


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
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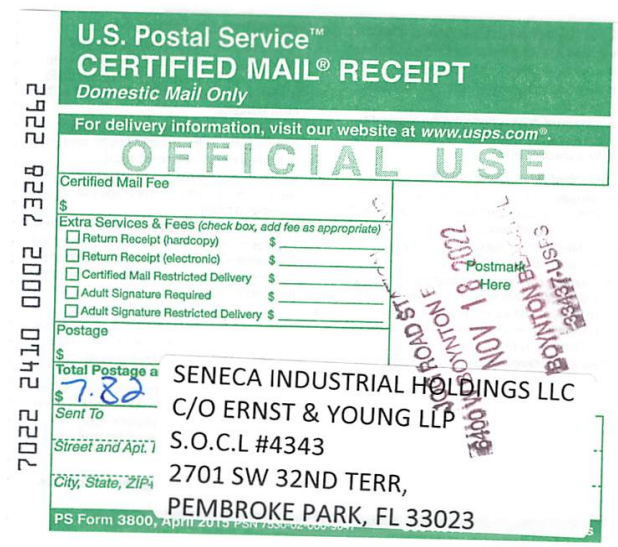
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$ 7.82
Sent To
Street and Ap
City, State, Zi
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
S.O.C.L #4343
2501 SW 32 TER,
PEMBROKE PARK, FL 33023
Postmark Here
NOV 10 2022
BOYNTON BEACH FL
33437-USPS
7022 2410 0002 7328 2286


U.S. Postal Service™
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Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage a
$ 7.82
Sent To
Street and Apt.
City, State, ZIP
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
S.O.C.L #4343
2701 SW 32ND TERR,
PEMBROKE PARK, FL 33023
Postmark Here
NOV 10 2022
BOYNTON BEACH FL
33437-USPS
7022 2410 0002 7328 2262


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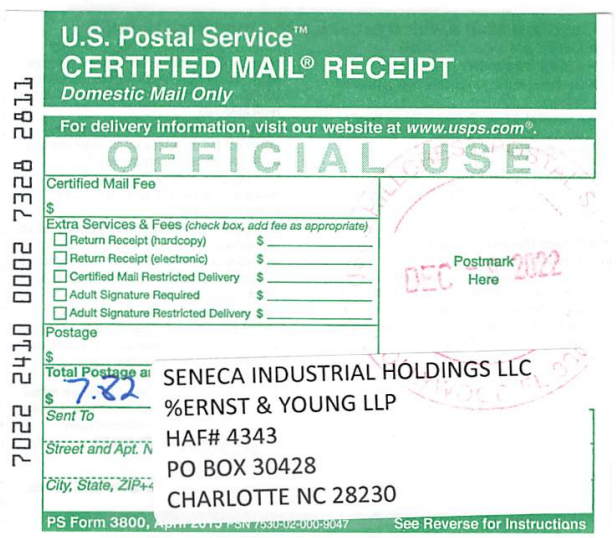
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.82
Sent To
Street and Apt. No.,
City, State, ZIP+4
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HAF#4343
2501 SW 32 TERRRACE,
PEMBROKE PARK, FL 33023
Postmark Here
DEC - 9 2022
7022 2410 0002 7328 2828


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
$ 7.82
Sent To
Street and Apt. N
City, State, ZIP+4
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HAF# 4343
PO BOX 30428
CHARLOTTE NC 28230
Postmark Here
DEC 2022
See Reverse for Instructions
7022 2410 0002 7328 2811

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDING LLC
C/O ERNST & YOUNG LLP CASE NO. 4343

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2501 SW 32 TERRACE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP AT 3:50 P.M. ON THE 9 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.

_____
AFFIANT

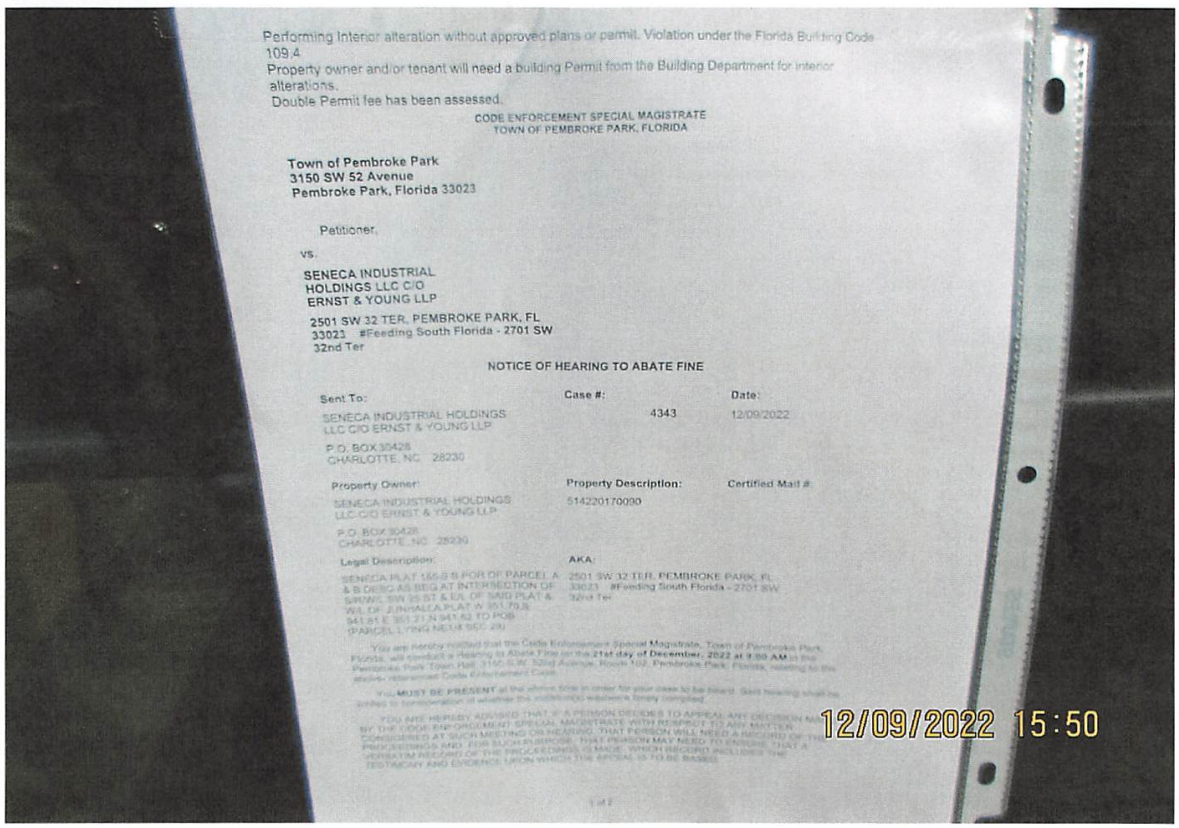
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


2501
FEEDING
SOUTH FLORIDA
12/09/2022 15:50


Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP
2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter
NOTICE OF HEARING TO ABATE FINE
Sent To:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP
P.O. BOX 30428
CHARLOTTE, NC 28230
Case #:
4343
Date:
12/09/2022
Property Owner:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP
P.O. BOX 30428
CHARLOTTE, NC 28230
Property Description:
514220170090
Certified Mail #:
Legal Description:
AKA:
2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter
12/09/2022 15:50

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12/02/2022

Phone #: 954.518.1839

Case # 4343

E-mail: jbenites@feedingsouthflorida.org

Address of Violation: 2501 SW 32 Terrace, Pembroke Park FL 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Paco Vélez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4343 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Nov 30/ 2022 imposing the fine of $ 67,500 for violation(s)of the Town's Code of Ordinances: Building and zoning regulations

Brief summary for request: Feeding South Florida's mission is to end hunger in South Florida by providing immediate access to nutritious food, leading hunger and poverty advocacy efforts, and transforming lives through innovative programming and education.
Since our founding in 1981, Feeding South Florida (FSF) has responded to emergencies from economic crises to natural disasters. No matter the emergency, we are here. Even during times of national stability, there is a crisis daily in our region for our 700,000 neighbors, struggling with food insecurity. In 2020, FSF distributed more than 176 million pounds of food (147 million meals) to more than one million individuals through direct-service programs, and a local network of 500 nonprofit and community partners.
FSF is committed to a common social community development, empowerment, and relief goal, one that benefits from our mutual Floridian supportive spirit through trying times. To that end, FSF is seeking a waiver of the $67,500 fine.

Paco Vélez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Paco Vélez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on December 8, 2022

Notary Public State of Florida: Ivonne Rodriguez My Commission expires: January 22, 2024

IVONNE RODRIGUEZ
Notary Public-State of Florida
Commission # GG 949653
My Commission Expires
January 22, 2024

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	12/09/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC
ERNST & YOUNG LLP
Respondent(s)

Case No.: **4343**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 15, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

FOLIO NO.: 5142 21 28 0024

1. The Special Magistrate entered a Amended Final Order on September 15, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE ORDINANCES SECTION (s) 109.4. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$200.00** (TWO HUNDRED 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 Amended Final Order issued on September 15, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$67,500.00** (SIXTY SEVEN THOUSAND AND FIVE 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 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

Nov 16, 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.

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 330238

Town of Pembroke Park

INVOICE

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

DATE: November 9, 2022
INVOICE # 428
FOR:

Case # 746
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP
2501 SW 32 TER,
PEMBROKE PARK, FL 33023

Bill To:

SENECA INDUSTRIAL
HOLDINGS LLC C/O ERNST &
YOUNG LLP
2501 SW 32 TER,
PEMBROKE PARK, FL 3302

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code 109.4		
	Amended Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
337	Day(s) of Per Diem from (12/14/21-11/16/2022)	$ 200.00	$ 67,400.00
		Balance	$ 67,500.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDINGS LLC CASE NO. 4343
ERNST & YOUNG LLP

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP AT 11:33 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	11/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

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

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

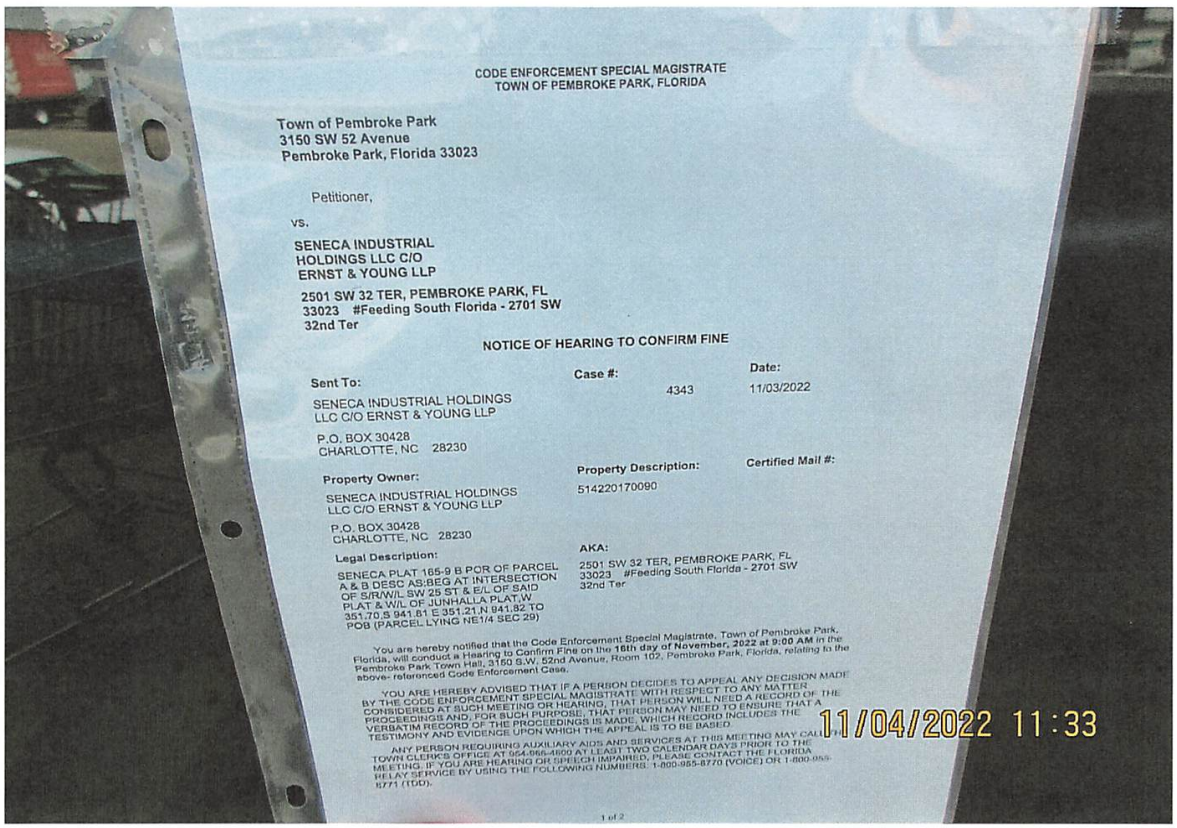
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

Sincerely,

Joseline Ramirez

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC C/O
ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Ter

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Case #: 4343

Date: 11/03/2022

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Property Description: 514220170090

Certified Mail #:

Legal Description:
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT &W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

AKA:
2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Ter

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1 of 2



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

Postage
$ 7.82

Total Postage an
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Sent To
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City, State, ZIP+4

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2701 SW 32ND TERR,
PEMBROKE PARK, FL 33023

PS Form 3800,

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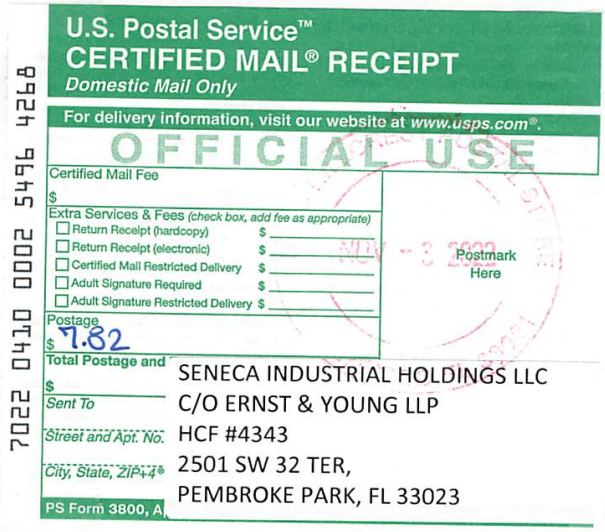
NOV - 3 2022

7022 0410 0002 5496 4282



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Total Postage and
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Street and Apt. No.
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SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2501 SW 32 TER,
PEMBROKE PARK, FL 33023

PS Form 3800, A

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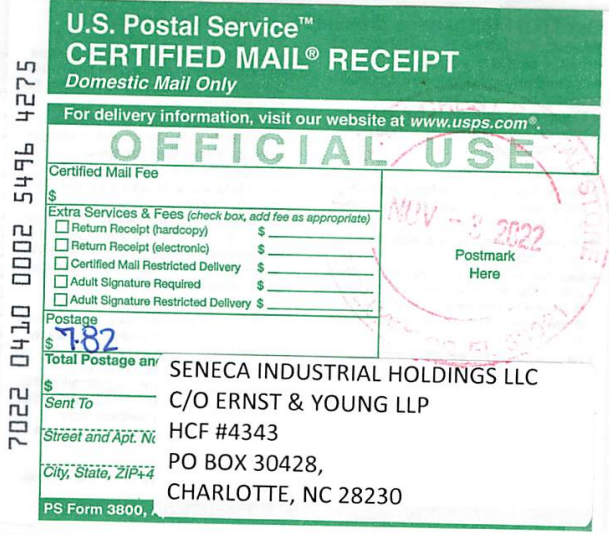
NOV - 3 2022

7022 0410 0002 5496 4268



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage an
$

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

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
PO BOX 30428,
CHARLOTTE, NC 28230

PS Form 3800,

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NOV - 3 2022

7022 0410 0002 5496 4275



Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Mailing Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0090
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,985,730	$13,577,020	$15,562,750	$15,457,800	
2020	$1,985,730	$12,066,820	$14,052,550	$14,052,550	$303,279.33
2019	$1,985,730	$11,524,250	$13,509,980	$13,413,320	$293,517.85

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$15,562,750	$15,562,750	$15,562,750	$15,562,750
Portability	0	0	0	0
Assessed/SOH	$15,457,800	$15,562,750	$15,457,800	$15,457,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$15,457,800	$15,562,750	$15,457,800	$15,457,800

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Date 3/22/2022 9:18:12 AM
Invoice # 24814
For Code Enforcement Case# 4343

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/14/2021		$200.00	98	$19,600.00
Admin Fixed	8/19/2021		$100.00	0	$100.00
Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$19,800.00

Payments

Date	Type	Amount
8/12/2021	Credit	$100.00
3/22/2022	Credit	$100.00
Total		$200.00

Remove #100.00

Balance **($100.00)**

THIS CHECK CONTAINS MANY SECURITY FEATURES INCLUDING A DIGITAL SECURITY PANTOGRAPH, VERIFICATION GRID, MICROPRINT TEXT, AND VDOT TECHNOLOGY - SEE DETAILS ON BACK

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FEEDING SOUTH FLORIDA
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33023

SILICON VALLEY BANK
PITTSBURGH, PA 15262

0000013667

60-160/433

DATE 01/22/2022

PAY One Hundred and 0/100 Dollars $ ****100.00

TO THE ORDER OF

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE 3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

010235-2 T32 P4

PADLOCK ICON MUST BE VISIBLE

Memo: For Invoice Case4343

⑈0000013667⑈ ⑆043301601⑆9082671⑈

PAYEE: TOWN OF PEMBROKE PARK

AMOUNT: $100.00

01/22/2022

Valid for 90 days

Check payment
Bounced

0010235-01

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Date 3/22/2022 9:18:12 AM
Invoice # 24814
For Code Enforcement Case# 4343

Qty	Description	Fee
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Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$19,800.00

Payments

Date	Type	Amount
8/12/2021	Credit	$100.00
3/22/2022	Credit	$100.00
Total		$200.00

Balance **($100.00)**

THIS CHECK CONTAINS MANY SECURITY FEATURES INCLUDING A DIGITAL SECURITY PANTOGRAPH, VERIFICATION GRID, MICROPRINT TEXT, AND VDOT TECHNOLOGY - SEE DETAILS ON BACK

airbase

FEEDING SOUTH FLORIDA
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33023

SILICON VALLEY BANK
PITTSBURGH, PA 15262

0000013667

60-160/433

DATE 01/22/2022

PAY One Hundred and 0/100 Dollars $ ****100.00

TO THE ORDER OF

010235-2 T32 P4

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE 3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

PADLOCK ICON MUST BE VISIBLE

Memo: For Invoice Case4343

⑈0000013667⑈ ⑆043301601⑆9082671⑈

PAYEE: TOWN OF PEMBROKE PARK

AMOUNT: $100.00

01/22/2022

Valid for 90 days

0010235-01



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ JUN 30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
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Street and Apt. No.
2501 SW 32 TER

City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 4343

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- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required JUN 30
- ☐ Adult Signature Restricted Delivery

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
SENECA INDUSTRIAL HOLDINGS LLC

Street and Apt. No.
C/O ERNST & YOUNG LLP
PO BOX 30428

City, State, ZIP+4
CHARLOTTE, NC 28230
NOH # 4343

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HOLLYWOOD FL 33023
JUN 30 2021
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.91

Total Postage and Fees
$ 7.36

Sent To
CORPORATION SERVICE COMPANY

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
JUN 30 2021
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- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required JUN 30
- ☐ Adult Signature Restricted Delivery

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
SENECA INDUSTRIAL HOLDINGS LLC

Street and Apt. No.
C/O ERNST & YOUNG LLP
PO BOX 30428

City, State, ZIP+4
CHARLOTTE, NC 28230
NOH # 4343

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
JUN 30 2021
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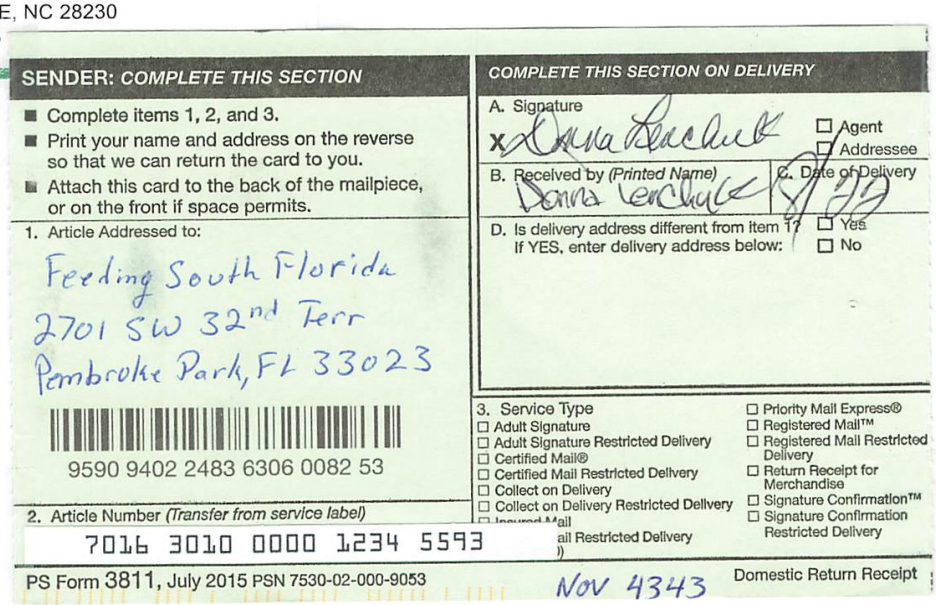
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7211



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Feeding South Florida
2701 SW 32nd Terr
Pembroke Park, FL 33023

9590 9402 2483 6306 0082 53

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5593

COMPLETE THIS SECTION ON DELIVERY

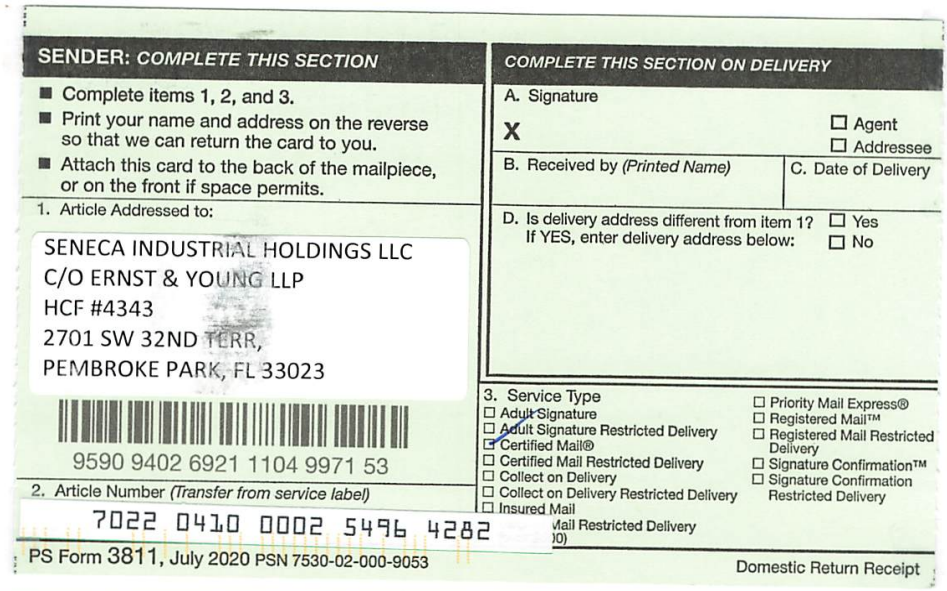
A. Signature
X Donna Lerchak ☐ Agent ☐ Addressee

B. Received by (Printed Name) Donna Lerchak C. Date of Delivery 8/29

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
- ☐ Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 NOV 4343 Domestic Return Receipt



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1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2701 SW 32ND TERR,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9971 53

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

7022 0410 0002 5496 4282

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

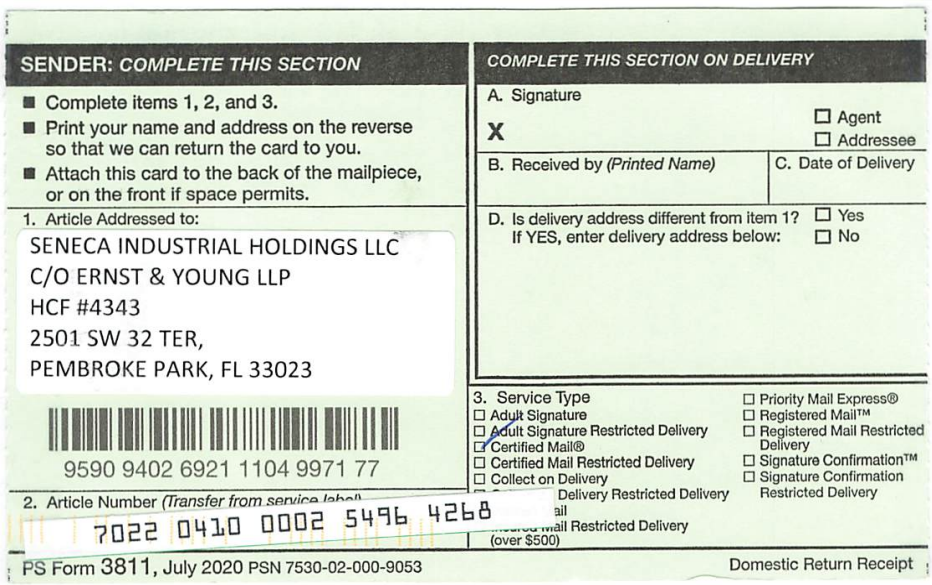
B. Received by *(Printed Name)* | C. Date of Delivery

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



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1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2501 SW 32 TER,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9971 77

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

7022 0410 0002 5496 4268

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

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1. Article Addressed to:

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
FO # 4343

9590 9402 6610 1028 6964 74

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6573

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
NOH # 4343

9590 9402 6610 1028 6971 43

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

9590 9402 6610 1028 6973 65

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7419

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Joshua Trickey ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

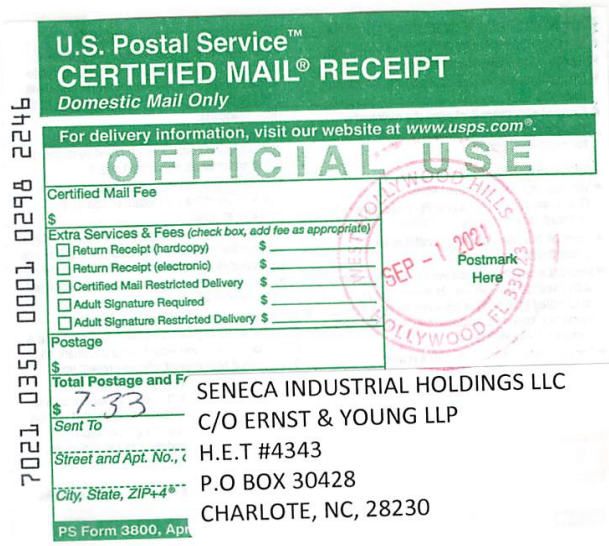
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
SEP - 1 2021
Postmark Here
7021 0350 0001 0298 2253
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
2701 SW 32 TERRACE,
PEMBROKE PARK, FL, 33023



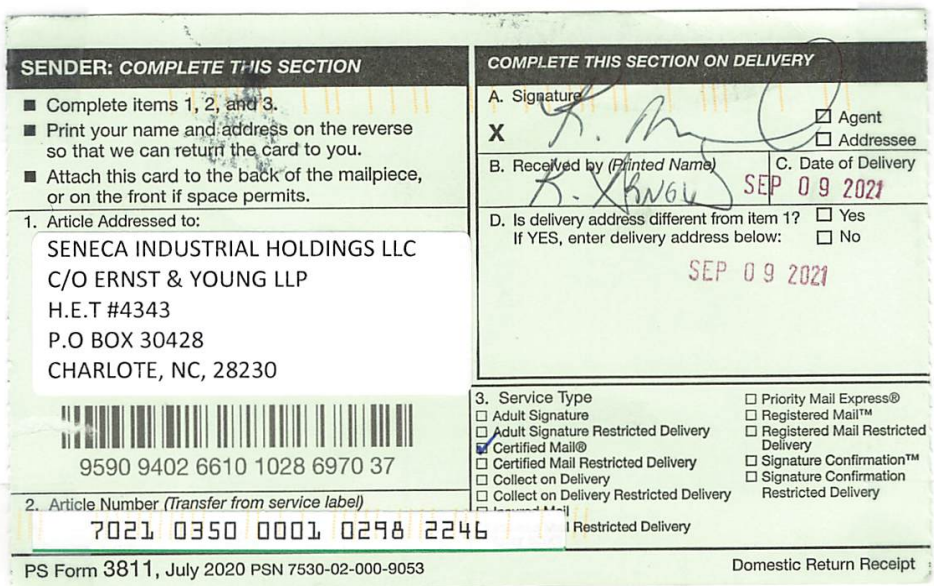
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
SEP - 1 2021
Postmark Here
7021 0350 0001 0298 2260
CORPORATION SERVICE COMPANY
H.E.T #4343
1201 HAYS STREET,
TALLAHASE, FL, 32301.2525



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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 Fe
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
SEP - 1 2021
Postmark Here
7021 0350 0001 0298 2246
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
P.O BOX 30428
CHARLOTTE, NC, 28230

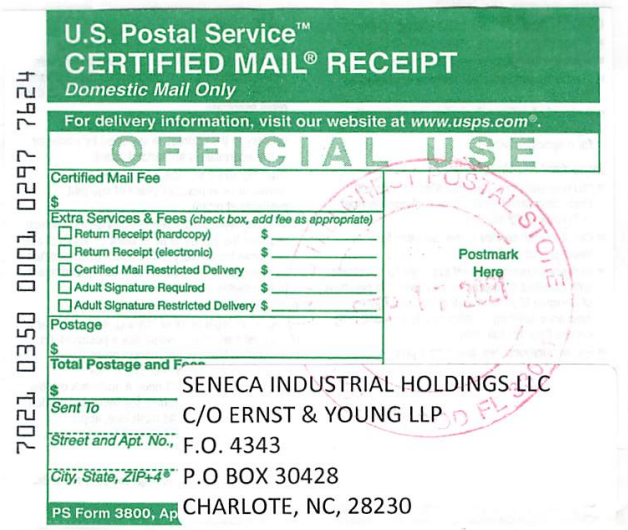


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage
$ 6.96
Sent To
Street and Apt.
City, State, ZI
PS Form 3800,
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
7021 0350 0001 0297 6573
FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
FO # 4343



SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
P.O BOX 30428
CHARLOTTE, NC, 28230
9590 9402 6610 1028 6970 37
2. Article Number (Transfer from service label)
7021 0350 0001 0298 2246
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
SEP 09 2021
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
SEP 09 2021
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here

7021 0350 0001 0297 7624

Sent To: SENECA INDUSTRIAL HOLDINGS LLC
Street and Apt. No.: C/O ERNST & YOUNG LLP
City, State, ZIP+4®: F.O. 4343
P.O BOX 30428
CHARLOTE, NC, 28230

PS Form 3800, Ap



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

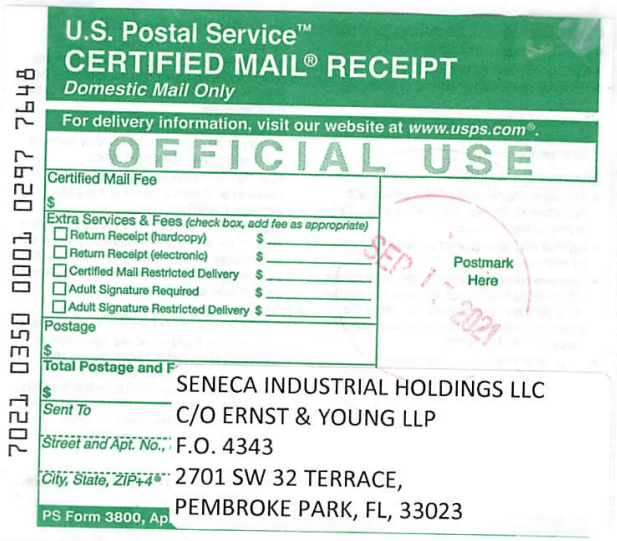
Total Postage and Fees
$

Postmark Here

7021 0350 0001 0297 7631

Sent To: CORPORATION SERVICE COMPANY
Street and Apt. No.: F.O. #4343
City, State, ZIP+4®: 1201 HAYS STREET,
TALLAHASE, FL, 3301.2525

PS Form 3800, Ap



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and F
$

Postmark Here

7021 0350 0001 0297 7648

Sent To: SENECA INDUSTRIAL HOLDINGS LLC
Street and Apt. No.: C/O ERNST & YOUNG LLP
City, State, ZIP+4®: F.O. 4343
2701 SW 32 TERRACE,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ JUN 30 2021

Postage
$ 0.51

Total Postage
$ 6.96

Postmark Here

7021 0350 0001 0297 7204

Sent To: FEEDING SOUTH FLORIDA
Street and Apt.: 2501 SW 32 TER
City, State, ZIP: PEMBROKE PARK, FL 33023
NOH # 4343

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



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

For delivery information, visit our website at www.usps.com®.
CHARLOTTE, NC 28262

OFFICIAL USE

Certified Mail Fee $3.45
$

Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$

Total Postage and Fees $6.70
$

0120 39
AUG 10 2018
Postmark Here
08/10/2018

7016 3010 0000 1234 5609

Sent To: Seneca Industrial Holdings % Kimberly Owens
Street and Apt. No., or PO Box No.: 8500 Andrew Carnegie Blvd
City, State, ZIP+4®: Charlotte, NC 28262

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



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

For delivery information, visit our website at www.usps.com®.
HOLLYWOOD, FL 33023

OFFICIAL USE

Certified Mail Fee $3.45
$

Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$

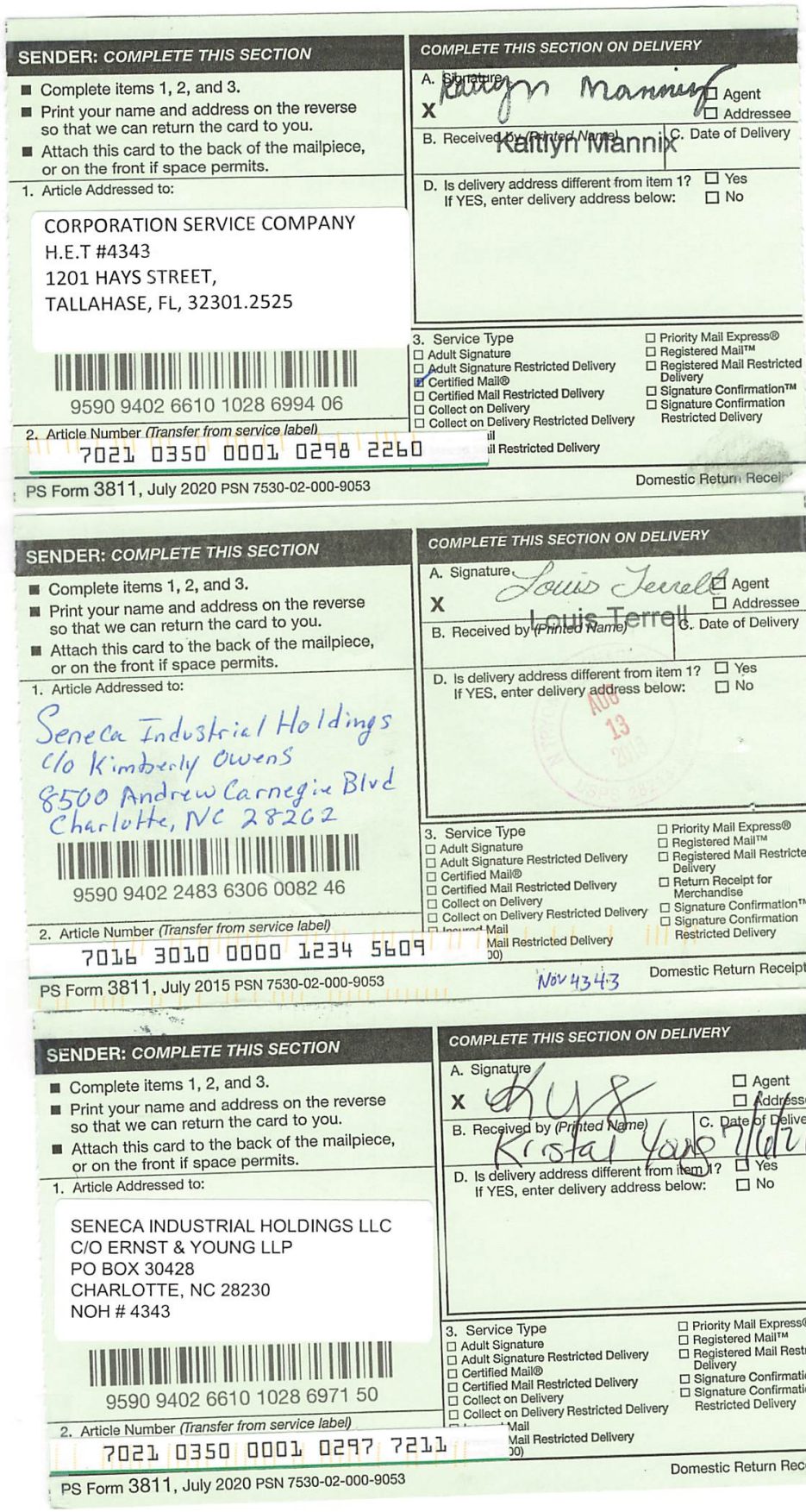
Total Postage and Fees $6.70
$

0120 39
AUG 10 2018
Postmark Here
08/10/2018

7016 3010 0000 1234 5593

Sent To: Feeding South Florida
Street and Apt. No., or PO Box No.: 2701 SW 32nd Terr
City, State, ZIP+4®: Pembroke Park, FL 33023

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
H.E.T #4343
1201 HAYS STREET,
TALLAHASE, FL, 32301.2525

9590 9402 6610 1028 6994 06

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2260

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Seneca Industrial Holdings
c/o Kimberly Owens
8500 Andrew Carnegie Blvd
Charlotte, NC 28262

9590 9402 2483 6306 0082 46

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5609

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Louis Terrell ☐ Agent ☐ Addressee

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

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

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Nov 4343 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230
NOH # 4343

9590 9402 6610 1028 6971 50

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7211

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kristal Yam C. Date of Delivery 7/6/21

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS Respondent(s)	Case No.: 4343

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 SW 32 TER, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDING LLC % KIMBERLY S OWENS, PO BOX 30428, CHARLOTTE, NC 28230

FOLIO NO.: 5142 20 17 0090

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) FBC 109.4. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) FBC 109.4. (**WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Building Official, Miguel Nunez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of SEPT, 2021.

Miguel Nunez
Building Official
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

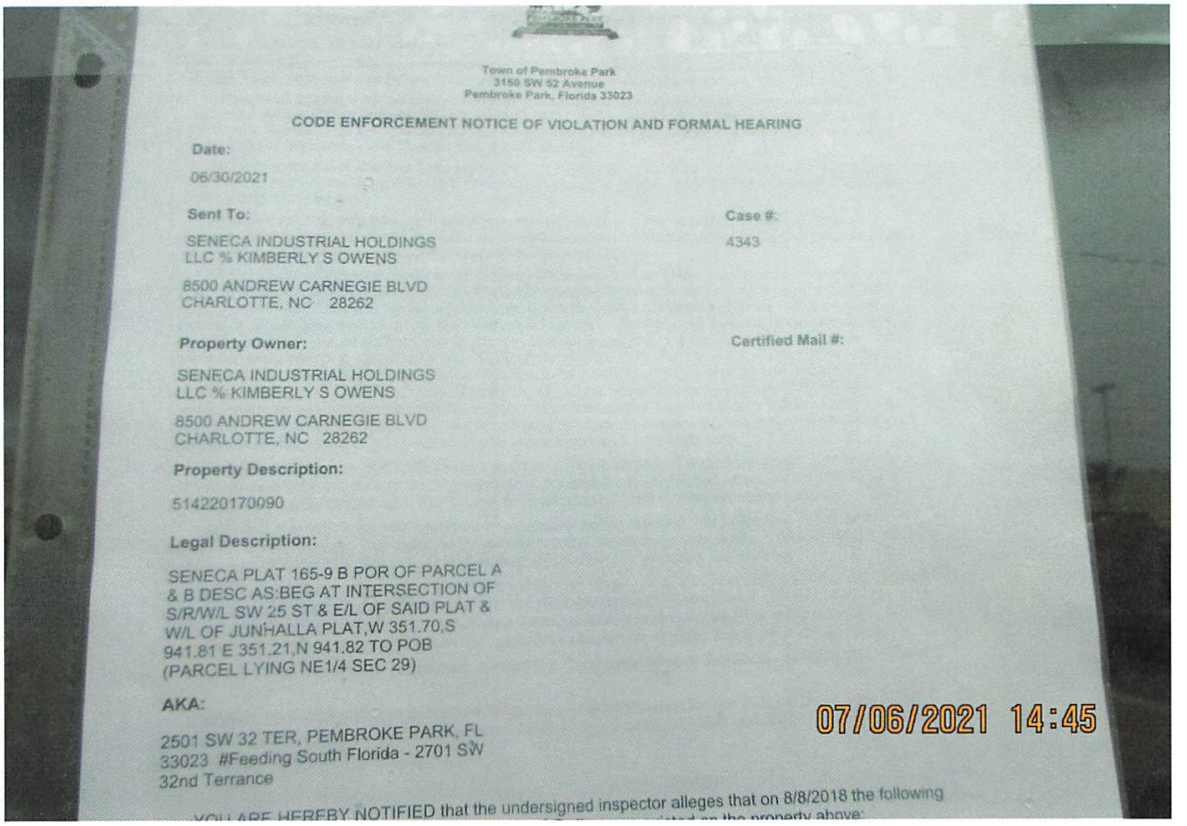
2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	08/31/2021

Property Owner:	Property Description:	Certified Mail #:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	09/07/2021 04:29

Legal Description: **AKA:**



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

4343

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS:BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT,W 351.70,S
941.81 E 351.21,N 941.82 TO POB
(PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Terrance

07/06/2021 14:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 the following




FEEDING
SOUTH FLORIDA
07/06/2021 14:56


FEEDING
SOUTH FLORIDA
07/06/2021 14:43


07/06/2021 14:54


07/06/2021 14:54


RESTROOMS
07/06/2021 14:54


07/06/2021 14:54


07/06/2021 14:54


07/06/2021 14:55


WATERMELONS
07/06/2021 14:55


07/06/2021 14:55


07/06/2021 14:55


07/06/2021 14:55

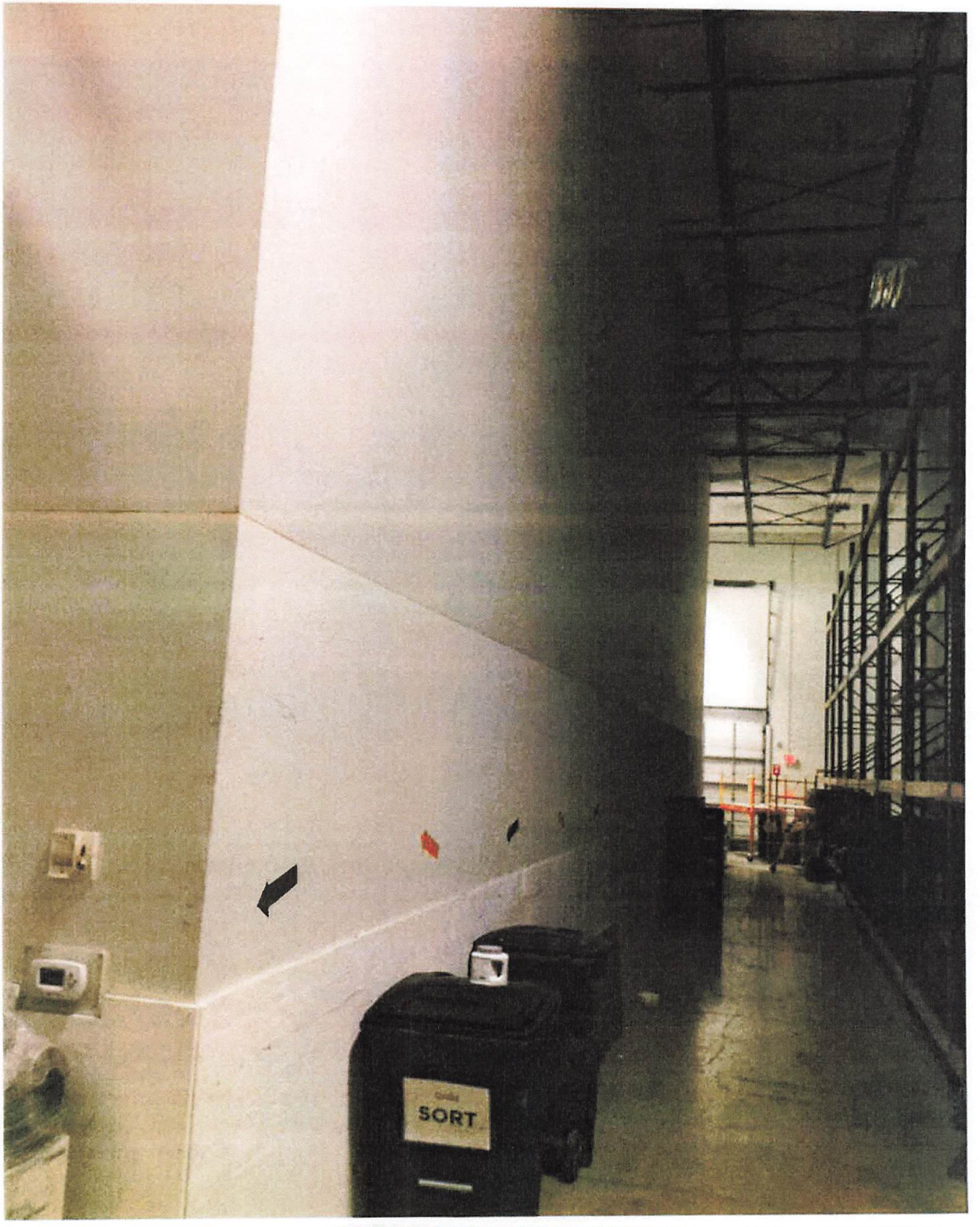

CUIDADO
PISO

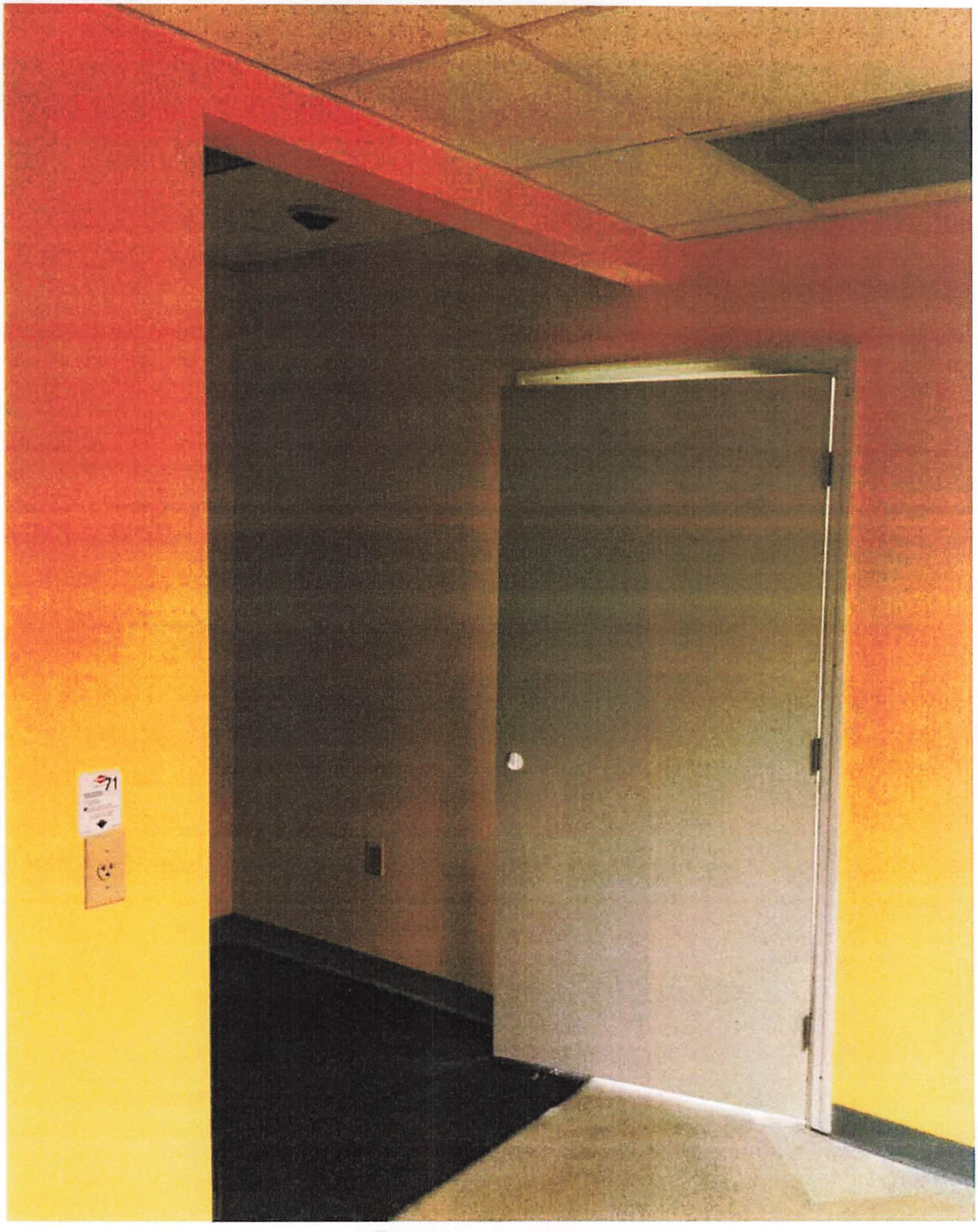

EXIT
EMERGENCY EXIT
ONLY
ALARM WILL SOUND

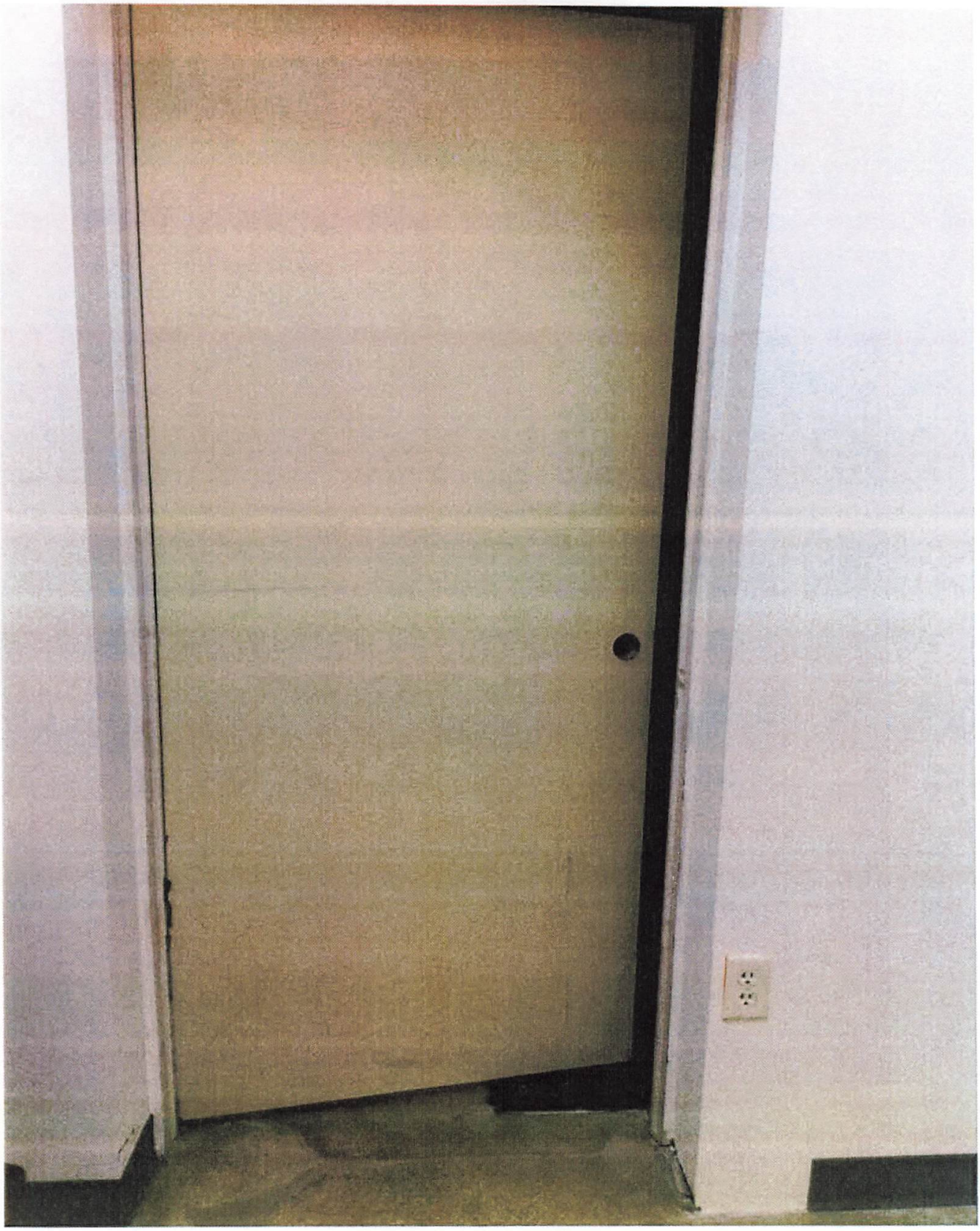
WATERMELONS

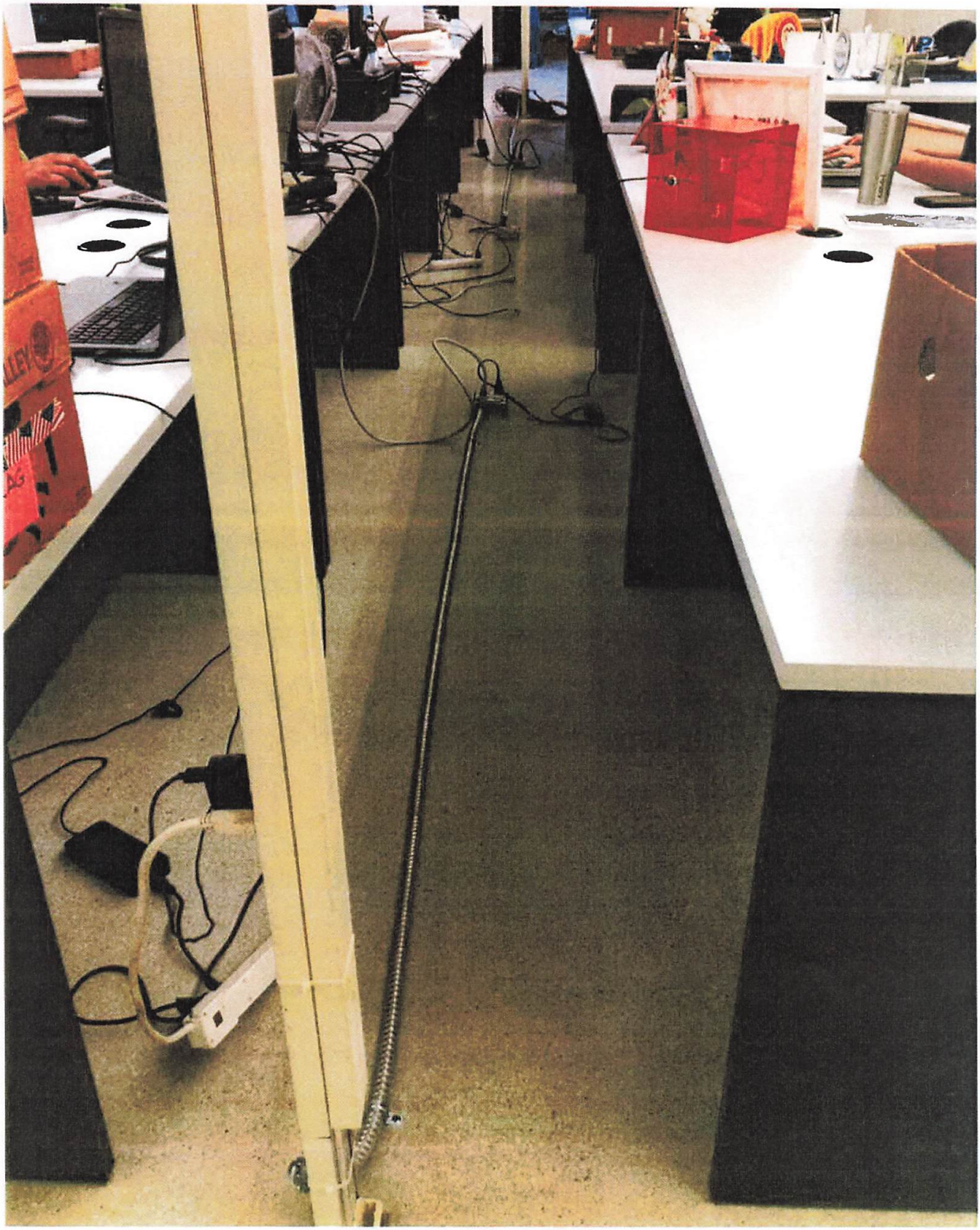

EXIT

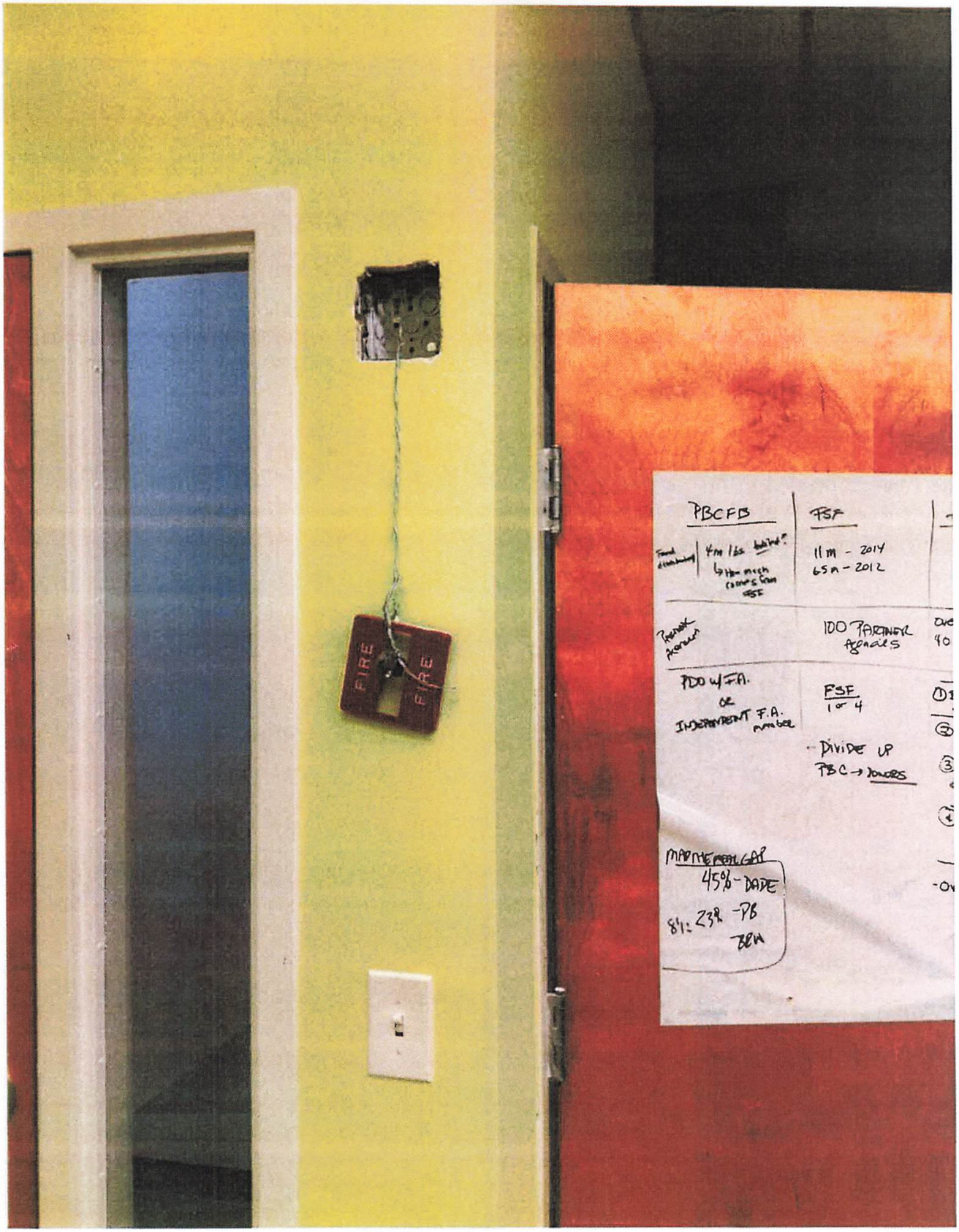

EXIT


SORT


71






PBCFD
FSF
11m - 2014
65m - 2012
100 PARTNER AGENCIES
FDD w/F.A.
OR
INDEPENDENT F.A. number
FSF
1 of 4
DIVIDE UP
PBC → DONORS
45% - DADE
FIRE
FIRE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS Respondent(s)	)	Case No.: 4343

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 SW 32 TER, PEMBROKE PARK FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDING LLC % KIMBERLY S OWENS, PO BOX 30428 CHARLOTTE, NC 28230

FOLIO NO.: 514220170090

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) FBC 109.4. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) FBC 109.4 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay #200— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Building Official, Miguel Nunez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of JULY, 2021.

Miguel Nunez
Building Official
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

Hasler FIRST-CLASS MAIL
09/11/2018
US POSTAGE $000.47⁰

ZIP 33023
011D10656696

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023
CASE #4343

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

Hasler FIRST-CLASS MAIL
09/11/2018
US POSTAGE $000.47⁰

ZIP 33023
011D10656696

SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLEY OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262
CASE # 4343

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

STEFFENS, GABRIEL
4675 MACARTHUR CT
STE 1100
NEWPORT BEACH, CA 92660

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

Teachers Insurance and Annuity Association of America
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
730 THIRD AVENUE
NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

SWINK, MICHAEL
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

WEINDLING, FRANCESCA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

GRIMALDI, ANTHONY
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

DE ALCANTARA, ADRIANA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Swink, Michael A.
6 CONCOURSE PKWY
ATLANTA, GA 30328

Title Authorized Representative

BENEDETTO, MARY CATHERINE
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Title Authorized Representative

NEGRON, PATRICIA
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	05/05/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
08/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/23/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDING LLC) CASE NO. 4343

C/O KIMBERLY S OWENS / FEEDING

SOUTH FLORIDA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA AT **04:29** A.M./**P.M.** ON THE **7** DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [√] physical presence or [_] online notarization this 11th day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	08/31/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

FEEDING SOUTH FLORIDA

Town of Pembroke Park
Building Department
AUG 20 2021
RECEIVED

August 20, 2021

PERMIT EXTENSION REQUEST

Case No.: 4343
Folio No.: 414220170090
Address: 2701 SW 32 Terrace, Pembroke Park FL 33023

Dear Town of Pembroke Park:

Feeding South Florida (FSF) is the leading domestic hunger relief organization serving Palm Beach, Broward, Miami-Dade and Monroe Counties. As the second largest food bank in the Feeding America network, having distributed over 176 million pounds in 2020, FSF is responsible for serving 25 percent of the state's food insecure population, providing food and services for nearly 1 million people. A four-star rated organization by Charity Navigator, FSF is one of the most efficient nonprofits nationally; over 98 percent of all donations are put back into the community and every $1 = 9 meals.

The purpose of this letter is to respectfully request an extension on the order received on July 23, 2021. We have been working on completing this process and we have made progress, but we need to request more time.

We contacted our previous architect who shared the work he did a few years back (please see the Blueprints attached). The pending fees were paid on July 29. We are in the process of bringing on a new general contractor which may require us to start over.

Although we have made much progress, there are many items that we need to address. According to the general contractors we have been talking to, it could take more than 150 days because they need to start the process from the beginning and they are short-staffed.

We are proud to call Pembroke Park our home, and it is important to us that we are in compliance and would appreciate an extension.

Thank you for your consideration.

Sincerely,

Paco Vélez
President and CEO

TOWN OF PEMBROKE PARK
BUILDING DEPARTMENT
3150 SW 52ND Avenue
Pembroke Park, FL 33023
Office 754-232-1627
Fax 954-966-5310

Electronic Signature Affidavit

The undersigned hereby certifies that he will act only for himself or that he is legally qualified to act on behalf of the business organization sought to be certified in all matters connected with its engineering / architect / contracting / land surveying business as stated in Florida Statute 481.221 and 472.025.

Authorization. The Undersigned architect, engineer, lands surveyor or contractor ("Undersigned") understands that (s)he is authorizing Town of Pembroke Park through its Building Department to accept documents electronically using the seal and signature appearing below. Upon receiving any documents authorized by the seal and signature below, Pembroke Park will assume that the documents were sent by the Undersigned. It is the Undersigned's obligation to maintain its information in a secure environment to ensure that all documents electronically submitted are in fact submitted by the Undersigned.

Suspension/Termination. If the Undersigned believes the security of the digital signature has been compromised or simply wishes to terminate the use of the electronic signature, (s)he must file a written notice of suspension/termination with the Digital Records Custodian, Building Department, 3150 SW 52nd Avenue, Pembroke Park, FL 33023. Within 15 days after the receipt of the notice of suspension/termination, Pembroke Park will suspend and/or terminate this authorization for the electronic submission of documents based upon the Undersigned's written notice. If the Undersigned believes the digital signature has been compromised, Pembroke Park Building Department will take the necessary steps to help the Undersigned determine which documents were submitted improperly and may attempt to stop work authorized by a security compromise. Pembroke Park does not have an obligation to stop any work completed in the Undersigned's name pursuant to a security compromise or to take any action against the person/entity that improperly used the Undersigned's electronic seal and signature. The Undersigned, not Pembroke Park, will ultimately be responsible for protecting its interests if a security compromise occurs. If Pembroke Park takes any action to force a third party who has improperly used the Undersigned's electronic signature and seal to stop work associated with the improper use of the seal/signature, then the Undersigned agrees to indemnify Pembroke Park for all expenses, costs, and fees associated with that action including court costs and attorney's fees.

With good cause and without notice, Pembroke Park, at its discretion may temporarily suspend or terminate the Undersigned's authorization to electronically submit documents. Liability Resulting from Use. The Undersigned understands and agrees that Pembroke Park, it's officers, agents, and employees will not be liable for any damages, harm, or injury that result from the use of the electronic seal or signature regardless of how the harm, damage, or injury occurred. If any dispute arises from the use of

an electronic seal or signature, that matter may be resolved by a court of law. Nothing within this provision is intended to waive or enlarge the provisions of F.S. 768.28.

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pembroke Park has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license. By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Roberto A. Smith, AIA

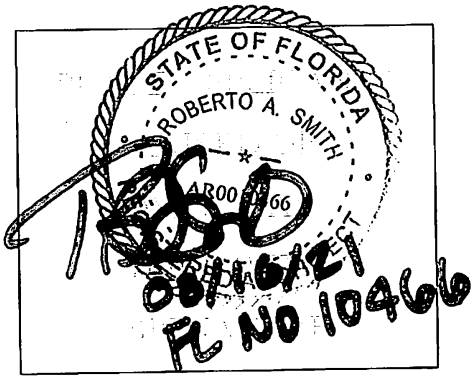
APPLICANT NAME (please print)

NELCO ARCHITECTURE, INC

COMPANY NAME

Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.11 15:27:21 -04'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION NUMBER VISABLE (PE / AA / RA / ETC.)

A01410D0000017826DD689B00003BDF

ELECTRONIC SIGNATURE SERIAL NUMBER

89316

TOWN OF PEMBROKE PARK APPLICATION NUMBER

LIGHT FIXTURE LEGEND

SYMBOL	DESCRIPTION
	2' x 2' AND 2' x 4' FIXTURE SERVED FROM THE NORMAL SYSTEM
	2' x 2' AND 2' x 4' FIXTURE W/ BATTERY BACKUP
	2' x 2' AND 2' x 4' FIXTURE. THE INBOARD LAMPS HAVE BATTERY BACKUP. THE OUTBOARD LAMPS ARE SERVED FROM THE NORMAL SYSTEM
	2' x 2' AND 2' x 4' FIXTURE. THE INBOARD LAMPS ARE SERVED FROM THE NORMAL SYSTEM. THE OUTBOARD LAMPS HAVE BATTERY BACKUP AS INDICATED ON THE FLOOR PLANS
	WALL MOUNTED FIXTURE SERVED FROM THE NORMAL SYSTEM. PROVIDE OUTLET BOX
	WALL MOUNTED FIXTURE SERVED FROM THE BATTERY BACKUP VIA INVERTER. PROVIDE OUTLET BOX
	DOWNLIGHT FIXTURE SERVED FROM THE NORMAL SYSTEM
	DOWNLIGHT FIXTURE W/ BATTERY BACKUP VIA INVERTER
	SUSPENDED FIXTURE SERVED FROM THE NORMAL SYSTEM
	SUSPENDED FIXTURE W/ BATTERY BACKUP
	EXIT LIGHT WITH BATTERY BACKUP. PROVIDE DIRECTIONAL ARROWS AND FACES AND INDICATED ON THE LIGHTING FLOOR PLANS
	EMERGENCY BATTERY LIGHT FIXTURE
	REPRESENTS THE LIGHT FIXTURE TYPE. REFER TO LIGHT FIXTURE SCHEDULE REPRESENTS THE PANEL AND CIRCUIT SERVING THE FIXTURE REPRESENTS THE CORRESPONDING SWITCH LEG

LIGHT SWITCH LEGEND

SYMBOL	DESCRIPTION
$	SINGLE-POLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$D	DIMMER SWITCH
$K	SINGLE-POLE KEY SWITCH
$T	TIMER CONTROL SWITCH
$OS	SINGLE RELAY WALL OCCUPANCY SENSOR SWITCH
$OD	DUAL RELAY WALL OCCUPANCY SENSOR SWITCH

GENERAL NOTE: ALL LIGHT SWITCHES TO TO BE MOUNTED AT 48" AFF, UNO

WIRING DEVICES & POWER LEGEND

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLAN.
	GFI DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	GFI DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLAN
	TWO DUPLEX RECEPTACLES (NEMA 5-20R) USING A COMMON WALL PLATE. MOUNT AT 18" AFF U.N.O.
	TWO DUPLEX RECEPTACLES (NEMA 5-20R) USING A COMMON WALL PLATE. MOUNT AT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLANS
	RECEPTACLE DESIGNATIONS "R" = RED RECEPTACLE AND RED WALL PLATE "WR" = WEATHER RESIST "WP" = WEATHERPROOF "SP" = SURGE PROTECTIVE "IG" = ISOLATED GROUND "#" = CIRCUIT NUMBER
	DUPLEX RECEPTACLE (NEMA 5-20R). FLUSH FLOOR MOUNTED U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). FLOOR POKE THROUGH TYPE U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). CEILING FLUSH MOUNTED U.N.O.
	SPECIAL PURPOSE RECEPTACLE (NEMA # AS INDICATED ON FLOOR PLANS). MOUNT AT 18" AFF U.N.O.
	JUNCTION BOX
	480/277V PANELBOARD
	208/120V PANELBOARD
	ENCLOSED CIRCUIT BREAKER. MOUNT AT 54" AFF U.N.O.
	NON-FUSED DISCONNECT SWITCH. TAG INDICATES AMPERE RATING OF SWITCH. MOUNT AT 54" AFF U.N.O.
	FUSED DISCONNECT SWITCH. TAG INDICATES AMPERE RATING OF SWITCH/AMPERE RATING OF FUSE. MOUNT AT 54" AFF U.N.O.
	COMBINATION MOTOR STARTER/DISCONNECT
	MANUAL MOTOR SWITCH WITH THERMAL OVERLOAD AND PILOT LIGHT (MOUNT AS REQUIRED)
	MOTOR
	EMERGENCY POWER OFF BUTTON OR SHUNT TRIP DEVICE
	INDICATES A 2-POLE CIRCUIT
	INDICATES A 3-POLE CIRCUIT
	HOMERUN CONDUIT MINIMUM 3/4"C U.N.O. (NUMBER OF ARROWHEADS INDICATE QUANTITY OF #12 PHASE CONDUCTORS). REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS
	CONDUIT THAT IS CONCEALED WITHIN PARTITION/WALLS OR ABOVE CEILING
	CONDUIT THAT IS ROUTED BELOW GRADE
	CONDUIT THAT IS EXPOSED

SYMBOLS MAY NOT BE TO SCALE AND ARE SHOWN FOR SCHEMATIC PURPOSES ONLY

TELEPHONE/DATA LEGEND

SYMBOL	DESCRIPTION
	TELEPHONE OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
	DATA OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF DATA OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
	COMBINATION TELEPHONE/DATA OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF TELEPHONE AND DATA OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
	WALL PHONE OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. MOUNT AT 48" A.F.F., U.N.O.
	TELEPHONE OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
	DATA OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
	COMBINATION TELEPHONE/DATA OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "X" DENOTES THE AMOUNT OF TELEPHONE AND DATA OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
	WALL PHONE OUTLET: PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. MOUNT AT 6" ABOVE COUNTER, U.N.O.
	4" SQUARE BOX WITH SINGLE GANG ADAPTER FOR DATA OUTLET. STUB 3/4" C ABOVE ACCESSIBLE CEILING FROM OUTLET BOX. "X" DENOTES QUANTITY OF DATA

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
	MANUAL PULL STATION. MOUNT AT 48" A.F.F.
	AUDIBLE/VISUAL NOTIFICATION DEVICE (NOTE 1)
	AUDIBLE NOTIFICATION DEVICE (NOTE 1)
	VISUAL NOTIFICATION DEVICE (NOTE 1)
	CEILING MOUNTED AUDIBLE/VISUAL NOTIFICATION DEVICE
	CEILING MOUNTED VISUAL NOTIFICATION DEVICE
FS	FIRE SPRINKLER SYSTEM FLOW SWITCH
TS	FIRE SPRINKLER SYSTEM TAMPER SWITCH
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED SMOKE DETECTOR FOR ELEVATOR RECALL
	CEILING MOUNTED HEAT DETECTOR
	DUCT SMOKE DETECTOR
	CEILING MOUNTED SPEAKER
	ELECTROMAGNETIC DOOR HOLD OPEN DEVICE
	ELECTROMAGNETIC DOOR LOCK
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
R	RELAY
RTS	REMOTE TEST STATION
FATC	FIRE ALARM TERMINAL CABINET

NOTE 1: 80" TO THE BOTTOM OF THE LENS OR 6" BELOW FINISHED CEILING

ELECTRICAL ABBREVIATIONS

AFC	AVAILABLE FAULT CURRENT	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	MTD	MOUNT OR MOUNTED
AFG	ABOVE FINISHED GRADE	N	NEW DEVICE
AHJ	AUTHORITIES HAVING JURISDICTION	NC (N.C.)	NORMALLY CLOSED
AIC	AMPERE INTERRUPTING CAPACITY	NEC	NATIONAL ELECTRIC CODE
ATS	AUTOMATIC TRANSFER SWITCH	NF	NON FUSED
BOD	BASIS OF DESIGN	NIC	NOT IN CONTRACT
C	CONDUIT	NL	NIGHT LIGHT
CAV	CONSTANT AIR VOLUME UNIT	NO (N.O.)	NORMALLY OPEN
CB/C/B	CIRCUIT BREAKER	PB	PULL BOX
CCTV	CLOSED CIRCUIT TV	PNL	PANEL
CKT	CIRCUIT	PWR	POWER
CLG	CEILING	R	RELOCATED DEVICE
ECB	ENCLOSED CIRCUIT BREAKER	RECEPT OR RCPT(S)	RECEPTACLE(S)
ELEC	ELECTRIC	SEF	SMOKE EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM	SO (S.O.)	SPACE ONLY
EP	EXPLOSION PROOF	SP	SPARE
EWC	ELECTRIC WATER COOLER	ST (S.T.)	SHUNT TRIP
EX	EXISTING	SW	SWITCH
F	FUSE	SWB	SWITCHBOARD
FCU	FAN COIL UNIT	SWGR	SWITCHGEAR
G,GND	GROUND (EQUIPMENT)	TC	TIME CLOCK
GEC	GROUNDING ELECTRODE CONDUCTOR	TP	TAMPER PROOF
GEF	GENERAL EXHAUST FAN	TV	TELEVISION
GEN	GENERATOR	UG	UNDERGROUND
GFCI, GFI	GROUND FAULT CIRCUIT INTERRUPTER	UNO (U.N.O.) OTHERWISE	UNLESS NOTED OR INDICATED
HP	HORSE POWER	V	VOLTAGE
IG	ISOLATED GROUND	VAV	VARIABLE AIR VOLUME UNIT
JB	JUNCTION BOX	W	WIRE
LTS	LIGHTS	W/	WITH
LV	LOW VOLTAGE	WP	WEATHER PROOF
MCB	MAIN CIRCUIT BREAKER	WR	WEATHER RESISTANT
MCC	MOTOR CONTROL CENTER	XFMR	TRANSFORMER
MDP	MAIN DISTRIBUTION PANEL	+##	MOUNTING HEIGHT IN INCHES
MH	MANHOLE		

GENERAL ELECTRICAL NOTES

A. SPECIFICATIONS: THE SEPARATELY ATTACHED BOOK TYPE SPECIFICATIONS ARE INHERENTLY PART OF THESE CONSTRUCTION DOCUMENTS
B. SHUTDOWNS: COORDINATE ALL SHUTDOWN AND AFTER HOURS SCOPE REQUIREMENTS WITH OWNER PRIOR TO BID.
C. ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR
D. PROVIDE THE REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY FOR THE DURATION OF THE WORK
E. PATCH AND RESTORE ALL WALL AND FLOOR PENETRATIONS MADE OR DISCOVERED AS REQUIRED TO MAINTAIN THE FIRE RATING
F. PROVIDE NEW TYPED PANELBOARD CIRCUIT DIRECTORIES FOR ALL PANELS AFFECTED BY THIS PROJECT
G. DO NOT DISRUPT ELECTRICAL SERVICE TO ANY APPURTENANCES THAT ARE TO REMAIN WITH THE OWNER'S WRITTEN AUTHORIZATION
F. PROVIDE AND INSTALL A BOX AS REQUIRED FOR ALL DEVICES AND SYSTEMS. FOR LOW VOLTAGE SYSTEMS, PROVIDE A 3/4" EMPTY CONDUIT FROM EACH BOX STUBBED TO 6" ABOVE THE NEAREST ACCESSIBLE CEILING SPACE
G. PROVIDE PULL STRING FOR ALL EMPTY CONDUIT SYSTEMS
H. RECEPTACLES WITHIN 6FT OF ANY SINK, IN TOILET/BATH ROOMS, GARAGES AND OUTDOORS, SHALL BE GFI TYPE

GOVERNING CODES AND STANDARDS

THE SCOPE OF WORK CARRIED OUT ON THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO:

1. BUILDING CODE: FLORIDA BUILDING CODE (2017), 6TH EDITION
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE, NFPA 70 (2014)
3. LIFE SAFETY CODE: NFPA 101 (2015)
4. FIRE ALARM CODE: NFPA 72 (2013)

ELECTRICAL SHEET INDEX

DWG NO.	DRAWING TITLE	SCALE
E0.1	ELECTRICAL SYMBOL LEGENDS, NOTES, AND INDEX	NTS
ED1.1	PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL	3/32"=1'-0"

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HCS ENGINEERING LLC

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2021 08 04 18 18 41 04'00'

Description No By Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33023

ELECTRICAL LEGENDS, NOTES, & INDEX

Roberto A Smith:A01410D0000017826DD689B00003BDF
Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:39:59 -04'00'

Proj. No. 18.01384.00 | Designer
Drawn By | Reviewed By
Project Manager | Approved By

E0.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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LINETYPE LEGEND

LINETYPE	DESCRIPTION
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

GENERAL DEMOLITION NOTES:

A. PROVIDE NEW TYPED PANEL BOARD CIRCUIT DIRECTORIES REFLECTING THE DEMOLITION WORK.

B. EXERCISE CAUTION DURING ALL TYPES OF DEMOLITION WORK. EXISTING FEEDERS AND PANELBOARDS ARE SHOWN ONLY FOR SCHEMATIC REFERENCE PURPOSES ONLY. VERIFY IN FIELD THE EXACT ROUTING OF ALL EXISTING FEEDERS PRIOR TO ANY DEMOLITION WORK.

C. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED DURING THE DEMOLITION PHASE.

D. COORDINATE ALL SHUTDOWN AND AFTER HOURS SCOPE REQUIREMENTS WITH OWNER PRIOR TO BID.

E. DO NOT DISRUPT SERVICE TO ELECTRICAL APPURTENANCES THAT TO REMAIN.

F. THE ACCOMPANYING DOCUMENTS ARE NOT INTENDED TO DEPICT ALL EXISTING SYSTEMS THAT ARE TO BE MODIFIED, RELOCATED, OR REMOVED. OBTAIN ALL EXISTING CONDITIONS DATA FROM EXISTING DOCUMENTS, SURVEY, FINDINGS AND OTHER OBSERVATIONS MADE AT THE PRE-BID SITE WALK THROUGH. IF ANY AREAS ARE NOT ACCESSIBLE DURING THE PRE-BID WALK THROUGH, NOTIFY THE OWNER IN WRITING.

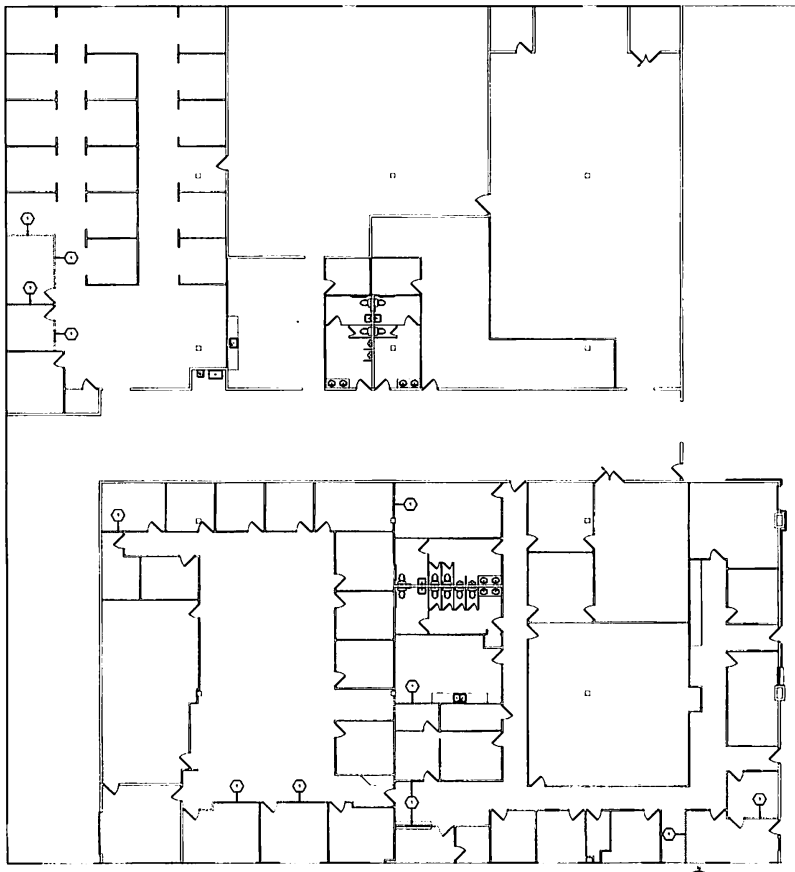
G. REMOVE ALL EXISTING WIRING, RACEWAYS, DEVICES, FIXTURES, EQUIPMENT, ETC. IN ALL AREAS BEING DEMOLISHED BACK TO SOURCE.

H. MODIFY, REMOVE, OR RELOCATE ALL EXISTING EQUIPMENT AS REQUIRED AND NECESSITATED BY THE SITE IN ORDER TO ACCOMPLISH THE DEMOLITION WORK AT NO ADDITIONAL COST TO THE OWNER.

I. MAINTAIN A CLEAN SET OF CONSTRUCTION DOCUMENTS ON THE PROJECT SITE, NOTING ALL CHANGES MADE DURING THE DEMOLITION PHASE. SUBMIT A COPY OF THIS RECORD SET ALONG WITH THE FINAL ASSBUILTS TO THE ARCHITECT/OWNER/ENGINEER FOR REVIEW.

DRAWING NOTES:

1. REMOVE ALL EXISTING WIRING, RACEWAYS, DEVICES, FIXTURES, EQUIPMENT, ETC. IN WALLS BEING DEMOLISHED. REMOVE ALL WIRING AND RACEWAYS BACK TO SOURCE. RELOCATE ANY LIGHT SWITCHES TO ADJACENT WALLS AS DEMOLATED BY OWNER/TENANT.



01 PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL

SCALE: 3/32" = 1'-0"

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Description	No.	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33123

PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL

Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:41:40 -04'00'

Proj. No. 18.03384.00
Drawn By:
Project Manager:
Designer:
Reviewed By:
Approved By:

ED2.1

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DEMOLITION PLAN LEGEND: **DEMOLITION PLAN KEYNOTES:**

EXISTING GLAZING TO BE REMOVED

EXISTING MILLWORK TO BE REMOVED

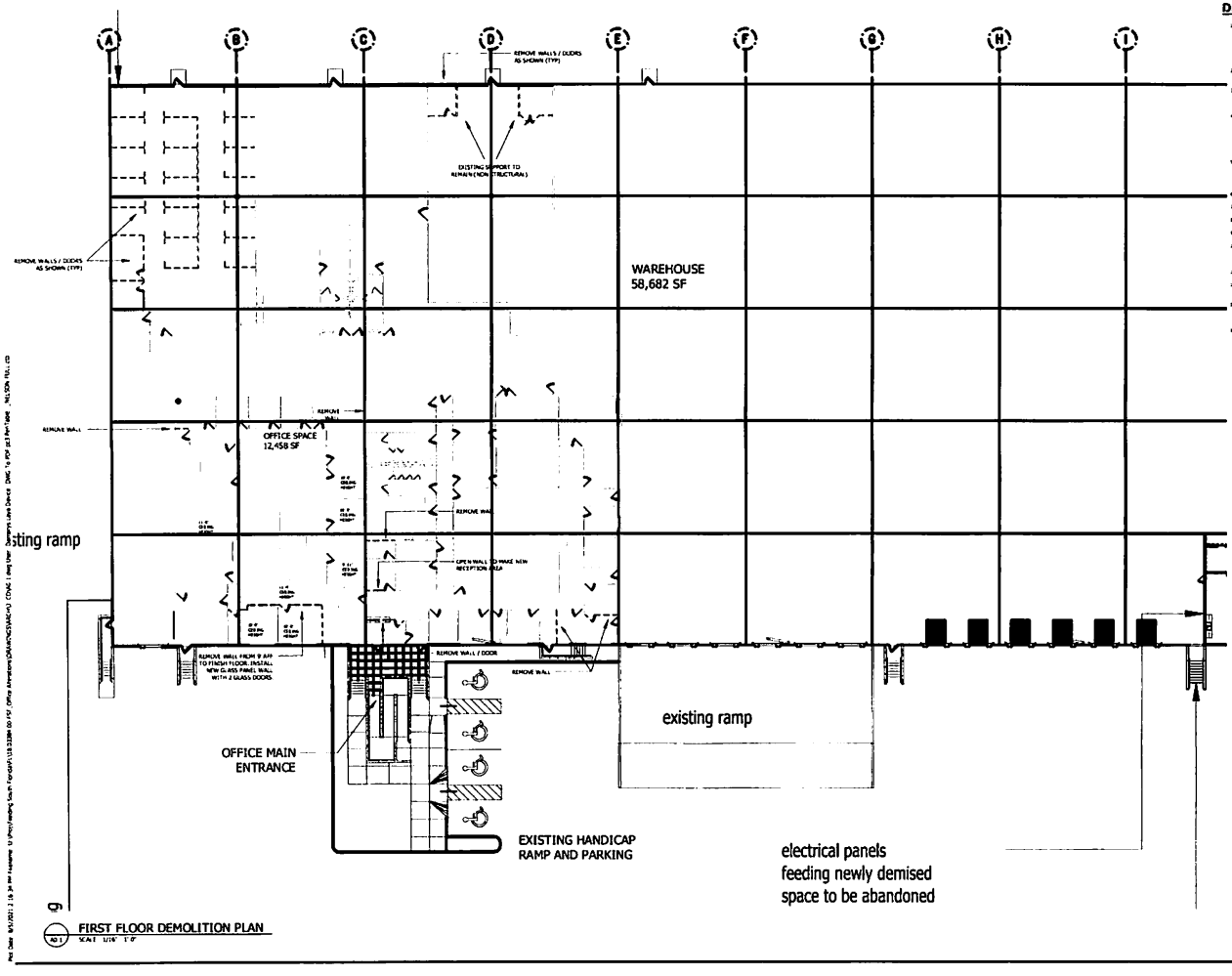
EXISTING PLUMBING FIXTURES TO BE REMOVED

SCOPE OF DEMO. GENERAL NOTES:

1. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR REINSTALLATION U.N.O.
2. REMOVE ALL EXISTING MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACES, SUCH AS; FASTENERS, OUTLET COVERS, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD ETC.
3. EXISTING CEILING GRID TO REMAIN, U.N.O. MODIFY TO ACCOMMODATE NEW PARTITIONS.
4. EXISTING LAY IN CEILING TILES TO REMAIN, U.N.O.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING CONSTRUCTION AND THE STORAGE AND REMOVAL OF SAID CONSTRUCTION, AND SHALL INSPECT ON THE AREA OF CONSTRUCTION IN A CLEAN AND ORDERLY CONDITION WITH DAILY REMOVAL OF DEBRIS. THE GC'S SHALL BE LIST BROOM CLEAN. COORDINATE REMOVALS OF OTHER TRADES, REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE. COORDINATE REMOVAL OF CEILINGS WITH PLUMBING AND BUILDING OWNER'S RULES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING REQUIRED TO PERFORM THE WORK INDICATED ON THE DRAWINGS. ALL CUTTING AND REMOVALS SHALL BE DONE NEATLY.
3. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. ERECT AND MAINTAIN DUSTPROOF BARRIERS TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE FLOOR OR BUILDING UPON COMPLETION OF WORK, REMOVE BARRIERS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT. PROTECT HVAC SYSTEM FROM DUST & DEBRIS. GENERAL CONTRACTOR IS TO REMOVE ALL FILTERS AT MECHANICAL UNITS AT THE COMPLETION OF CONSTRUCTION.
5. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION. ANNOYANCES AND DISTURBANCES TO OTHER OCCUPANTS, PERSONNEL, AND EMPLOYEES SHALL BE KEPT TO THE MINIMUM NEED MANY FOR THE PERFORMANCE OF THE WORK.
6. COORDINATE TO COORDINATE SHUTDOWN OF BUILDING SYSTEMS WITH THE BUILDING PRIOR TO IMPLEMENTATION.
7. REMOVE ABANDONED WIRING BACK TO ELECTRICAL PANELS ON THE JUNCTION BOX WHERE THE WHOLE CIRCUIT IS NOT SCHEDULED TO BE REMOVED.
8. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED U.N.O. COORDINATE MATERIALS TO BE RETURNED WITH BUILDING OWNER.
9. REMOVE AND DISCARD ALL FINISHES, FLASH PATCH, PASTE, AND RUBBISH DOWN TO THE FLOOR STRUCTURE.
10. REMOVE ALL EXISTING MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET COVERS, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, ADHESIVES, CONCRETE FILL, PLYWOOD, ETC.
11. EXISTING CEILING GRID TO REMAIN, U.N.O. MODIFY TO ACCOMMODATE NEW PARTITIONS.
12. REFER TO ENGINEERING DRAWINGS FOR THE SCOPE OF REMOVAL/RELOCATION OF FIRE ALARM DEVICES, EXIT SIGNS, LIGHTING AND HVAC DEVICES.
13. REMOVE ALL CABLE TRY, SIGNAGE, CORNER GUARDS, SHELVING, EQUIPMENT, DISPOSE IN DOCKING WALL MOUNTED ACCESSORIES (CHALKBOARDS, WALL MOUNTED COAT HOOKS, SIGNAGE, PICTURES, ETC.) U.N.O.
14. NO STRUCTURAL ELEMENTS SHALL BE REMOVED.



A0.1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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Phone (305) 444-0413
Consultants
HCS ENGINEERS, LLC
8118 NW 33RD ST
DORAL, FL 33122
T 786 747 4176

Description	No.	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

First Floor Demolition Plan

Roberto A Smith:A01410 D0000017826 DD689B00003 BDF
Digitally signed by Roberto A Smith:A01410D000 0017826DD689800 003BDF
Date: 2021.08.06 12:42:55 -04'00'

Proj. No: 18 03384.00 Proj. No.
Drawn By
Project Manager
Designer
Reviewed By
Approved By

A0.1

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DEMOLITION PLAN LEGEND:

EXISTING GLAZING TO BE REMOVED

EXISTING MILLWORK TO BE REMOVED

EXISTING PLUMBING FIXTURES TO BE REMOVED

DEMOLITION PLAN KEYNOTES:

SCOPE OF DEMO. GENERAL NOTES:

1 REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR RE-INSTALLATION (UNO)

2 REMOVE ALL EXISTING MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET COVES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD ETC

3 EXISTING CEILING GRID TO REMAIN, UNO MODIFY TO ACCOMMODATE NEW PARTITIONS.

4 EXISTING LAY IN CEILING TILES TO REMAIN, UNO

DEMOLITION GENERAL NOTES:

1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING CONSTRUCTION AND THE STORAGE AND REMOVAL OF SAID CONSTRUCTION, AND SHALL INSURE IN THE AREA OF CONSTRUCTION IN A CLEAN AND ORDERLY CONDITION WITH DAILY REMOVAL OF DEBRIS. THE SITE SHALL BE LEFT BROOM CLEAN. COORDINATE REMOVALS OF OTHER TRADES, REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE. COORDINATE REMOVAL OF DEBRIS WITH MUNICIPAL AND BUILDING OWNER'S RULES AND REQUIREMENTS

2 THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING REQUIRED TO REMOVE THE WORK SPECIFIED ON THE DRAWINGS. ALL CUTTING AND REMOVALS SHALL BE DONE NEATLY

3 ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED AT NO ADDITIONAL COST TO THE OWNER

4 STRICT AND HIGHEST DUST PROOF MEASURES TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE FLOOR OR BUILDING. UPON COMPLETION OF WORK, RE-PAINT BARRIERS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT. PROTECT HVAC SYSTEM FROM DUST & DEBRIS. CONTRACTOR TO PROVIDE FILTERS NEEDED TO COVER THE MAIN RETURN AIR GRILLES. PROVIDE NEW AIR FILTERS AT MECHANICAL UNITS AT THE COMPLETION OF CONSTRUCTION.

5 COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION. REMOVABLE S AND DUST BARRIERS TO OTHER OCCUPANTS, PERSONNEL AND EMPLOYEES SHALL BE KEPT TO THE MINIMUM NECESSARY FOR THE PERFORMANCE OF THE WORK

6 CONTRACTOR TO COORDINATE SHUTDOWN OF BUILDING SYSTEMS WITH THE BUILDING PRIOR TO IMPLEMENTATION

7 REMOVE REMAINING E WIRING BACK TO ELECTRICAL PANELS OR THE JUNCTION BOX WHERE THE WHOLE CIRCUIT IS NOT SCHEDULED TO BE REMOVED

8 REMOVE ALL EXISTING DOORS AND HARDWARE AS NOTED U.N.O. COORDINATE WITH ELECTRICAL FOR REMOVAL WITH BUILDING OWNER

9 REMOVE AND DISCARD ALL FLOOR COVERINGS, CARPET PAD, FLASH PATCH, AND ADHESIVES DOWN TO THE FLOOR SLAB SUBSTRATE

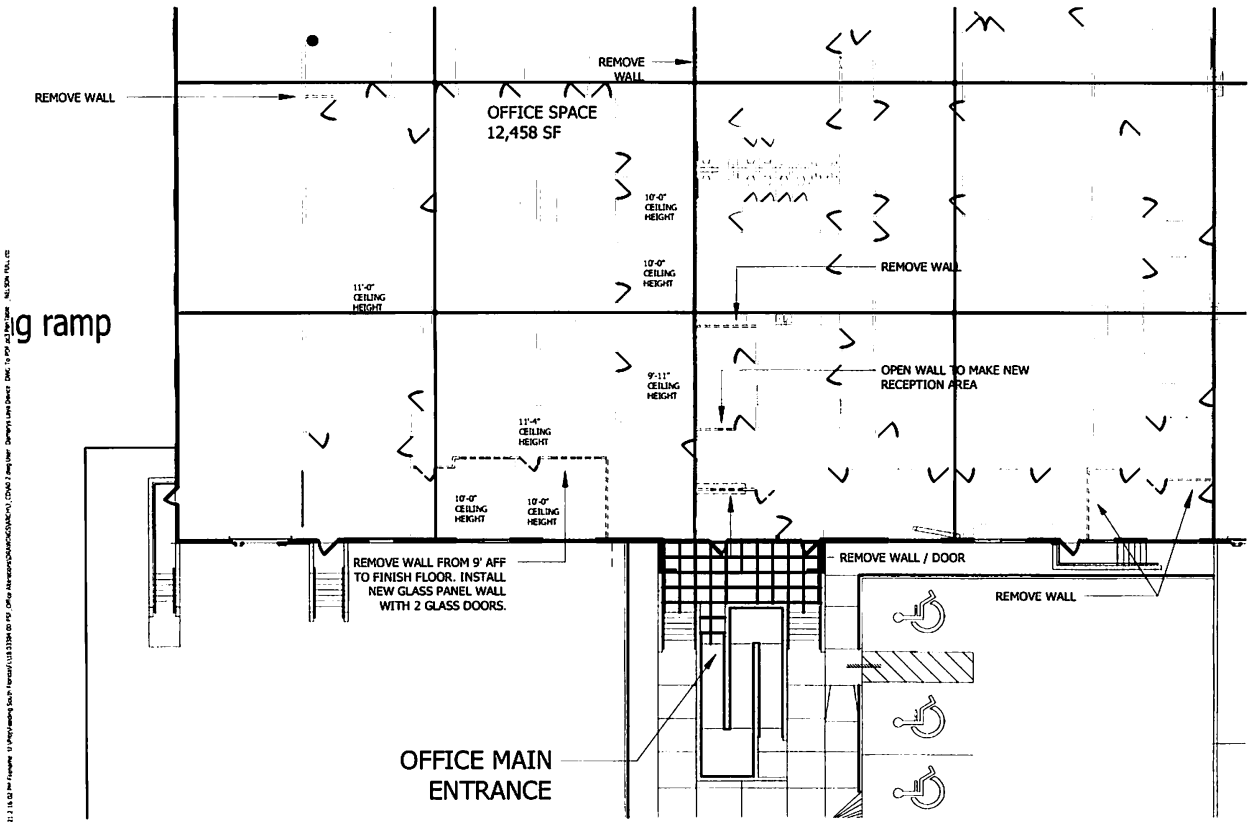
10 REMOVE ALL EXISTING MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET COVES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, ADHESIVES, CONCRETE FILL, PLYWOOD, ETC

11 EXISTING CEILING GRID TO REMAIN, U.N.O. MODIFY TO ACCOMMODATE NEW PARTITIONS

12 REFER TO ENGINEERING DRAWINGS FOR THE SCOPE OF REMOVAL/RELOCATION OF FIRE ALARM DEVICES, EXIT SIGNS, LIGHTING AND HVAC DEVICES

13 REMOVE ALL CABLING, TRAY, SIGNAGE, CORNER GUARDS, MOUNTING EQUIPMENT, EXPOSED BLOCKING, WALL MOUNTED ACCESSORIES (CHALKBOARDS, RAILS, MOUNTED COAT HOOKS, SIGNAGE, PICTURES, ETC.) U.N.O.

14 NO STRUCTURAL ELEMENTS SHALL BE REMOVED



1 ENLARGED FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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T 786 747 4176

Description	No.	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Hallandale Park, FL 33023

Enlarged First Floor Demolition Plan

Roberto A Smith:A01410D0000017826DD689B0003BDF
Digitally signed by Roberto A Smith:A01410D0000017826DD689B003BDF
Date: 2021.08.06 12:44:00 -04'00'

Proj. No. 19.03384.00	Proj. No.	Designer
Drawn By		Reviewed By
Project Manager	PM	Approved By

A0.2

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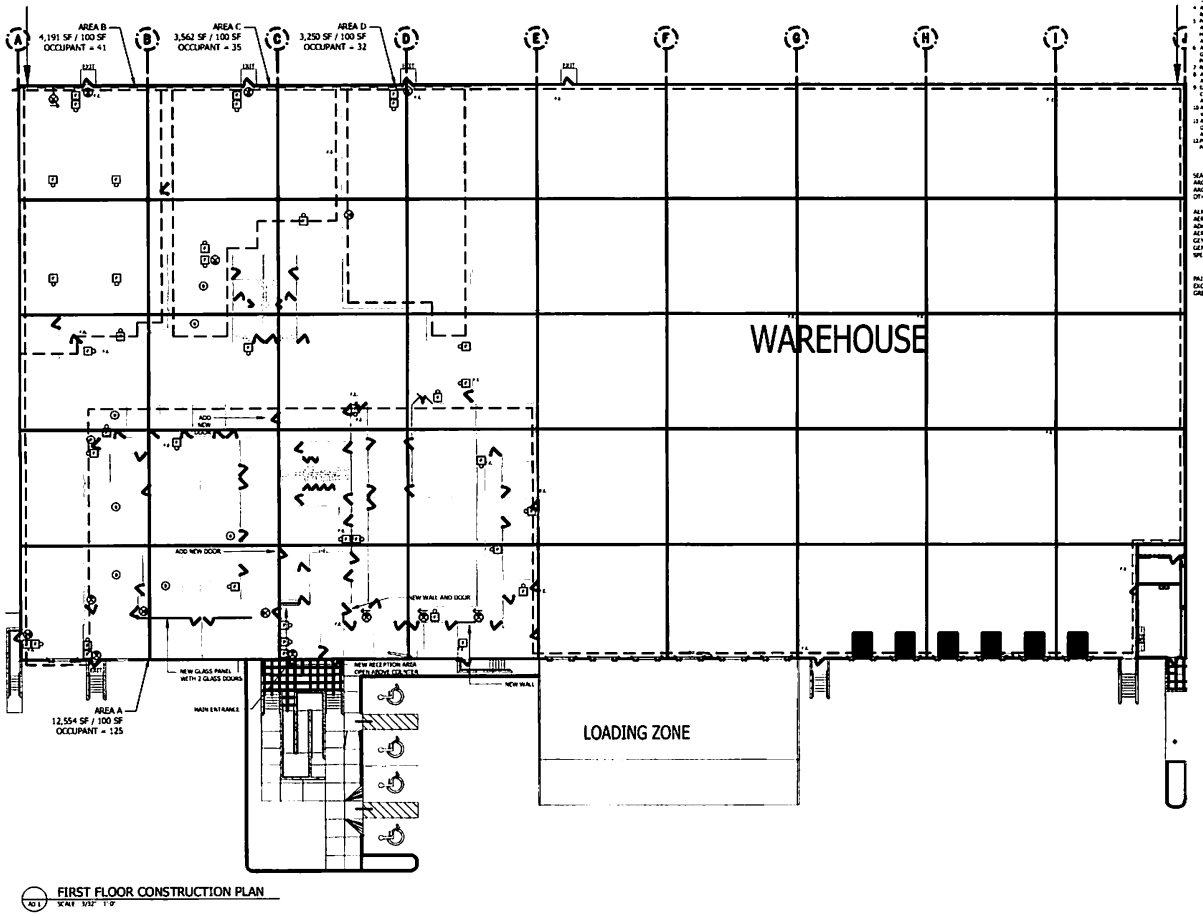


FIRST FLOOR CONSTRUCTION PLAN
SCALE 3/32" 1'-0"

CONSTRUCTION GENERAL NOTES:

1. CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT, U.N.O.
3. ALL DIMENSIONS ARE TO FINISH CONSTRUCTION, U.N.O. DIMENSIONS NOTED "EQUAL" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN A 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. DIMENSIONS NOTED "CLEAR" ARE MINIMUM DIMENSIONS WHICH MUST BE MAINTAINED WITHOUT EXCEPTION. DIMENSIONS MARKED ± MEAN A VARIANCE NOT GREATER THAN 1 INCH. VERIFY DIMENSIONS EXISTING TO REMAIN WITH THE ARCHITECT. ALL DIMENSIONS TO THE 16 GAUGE MINIMUM MIN 1 MM TO THE FINISH FACE OF WALL BELOW SILL, U.N.O.
4. ALL EXISTING FLOORS, PARTITIONS, DEMISING WALLS, AND CORRIDOR WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED FOR NEW FINISHES.
5. ALL NEW WALLS, AND ALL EXISTING PARTITIONS TO BE REMOVED, SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR SLAB ABOVE, AND SHALL BE FIRE-BLOCKED AND FIRE-STOPPED AT FLOOR, WALLS AND SHAFTS TO MAINTAIN FIRE RATINGS AND ACOUSTICAL RATINGS AS REQUIRED PER ALL NEW AND EXISTING LOCATIONS WITH EXPOSED STRUCTURAL STEEL.
6. ALL GLASS SHALL BE LARGER THAN 9 SQUARE FEET CLEAR TEMPERED / LAMINATED GLASS GLAZING TAPING SHALL NOT BE VISIBLE. CLEAN & POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
7. REFER TO THE PARTITION TYPES FOR PARTITION THICKNESS.
8. ALL INFILL OF DOORS/WALLS/OPENINGS SHALL MATCH AND BE FLUSH WITH EXISTING ADJACENT PARTITION CONSTRUCTION.
9. EXTEND GYPSUM WALLBOARD AND FRAMING AT EXISTING PARTITIONS AND COLUMNS, TO 6" (MINIMUM) ABOVE SUSPENDED CEILING WHEN NEW CEILING HEIGHTS ARE ABOVE THE EXISTING CEILING HEIGHT.
10. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PROVIDE LEVEL 4 FINISH, U.N.O.
11. ALL DOORS SHALL HAVE 3" 8" CLEAR ON THE STRIKE JAMB SIDE OF DOOR AND 6" CLEAR ON THE STRIKE JAMB SIDE OF THE HINGE BOTH LATCH AND CLOSER. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.
12. PROVIDE DOUBLE STUDS AT DOOR JAMBS. INSTALL ADDITIONAL STUDS IN EXISTING PARTITIONS AT NEW DOOR OPENINGS IN ORDER TO PROVIDE DOUBLE STUDS AT JAMBS.

SEALANT PRIMERS	VOC LIMIT (GRS LESS WATER)
ARCHITECTURAL, NONPOROUS	250
ARCHITECTURAL, POROUS	775
CP-1-8	750

ADHESIVE ADHESIVES

AEROSOL ADHESIVES MUST COMPLY WITH GREEN SEAL STANDARD FOR COMMERCIAL ADHESIVES GS-36 REQUIREMENTS IN EFFECT ON OCTOBER 19, 2000.

AEROSOL ADHESIVES	VOC LIMIT
GENERAL PURPOSE MIST SPRAY	65% VOC 65% weight
GENERAL PURPOSE WEB SPRAY	55% VOC 55% weight
SPECIAL PURPOSE AEROSOL ADHESIVES (ALL TYPES)	70% VOC 70% weight

PAINTS AND COATINGS: APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993

NELSON

Nelco Architecture, Inc.
a licensed affiliate of Nelson Worldwide, Inc.
Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-0613

Consultants
HES ENGINEERS, LLC
8339 NW 33RD ST
DORAL, FL 33122
T 786 747 4176

Description	No	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

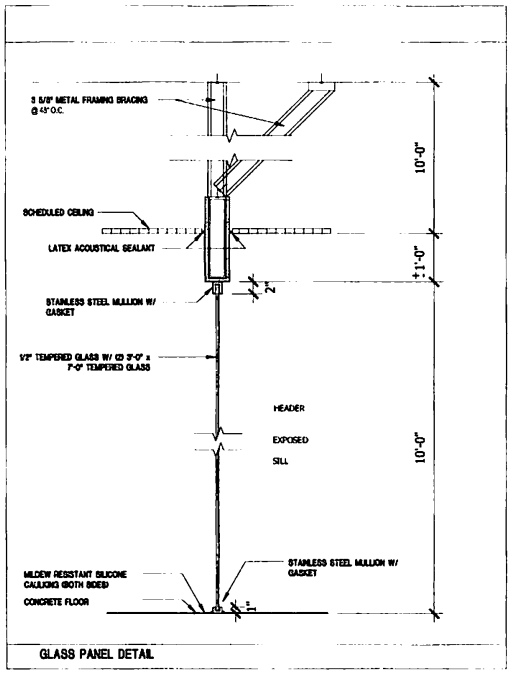
First Floor Construction Plan

Roberto A Smith:A01410D00D00000178 26DD689B00003BDF
Digitally signed by Roberto A Smith:A01410D00D00000178 26DD689B00003BDF
Date: 2021.08.06 12:47:27 -04'00'

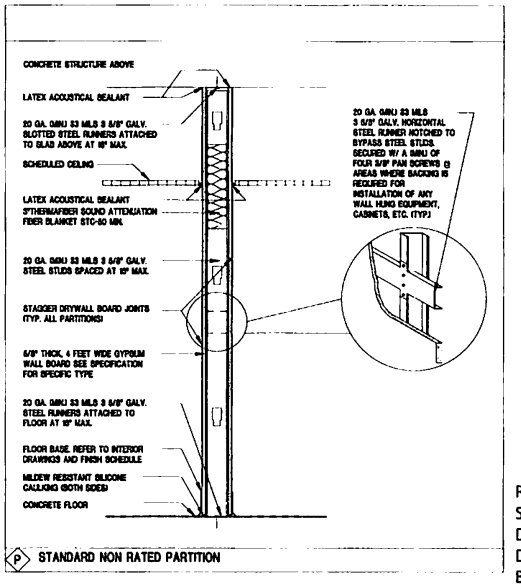
Proj. No 18 03384.00 Proj. No | Designer
Drawn By | Reviewed By
Project Manager | Approved By

A1.0

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO COMMENCING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
© NELSON WORLDWIDE, LLC 2018 ALL RIGHTS RESERVED



A0.1 NEW GLASS PANEL DETAIL WITH BRACING
SCALE 1 1/2" = 1'-0"



A0.1 STANDARD NON RATED PARTITION
SCALE 1/4" = 1'-0"

NELSON

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Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-0413

Consultants
HES ENGINEERS, LLC
8119 NW 33RD ST
DORAL, FL 33122
T 786 747 4176

Description	No	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

Glass Panel Detail

Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:48:34 -04'00'

Proj. No 18 03394.00 Proj No
Drawn By
Project Manager PM
Designer
Reviewed By
Approved By

A1.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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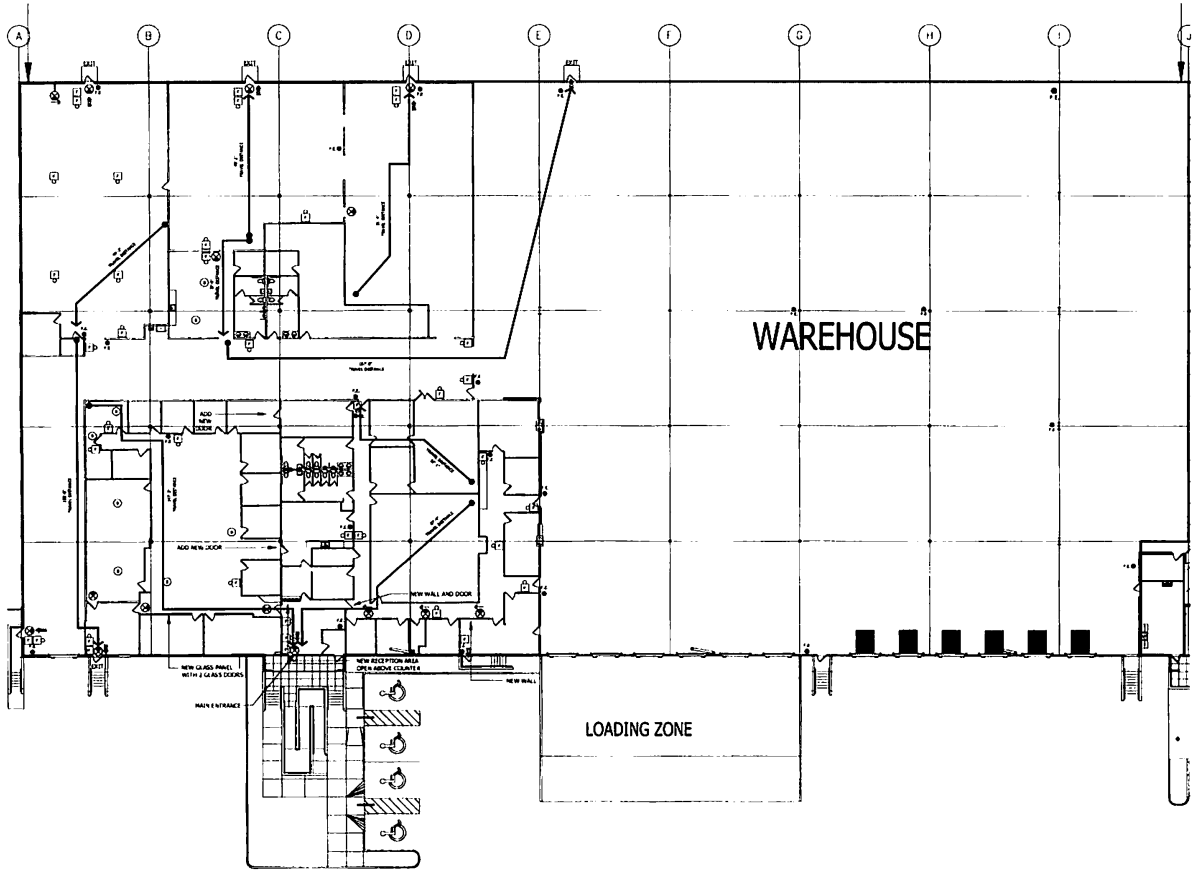

EXISTING LIFE SAFETY PLAN

LIFE SAFETY PLAN LEGEND

36	EXIT WITH CLEAR WIDTH
	FIRE EXTINGUISHER
	FIRE ALARM AUDIO/VIS. (HORN AND LIGHT)
F	FIRE ALARM PULL STATION
S	SMOKE DETECTOR
200'	TRAVEL DISTANCE TO AN EXIT DOOR (SEE NOTE 5)
	EXIT LIGHTS

NELSON

Nelco Architecture, Inc.
a licensed affiliate of Nelson Worldwide, Inc.
Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-0613

CONSULTANTS
HCS ENGINEERS, LLC
8119 NW 33RD ST
DORAL, FL 33122
T 786 747 4176

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Fort Lauderdale, FL 33312

Life Safety Plan

Roberto A Smith:A01410 D0000017826 DD689B0000 3BDF

Digitally signed by Roberto A Smith:A01410D000 0017826DD689B00 003BDF
Date: 2021.08.06 12:50:44 -04'00'

LS1.0

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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TOWN OF PEMBROKE PARK
BUILDING DEPARTMENT
3150 SW 52ND Avenue
Pembroke Park, FL 33023
954-966-4600

August 26, 2021

Mr. Paco Velez
Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Re: Case #4343 at:
2701 SW 32 Terrace, Pembroke Park, Florida.

Dear Mr. Velez,

Thank you for the opportunity to assist you in responding to your letter dated August 20, 2021, where you have requested additional time to the above violation/case. Therefore, our response is at follows:

Currently, the above referenced case is under a Final Order from the Special Magistrate (SM) since July 20, 2021, and its compliance date is scheduled for August 21, 2021. In addition, the only person authorized for the extension is the SM; thus, your extension will be presented to the SM at the next hearing on 09/15/2021, and he will make the decision to your 150 days extension request.

Furthermore, we value your involvement in the community and the positive effect your organization has in our town and the areas you constantly assist with your food bank. Therefore, we will strongly suggest that you continue in the compliance path, to avoid extensive fines, in the event that the SM denies or grant a reduced time as requested.

Furthermore, in the event that fines are assigned, and they continue to accrue, then, upon your compliance date, your organization will have the opportunity to request an abatement or reduction of fines to the SM, and at that time he will make the decision, based in the compliance historical path.

Mr. Velez, we wish you the best in your proactive and positive actions to the communities of South Florida and the Palm Beach County, and we value as a partner the Town of Pembroke Park and as a member of our community.

Finally, if you have any further questions or comments, please let us know your earliest convenience.

Sincerely,

Miguel A. Núñez, MPA, CBO, CFM
Chief Building Official
mnunez@tppfl.gov

https://tppfl-my.sharepoint.com/personal/mnunez_tppfl_gov/documents/building official/topp-man/pp documents/mcores/fsf extension 001.docx

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

SENECA INDUSTRIAL HOLDING LLC
2501 SW 32ND TERR
PEMBROKE PARK, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK,
FL 33023 #Feeding South Florida - 2701
SW 32nd Terrance

Date 8/12/2021 4:36:25 PM
Invoice # 23471
For Code Enforcement Case# 4343

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/19/2021		$200.00	0	$0.00
Admin Fixed	7/21/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/12/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

Case #: 4343
2501 SW 32 Terrace, Pembroke Park, Florida.
Feeding South Florida, Seneca Industrial Holdings, LLC.

Initial Investigation	06/19/2018	Alan Corriveau, BO	Work without permits at offices
Photos depicting the conditions at the time of violation	06/19/2018		
Communications by Code Officer with FSF Representatives	08/20/2018- 08/22/2018		
Application for permit	04/09/2019	Process #: 89316	5 Review Cycles
Currently	07/20/2021		Null & Void – 105.3.1.1 and 105.3.1.2
Properly serviced	08/22/2018 and 07/06/2021		Via Certified Mail

$100. ADMIN – 30 DAYS
$200. x DAY x VIOL

105.3.0.4 Changes to Application. In the event of a change in any material fact given in the attested application which served as a basis for issuing the permit, the permit holder shall immediately file an amended attested application detailing such changed conditions. In the event the change in the attested application is a change in the person responsible for the work, the owner shall immediately stop the work and notify the Building Official in writing detailing such changed conditions and any other information required by the Building Official or in lieu thereof a new attested permit application shall be filed immediately by a new qualified applicant. If such changed conditions are determined to be in compliance with this Code and other applicable regulations, an amended building permit will be issued, without additional fee if the changed condition shall not be greater than those permitted in the original permit.

105.3.1 Action on application. The Building Official and Fire Code Official or his or her duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans and/or specifications are submitted and accepted for a building permit. The Building Official or his or her duly authorized representative shall notify the applicant in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official and/or Fire Code Official shall reject such application in writing or electronically, stating the reasons therefore citing relevant code sections. If the Building Official and after consulting with the Fire Code Official is satisfied that the proposed work conforms to the requirements of this Code, laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 and/or FFPC.1.12. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 Not more than sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of sixty (60) days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.

105.3.1.2 Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

105.3.1.3 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the FBC on buildings, structures, and facilities of state universities state colleges and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the Code.

105.3.1.4 Permits shall be required for the following operations:

105.3.1.4.1 The erection or construction of any building or structure, the adding to, enlarging, repairing, improving, altering, covering, or extending of any building or structure.

105.3.1.4.2 The moving of any building or structure within, into, through or out of the area of jurisdiction, or the moving of a building or structure on the same lot.

105.3.1.4.3 The demolition of any building or structure. (Refer to Sections 116.1.4, 105.18.)

105.3.1.4.4 The installation, alteration or repair of any sanitary plumbing, water supply, lawn sprinkler or gas supply system, as provided in the FBC, Plumbing, and/or FBC Fuel Gas.

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Terrance

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 7/20/2021

Notes Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 7/20/2021

DIVISION OF CORPORATIONS

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Mailing Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

STEFFENS, GABRIEL
4675 MACARTHUR CT
STE 1100
NEWPORT BEACH, CA 92660

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

Teachers Insurance and Annuity Association of America
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
730 THIRD AVENUE
NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

SWINK, MICHAEL
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

WEINDLING, FRANCESCA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

GRIMALDI, ANTHONY
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

DE ALCANTARA, ADRIANA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Swink, Michael A.
6 CONCOURSE PKWY
ATLANTA, GA 30328

Title Authorized Representative

BENEDETTO, MARY CATHERINE
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Title Authorized Representative

NEGRON, PATRICIA
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	05/05/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
08/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/23/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0090
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,985,730	$13,577,020	$15,562,750	$15,457,800	
2020	$1,985,730	$12,066,820	$14,052,550	$14,052,550	$303,279.33
2019	$1,985,730	$11,524,250	$13,509,980	$13,413,320	$293,517.85

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$15,562,750	$15,562,750	$15,562,750	$15,562,750
Portability	0	0	0	0
Assessed/SOH	$15,457,800	$15,562,750	$15,457,800	$15,457,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$15,457,800	$15,562,750	$15,457,800	$15,457,800

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS) CASE NO. 4343

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS 2:45 A.M./(P.M.) ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 16 day of J, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Case #:

4343

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Terrance

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	14

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

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

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

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

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

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

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

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

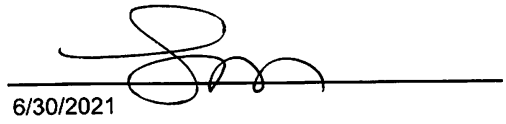
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer



6/30/2021

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4343

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD WILL BE RESCHEDULED:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Officer

JL

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4944

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Board Clerk

JL



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0090
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	Millage	0613
		Use	48
Mailing Address	8500 ANDREW CARNEGIE BLVD CHARLOTTE NC 28262		

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	$1,985,730	$11,524,250	$13,509,980	$12,193,930	
2017	$1,985,730	$10,275,900	$12,261,630	$11,088,900	$248,167.22
2016	$1,985,730	$8,472,750	$10,458,480	$10,080,820	$225,270.37

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$13,509,980	$13,509,980	$13,509,980	$13,509,980
Portability	0	0	0	0
Assessed/SOH	$12,193,930	$13,509,980	$12,193,930	$12,193,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$12,193,930	$13,509,980	$12,193,930	$12,193,930



Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS
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Case 4343

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Feeding South Florida DATE 6.19 20 18

SITE ADDRESS 2701 SW 32 Terr

PERMIT # Required SUB/PARK

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 109.4
- [ ] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Performing interior alterations without approved plans or permit

- [x] 2 X FEE
- [ ] FINE ____ DAYS TO COMPLY —

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

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

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

TOWN HALL
966-4600

INSPECTOR

EXT. # Donna 954 517 1839

Jamie Montierre

developement.com

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLY S OWENS **DATE: August 9, 2018** **CASE: 4343**
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

SITE ADDRESS: FEEDING SOUTH FLORIDA, 2701 SW 32nd TERRANCE, PEMBROKE PARK FL 33023
Zoning: M-1
LEGAL DESCRIPTION: 514220170090

You are hereby notified that the following violations exist: You are in violation of the Florida Building Code **Section(s) # 109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or the Building Official's written approval, shall be subject to a penalty not to exceed 100 percent of the usual permit fee that shall be in addition to the required permit fees.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by August 23, 2018. The owner must obtain and complete a Building Permit for the interior alterations of building.
AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, August 23, 2018** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

ALAN CORRIVEAU, BUILDING OFFICAL

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

STEVEN E. MYOTT
ARCHITECTURE
INTERIOR DESIGN

December 3, 2021-UPDATE

City of Pembroke Park Code Enforcement Department
Ms. Joseline Ramirez Chief Code Enforcement Officer
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: **Feeding South Florida**
2501 SW 32nd Terrace
Pembroke Park, FL 33023

Case Number: 4343
Chief Ramirez:

Feeding South Florida through MIACON Construction has Steven E. Myott Architects Inc. under contract to create as-built drawings for submission for permitting of the existing Office and Warehouse at Feeding South Florida 2501 SW 32nd Terrace Pembroke Park, FL 33023
We reviewed the previously prepared drawings and the existing conditions.

We are now preparing required drawings for obtaining the required building permits for the construction in place at Feeding South Florida.

We look forward to working with your department and the building department to successfully resolve this issue.

Please contact me at 561-734-7034 x 12 with any questions you may have. I look forward to speaking with you.

Sincerely,

STATE OF FLORIDA
STEVEN EDMOND MYOTT
AR0014888
REGISTERED ARCHITECT

Steven E. Myott, Architect

Case Overview

Property/Incident Information

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

Folio

514221280021

Legal Description

Case Status Open **Case #** 7112 **Date Next Inspection** 12/21/2022

Notes

Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/23/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
11/22/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

Case Overview

FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,350.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 7112

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 PR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:54 A.M. ON THE 8 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.

_____
AFFIANT

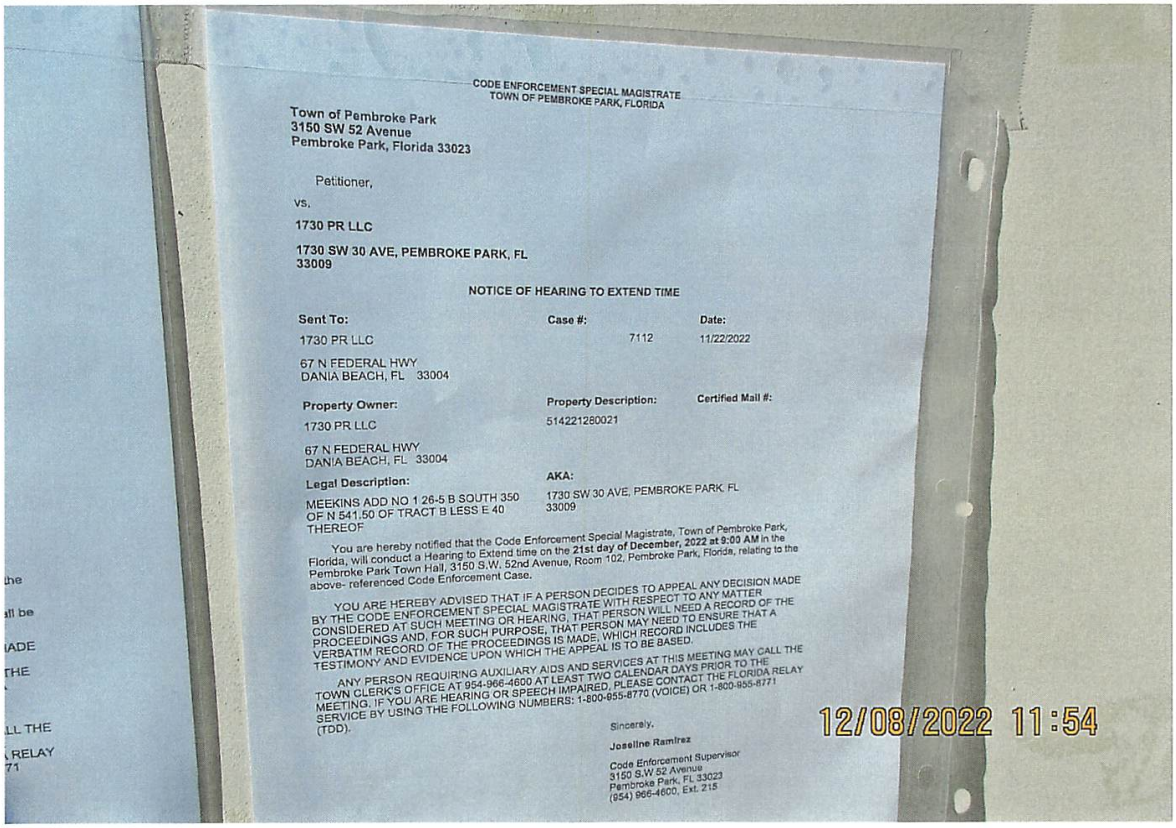
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Notary Public - State of Florida
Commission # HH 230087
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
1730 PR LLC	7112	11/22/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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

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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 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

12/08/2022 11:54



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HET# 7112 HAF #6567
1730 SW 30 AVENUE,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1620 75

2. Article Number (Transfer from service label)

7022 2410 0002 7328 2361

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.82

Postmark Here

Sent To 1730 PR LLC/MELLOUL, SHLOMO
HET#.7112, HAF #6567

Street and Apt. No. 67 N FEDERAL HWY

City, State, ZIP+4 DANIA BEACH FL 33004

PS Form 3800,

7022 2410 0002 7328 2378



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.82

Postmark Here

Sent To 1730 PR LLC
HET#7112, HAF #6567

Street and Apt. No. 1730 SW 30 AVENUE,

City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800

7022 2410 0002 7328 2361

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

NOTICE OF HEARING TO EXTEND TIME

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You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/18/22 Phone: 305 450 7744

Email: shlomo@bananasplitusa.com

Property Address: 1730 SW 30th Ave. Pembroke Park 33009.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Shlomo Melloul (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7112 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 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 9/21/22 imposing the fine of $ 250 per day for violation(s) of the Town's Code of Ordinances:

Sections 5-105, Saction 5-17 and Florida Building Code 111.1

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.

SHLOMO MELLOUL

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, _____, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of November, 2022.

Vilma Cecchetti

Notary

My Commission expires 09/17/2026

Notary Public - State of Florida
Commission # HH 267874
My Comm. Expires Sep 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	Case No.: 7112

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

PROPERTY OWNER: 1730 PR LLC

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 AND THE FLORIDA BUILDING CODE SECTION 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, 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 Building Official does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and the FLORIDA BUILDING CODE SECTION 111.1 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

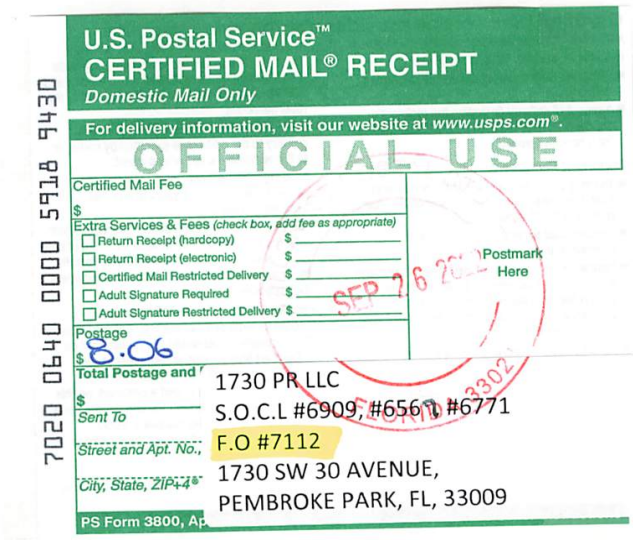
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

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



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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
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC

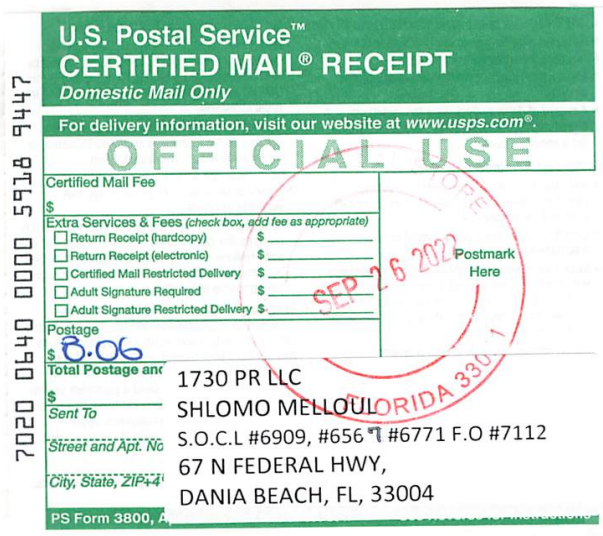
Street and Apt. No.,
S.O.C.L #6909, #6561 #6771
F.O #7112

City, State, ZIP+4®
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

Postmark Here
SEP 26 20

7020 0640 0000 5918 9430



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC
SHLOMO MELLOUL

Street and Apt. No
S.O.C.L #6909, #656 #6771 F.O #7112
67 N FEDERAL HWY,

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

PS Form 3800, A

Postmark Here
SEP 26 2022

7020 0640 0000 5918 9447

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

Legal Description

PREVIOUS CASE

Case Status Open **Case #** 6771 **Date Next Inspection** 9/21/2022

Notes

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2022		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/6/2022		Affidavit of Compliance	Hand
8/29/2022	9/21/2022	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: 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
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: 9/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/6/2022
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	5/6/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	5/6/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$34,750.00
Individual Violation		Individual Violation	5/6/2022	$25,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$60,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$60,350.00**

UNSAFE STRUCTURES - CH. 116.

7.1

Case Overview

REPEAT VIOLATOR

60 days
$100. ADMIN.
$250.- x DAY.

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

Legal Description

Case Status Open **Case #** 7112 **Date Next Inspection** 9/21/2022

Notes

Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

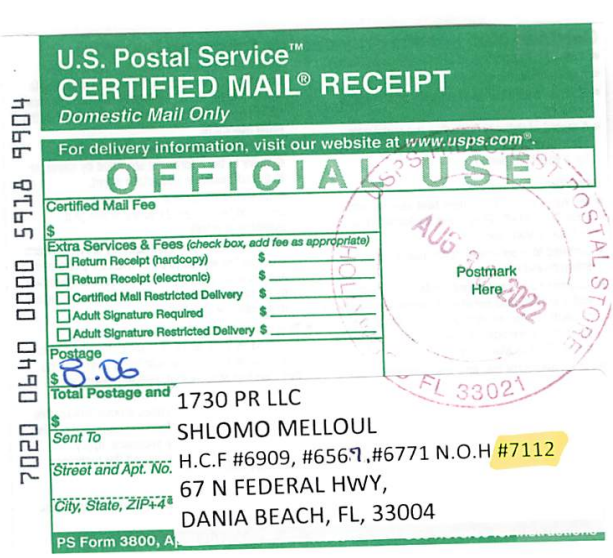
VISITED SITE 5/24/2022 W/ OWNER + HIS LEGAL COUNSEL.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/23/2022		Notice of Violation	Regular Mail 5/23/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

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
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 9/21/2022



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☐ Return Receipt (electronic) $
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☐ Adult Signature Restricted Delivery $
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$ 8.06
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
AUG 2022
7020 0640 0000 5918 9904
1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, April
Postmark Here
AUG 2022
7020 0640 0000 5918 9898
1730 PR LLC
H.C.F #6909, #6567,#6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

1730 PR LLC
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ 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:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

DANIA FL 330
SEP 12 2022
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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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).

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$4,380,790	$4,873,050	$4,873,050	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Portability	0	0	0	0
Assessed/SOH	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,873,050	$4,873,050	$4,873,050	$4,873,050

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
$9.00	54,296	SF
$9.00	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

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

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7112

Hasler FIRST-CLASS MAIL
05/23/2022
US POSTAGE $000.53º
ZIP 33023
011D10656696

Sent To:
1730 PR LLC / Melloul Shlomo
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:
7112

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 7112

Hasler FIRST-CLASS MAIL
05/23/2022
US POSTAGE $000.53º
ZIP 33023
011D10656696

1730 PR LLC
Melloul Shlomo
1730 SW 30th Ave
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
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2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

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	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed/SOH	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,873,050	$4,873,050	$4,873,050	$4,873,050

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
$9.00	54,296	SF
$9.00	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
1730 PR LLC		CASE NO. 7112
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

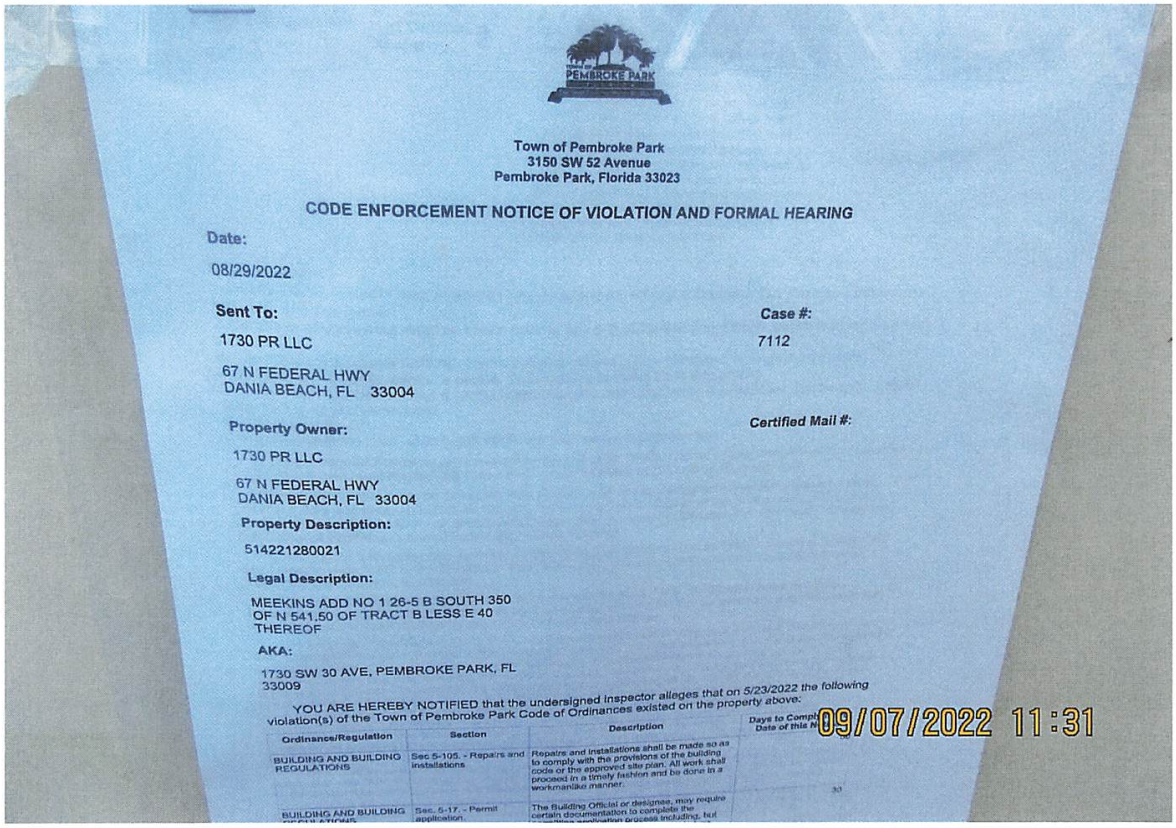
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

Certified Mail #:

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

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 5/23/2022 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 Date of this N
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the	30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

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 5/23/2022 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

FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	30

Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	7112	05/23/2022

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 5/23/2022 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
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	30

Notes/Means of Correction:

1. Installed racks without a permit. Obtain plans for permit and inspections. Repeat violation.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Mezzanies inside building require building permits. Obtain architect or engineer for plans.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

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

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

Miguel A Nunez
Chief Building Official

Case Overview

Property/Incident Information

Owner	Address	Site Address
Renara Kriegsfeld	3100 SW 24 Street Pembroke Park , FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street

Folio

514220000520

Legal Description

Case Status Open **Case #** 5543 **Date Next Inspection** 12/21/2022

Notes

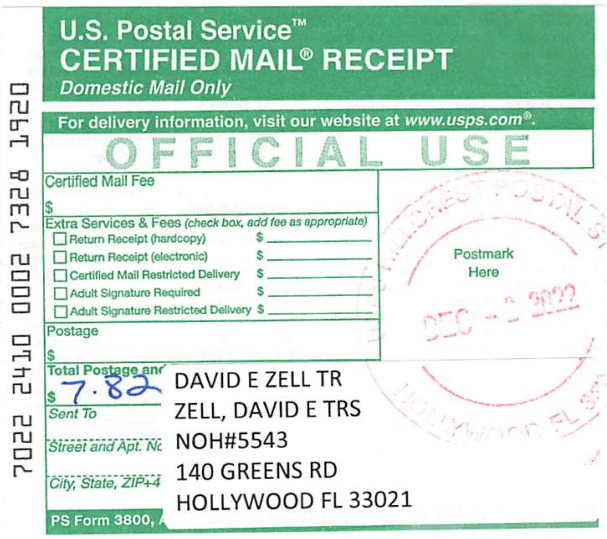
1. Demolition of shed done without a permit. Obtain plans, permit and inspections.
2. Installed canopy without a permit. Obtain plans, permit and inspections.
3. Prohibited out door storage. Remove all miscellaneous items with the exception of patio furniture.
4. Double permit fee assessed.

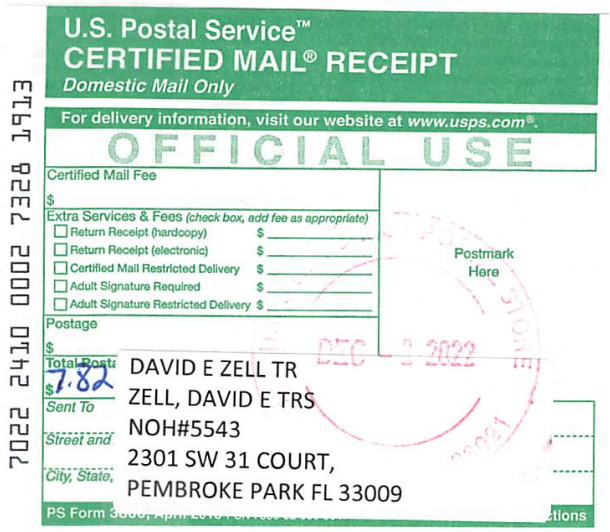
Documents Issued

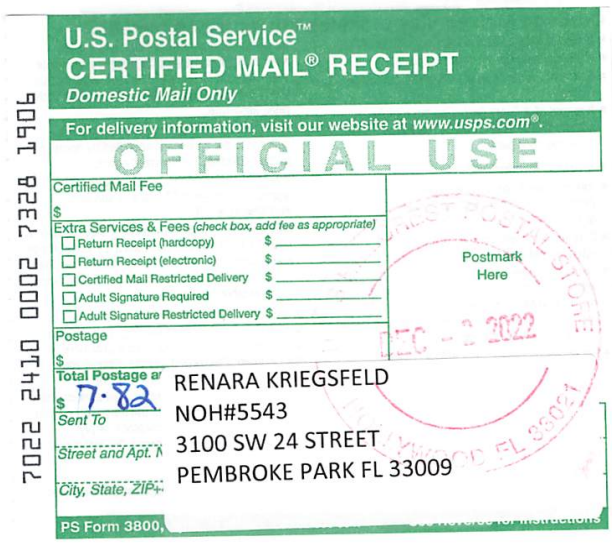
Date Issue	Hearing Date	Document Type	Delivery
2/22/2021		Notice of Violation	Regular Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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
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: 12/21/2022


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$7.82
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
DEC - 2 2022
DAVID E ZELL TR
ZELL, DAVID E TRS
NOH#5543
140 GREENS RD
HOLLYWOOD FL 33021
7022 2410 0002 7328 1920


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Sent To
Street and
City, State,
Postmark Here
DEC - 2 2022
DAVID E ZELL TR
ZELL, DAVID E TRS
NOH#5543
2301 SW 31 COURT,
PEMBROKE PARK FL 33009
7022 2410 0002 7328 1913


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
DEC - 2 2022
RENARA KRIEGSFELD
NOH#5543
3100 SW 24 STREET
PEMBROKE PARK FL 33009
7022 2410 0002 7328 1906

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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#5543
2301 SW 31 COURT,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1623 89

7022 2410 0002 7328 1913

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
- ☐ 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:

RENARA KRIEGSFELD
NOH#5543
3100 SW 24 STREET
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1623 96

7022 2410 0002 7328 1906

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR
ZELL, DAVID E TRS
NOH#5543
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 4729 8344 1623 72

120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* DAVID ZELL | C. Date of Delivery 12/10/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RENARA KRIEGSFELD CASE NO. 5543

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RENARA KRIEGSFELD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 SW 24 STREET, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RENARA KRIEGSFELD AT 11:28 A.M. ON THE 8 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.

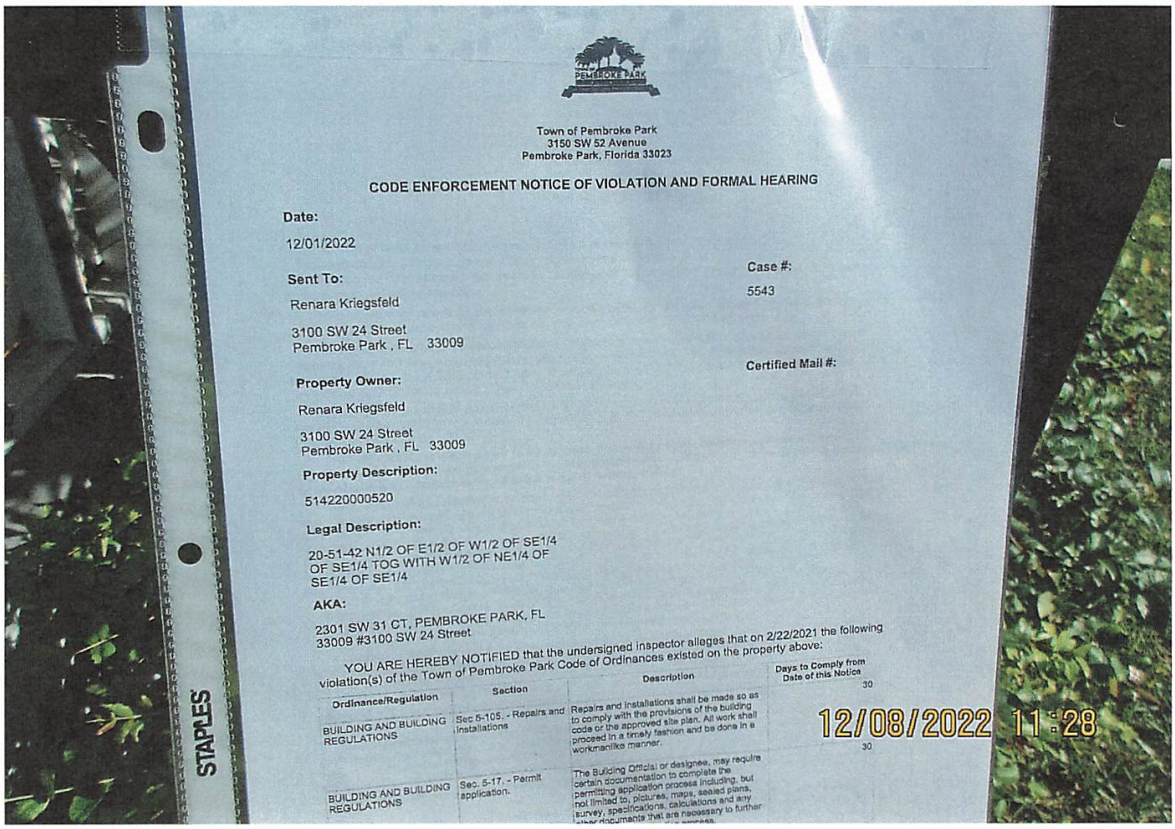
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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


3100
12/08/2022 11:28


STAPLES
PEMBROKE PARK
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/01/2022
Case #:
5543
Sent To:
Renara Kriegsfeld
3100 SW 24 Street
Pembroke Park , FL 33009
Certified Mail #:
Property Owner:
Renara Kriegsfeld
3100 SW 24 Street
Pembroke Park , FL 33009
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 #3100 SW 24 Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any
30
12/08/2022 11:28

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/01/2022

Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

Property Owner:

Renara Kriegsfeld

3100 SW 24 Street
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 #3100 SW 24 Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Demolition of shed done without a permit. Obtain plans, permit and inspections.
2. Installed canopy without a permit. Obtain plans, permit and inspections.
3. Prohibited out door storage. Remove all miscellaneous items with the exception of patio furniture.
4. Double permit fee assessed.

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



12/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/01/2022

Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

Property Owner:

Renara Kriegsfeld

3100 SW 24 Street
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 #3100 SW 24 Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Demolition of shed done without a permit. Obtain plans, permit and inspections.
2. Installed canopy without a permit. Obtain plans, permit and inspections.
3. Prohibited out door storage. Remove all miscellaneous items with the exception of patio furniture.
4. Double permit fee assessed.

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



12/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Renara Kriegsfeld 3100 SW 24 Street Pembroke Park , FL 33009	5543	02/22/2021

Property Owner:	Property Description:	Certified Mail #:
Renara Kriegsfeld 3100 SW 24 Street 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 #3100 SW 24 Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Demolition of shed done without a permit. Obtain plans, permit and inspections.
2. Installed canopy without a permit. Obtain plans, permit and inspections.
3. Prohibited out door storage. Remove all miscellaneous items with the exception of patio furniture.
4. 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


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09



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 TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

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).

* 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*	$2,553,240		$2,553,240	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,553,240	$2,553,240	$2,553,240	$2,553,240
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,553,240	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,553,240	$2,378,150	$2,378,150

Sales History

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

Land Calculations

Price	Factor	Type
$6.50	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

NOV · Case #5543

TOWN OF PEMBROKE PARK

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

Hasler
02/22/2021
US POSTAGE

Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

NOV Case #5543

TOWN OF PEMBROKE PARK

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

Hasler
02/22/2021
US POSTAGE $

David Zell
140 Greens Rd
Hollywood, FL. 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
DCT/CE II LLC %PROLOGIS RE TAX	1800 WAZEE ST DENVER, CO 80202	3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street

Folio

514220180011

Legal Description

Case Status Open **Case #** 6512 **Date Next Inspection** 12/21/2022

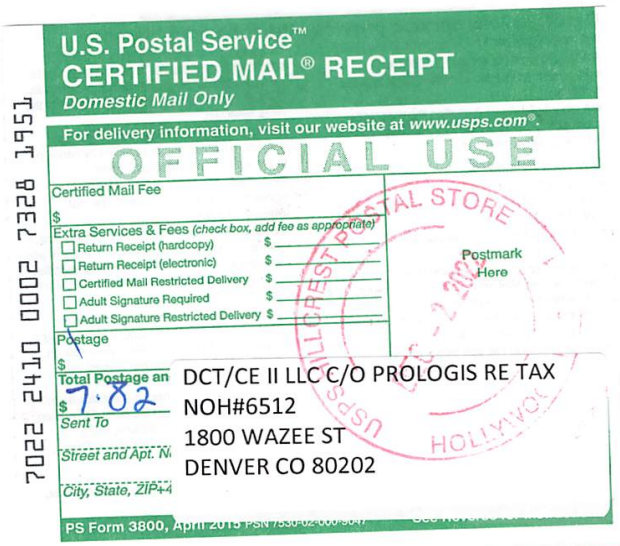
Notes 1. Installed a/c ton unit without a permit. Obtain plans, permit and inspections. Double permit fee assessed

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/8/2021		Notice of Violation	Regular Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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 (electronic)
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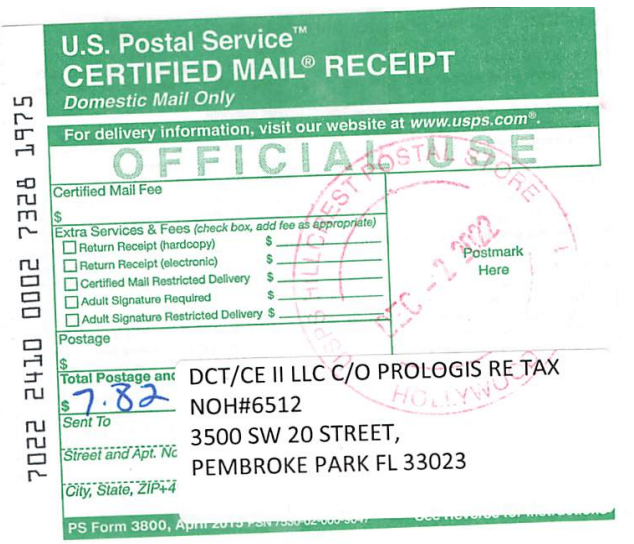
Adult Signature Restricted Delivery
Postage
Total Postage and
$7.82
Sent To
Street and Apt. No
City, State, ZIP+4
DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
1800 WAZEE ST
DENVER CO 80202
Postmark Here
7022 2410 0002 7328 1951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Street and Apt. No
City, State, ZIP+4
DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
3500 SW 20 STREET,
PEMBROKE PARK FL 33023
Postmark Here
7022 2410 0002 7328 1975


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PS Form 3800,
DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
3520 SW 20 STREET,
PEMBROKE PARK FL 33023
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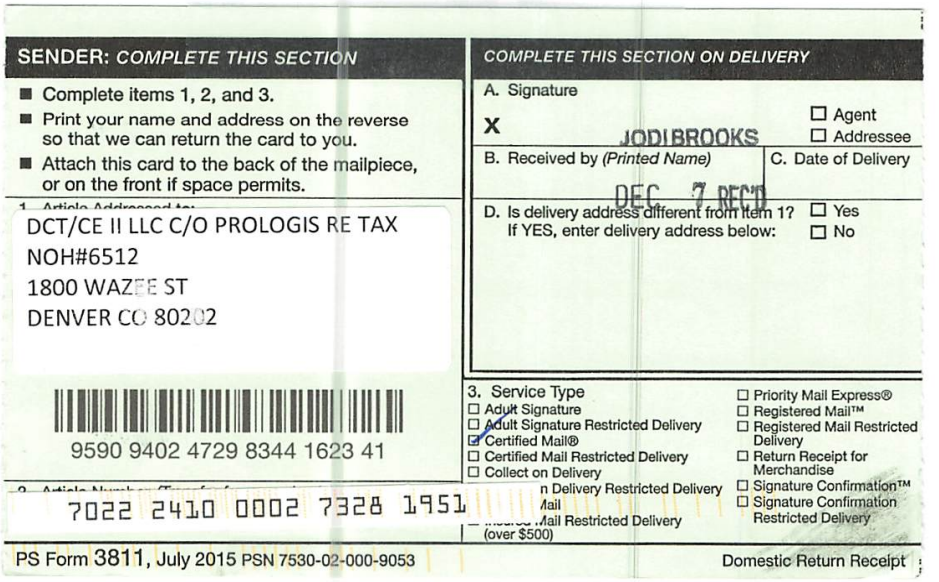
7022 2410 0002 7328 1968



SENDER: *COMPLETE THIS SECTION*

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

DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
1800 WAZEE ST
DENVER CO 80202

9590 9402 4729 8344 1623 41

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1951

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

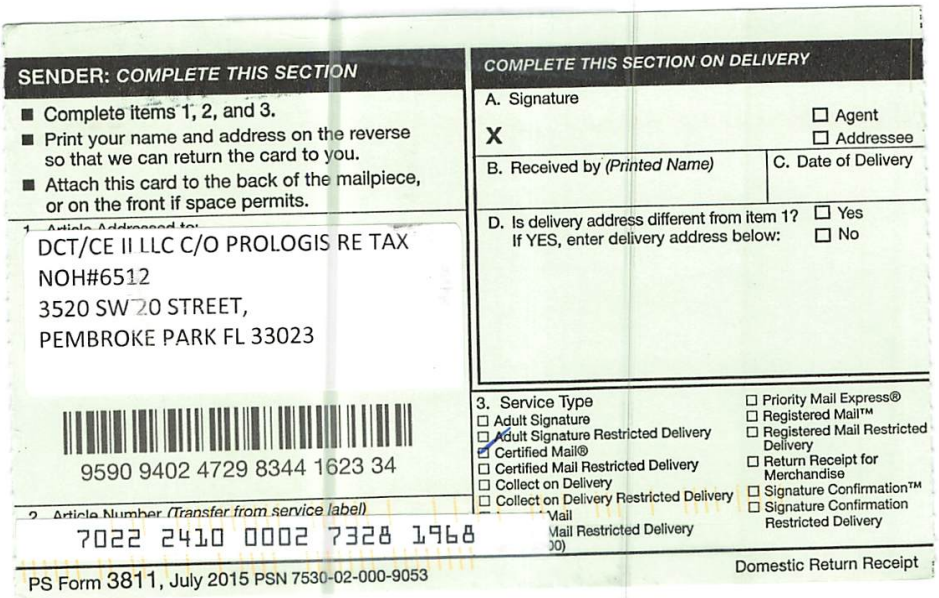
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JODI BROOKS ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
DEC 7 REC'D

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

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



SENDER: *COMPLETE THIS SECTION*

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

DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
3520 SW 20 STREET,
PEMBROKE PARK FL 33023

9590 9402 4729 8344 1623 34

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1968

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DCT/CE II LLC %PROLOGIS RE TAX CASE NO. 6512

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3500 SW 20 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DCT/CE II LLC %PROLOGIS RE TAX AT 10:38 A.M. ON THE 8 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.

J. Ramirez
AFFIANT

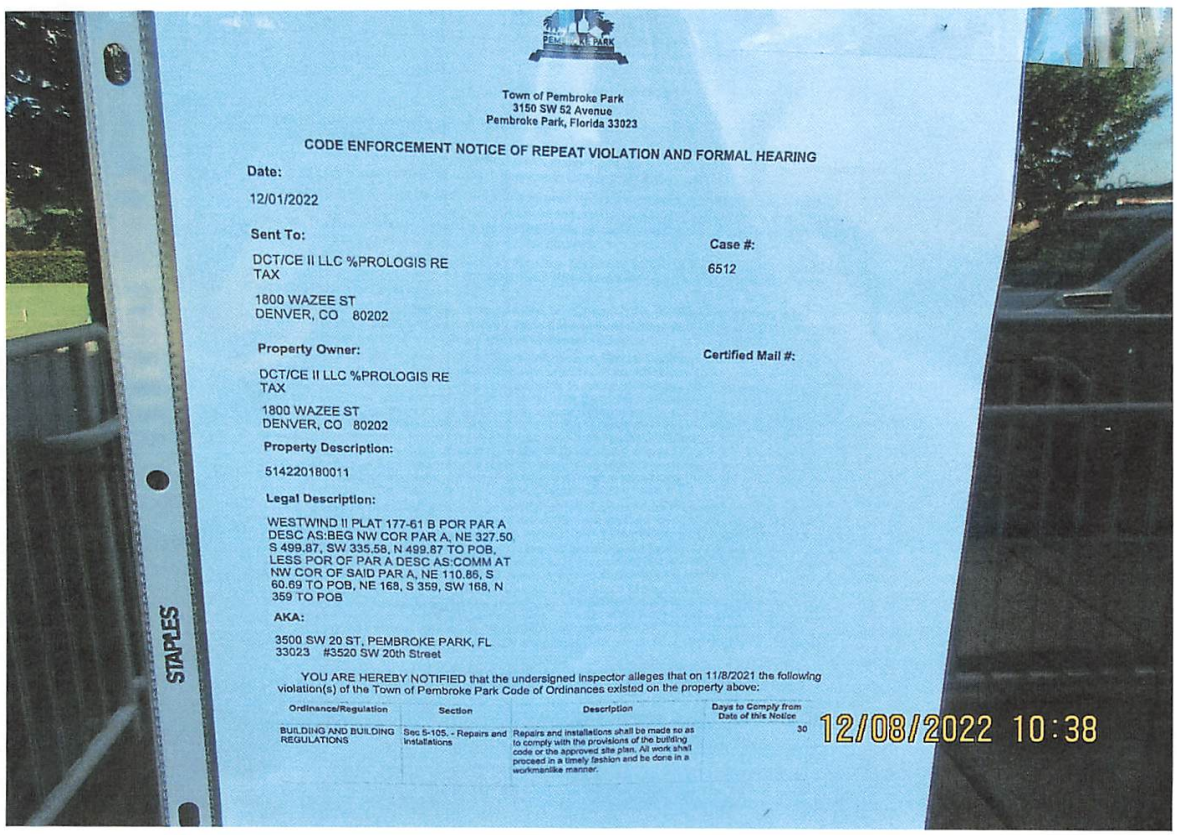
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3520
ROLO
TRANSPORT
"Final Mile Experts"
12/08/2022 10:38


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
12/01/2022
Sent To:
DCT/CE II LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Case #:
6512
Property Owner:
DCT/CE II LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Certified Mail #:
Property Description:
514220180011
Legal Description:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:BEG NW COR PAR A, NE 327.50, S 499.87, SW 335.58, N 499.87 TO POB, LESS POR OF PAR A DESC AS:COMM AT NW COR OF SAID PAR A, NE 110.86, S 60.69 TO POB, NE 168, S 359, SW 168, N 359 TO POB
AKA:
3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec.5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
12/08/2022 10:38

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

12/01/2022

Sent To:

DCT/CE II LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

Case #:

6512

Property Owner:

DCT/CE II LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

Certified Mail #:

Property Description:

514220180011

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:BEG NW COR PAR A, NE 327.50, S 499.87, SW 335.58, N 499.87 TO POB, LESS POR OF PAR A DESC AS:COMM AT NW COR OF SAID PAR A, NE 110.86, S 60.69 TO POB, NE 168, S 359, SW 168, N 359 TO POB

AKA:

3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 ton unit without a permit. Obtain plans, permit and inspections. Double permit fee assessed

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of 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.

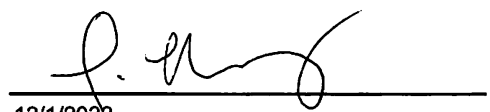
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



12/1/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DCT/CE II LLC %PROLOGIS RE TAX 1800 WAZEE ST DENVER, CO 80202	6512	11/08/2021

Property Owner:	Property Description:	Certified Mail #:
DCT/CE II LLC %PROLOGIS RE TAX 1800 WAZEE ST DENVER, CO 80202	514220180011	

Legal Description:	AKA:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:BEG NW COR PAR A, NE 327.50, S 499.87, SW 335.58, N 499.87 TO POB, LESS POR OF PAR A DESC AS:COMM AT NW COR OF SAID PAR A, NE 110.86, S 60.69 TO POB, NE 168, S 359, SW 168, N 359 TO POB	3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:

[redacted]

1. Installed a/c ton unit without a permit. Obtain plans, permit and inspections.
Double permit fee assessed

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.R.V. #6512

Hasler FIRST-CLASS MAIL
11/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

Case #:
6512

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.R.V. #6512

Hasler FIRST-CLASS MAIL
11/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

DCT/CE II LLC %Prologis Retax
3500 SW 20 Street
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

N.R.V.#6512

Hasler FIRST-CLASS MAIL
11/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

DCT/CE II LLC % Prologis Retax
3520 SW 20th Street
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3500 SW 20 STREET, PEMBROKE PARK FL 33023
Property Owner	DCT/CE II LLC %PROLOGIS RE TAX
Mailing Address	1800 WAZEE ST DENVER CO 80202

ID #	5142 20 18 0011
Millage	0613
Use	48

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:BEG NW COR PAR A, NE 327.50, S 499.87, SW 335.58, N 499.87 TO POB, LESS POR OF PAR A DESC AS:COMM AT NW COR OF SAID PAR A, NE 110.86, S 60.69 TO POB, NE 168, S 359, SW 168, N 359 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	$361,870	$5,352,580	$5,714,450	$5,714,450	
2021	$361,870	$5,352,580	$5,714,450	$5,714,450	$122,886.97
2020	$361,870	$5,363,330	$5,725,200	$5,725,200	$123,560.12

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,714,450	$5,714,450	$5,714,450	$5,714,450
Portability	0	0	0	0
Assessed/SOH	$5,714,450	$5,714,450	$5,714,450	$5,714,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,714,450	$5,714,450	$5,714,450	$5,714,450

Sales History

Date	Type	Price	Book/Page or CIN
11/11/2015	SWD-Q	$6,189,600	113351218
3/24/2015	DRR-T	$100	113349241
3/24/2015	SWD-T	$100	112890648

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
Notice of Violation Notice

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

A/C Contractor All Zone Air Conditioning Corp.

Name Prologis / Rolo Transport Date 11/8/21

Site Address 3520 SW 20th St Case # B

Pembroke Park, FL Sub/Park Prologis

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # 5-105

☒ 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)

Installing an a/c ton unit without a building permit.

Corrective Action(s)

Obtain plans for permit and inspections

☐ 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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

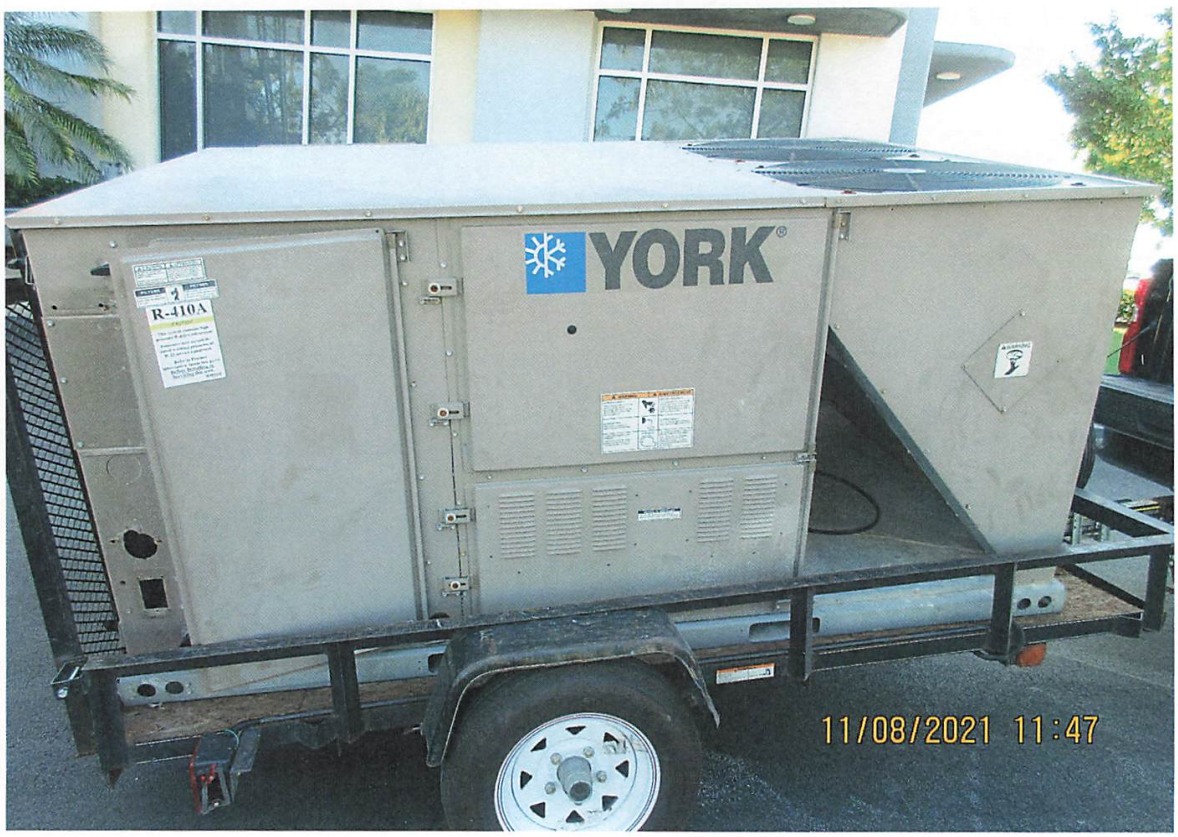

TRUCKS
NO
RIGHT
TURN
PROLOGIS
3500 SW 20th Street
3520 Rolo Transport
3580 BaltecMarine-Trident Maritime Systems
11/08/2021 11:44

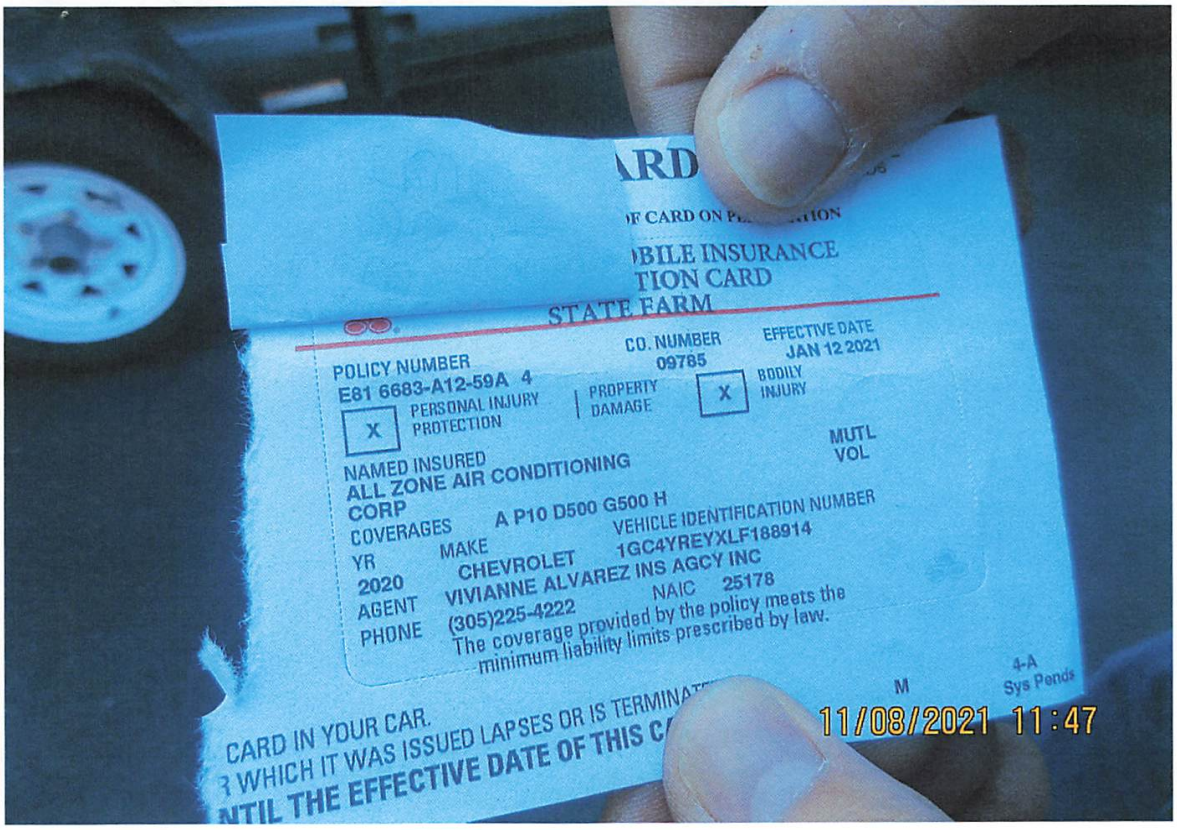

11/08/2021 11:44


YORK
11/08/2021 11:44


11/08/2021 11:47


Model No.:
ZF090C00D4A1AAA1A1
Serial No.:
N1G6805802
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE
UNIT VOLTAGE: 460-3-60
QTY LOAD HP VOLT-PH-HZ RLA/FLA LRA
1 COMP #1 460-3-60 5.2 RLA 44 LRA
1 COMP #2 460-3-60 5.2 RLA 44 LRA
1 ID BLOWER 3 460-3-60 4.7 FLA
1 OD FAN #1 3/4 460-1-60 1.6 FLA
1 OD FAN #2 3/4 460-1-60 1.6 FLA
1 PWR EXH MTR 3/4 460-1-60 2.2 FLA
SHORT CIRCUIT CURRENT: 5 KA RMS SYMMETRICAL,
460 V MAXIMUM
FACTORY CHARGED: SYS #1 R-410A 4 LBS, 12 OZ.
SYS #2 R-410A 4 LBS. 10 OZ.
MIN. TEST PRESS.: HIGH SIDE 445 PSIG, LOW SIDE 236 PSIG.
MIN MAX VOLTAGE: 432V / 504V
ELECTRIC HEAT SECTION WITHOUT POWER
HTR
11/08/2021 11:47


YORK
R-410A
11/08/2021 11:47


ARD
F CARD ON P
BILE INSURANCE
TION CARD
STATE FARM
POLICY NUMBER
E81 6683-A12-59A 4
CO. NUMBER
09785
EFFECTIVE DATE
JAN 12 2021
X
PERSONAL INJURY PROTECTION
PROPERTY DAMAGE
X
BODILY INJURY
NAMED INSURED
ALL ZONE AIR CONDITIONING CORP
MUTL VOL
COVERAGES
A P10 D500 G500 H
YR
2020
MAKE
CHEVROLET
VEHICLE IDENTIFICATION NUMBER
1GC4YREYXLF188914
AGENT
VIVIANNE ALVAREZ INS AGCY INC
PHONE
(305)225-4222
NAIC
25178
The coverage provided by the policy meets the minimum liability limits prescribed by law.
M
4-A
Sys Pends
CARD IN YOUR CAR.
WHICH IT WAS ISSUED LAPSES OR IS TERMINA
NTIL THE EFFECTIVE DATE OF THIS C
11/08/2021 11:47


11/08/2021 11:48


MYFLORIDA.COM 06-22
MIM 66D
RESTRICTED
11/08/2021 11:49


11/08/2021 11:40


11/08/2021 11:40


3520
ROTO
TRANSPORT
"Final Mile Experts"
11/08/2021 11:43

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 #Supreme Hotel & Resturant Supply

Folio

514221010103

Legal Description

Case Status Open **Case #** 7370 **Date Next Inspection** 12/21/2022

Notes

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2018		Courtesy Notice	Hand
8/8/2022		Notice of Violation	Certified Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - 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: 12/21/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 12/21/2022



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.

GERTLER, RICHARD
NOH #7370
1167 HILLSBORO MILE
UNIT 602
HILLSBORO BEACH, FL 33062

9590 9402 4729 8344 1623 58

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1944

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12/6/20

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.82

Sent To
Street and Apt.
City, State, ZIP

SLR REALTY CORP
NOH #7370
2150 SW 30 AVE
PEMBROKE PARK FL 33009

Postmark Here

DEC - 2 2022

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

7022 2410 0002 7328 1937



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.82

Sent To
Street and Apt.
City, State, ZIP

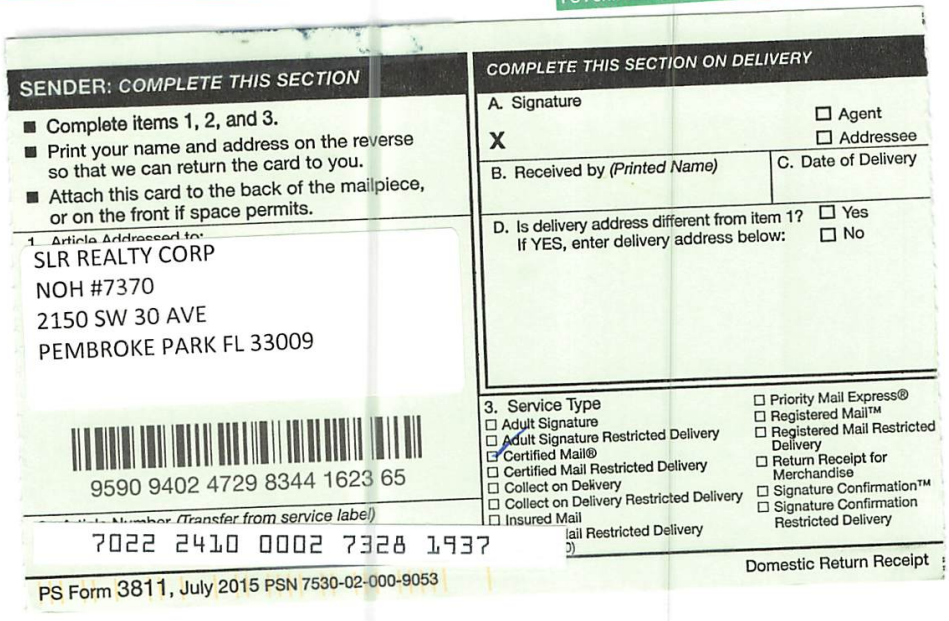
GERTLER, RICHARD
NOH #7370
1167 HILLSBORO MILE
UNIT 602
HILLSBORO BEACH, FL 33062

Postmark Here

DEC - 2 2022

PS Form 3800

7022 2410 0002 7328 1944



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 #7370
2150 SW 30 AVE
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1623 65

Article Number (Transfer from service label)

7022 2410 0002 7328 1937

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Restricted Delivery)

Domestic Return Receipt

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SLR REALTY CORP CASE NO. 7370

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SLR REALTY CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SLR REALTY CORP AT 12:03 P.M. ON THE 8 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.

AFFIANT

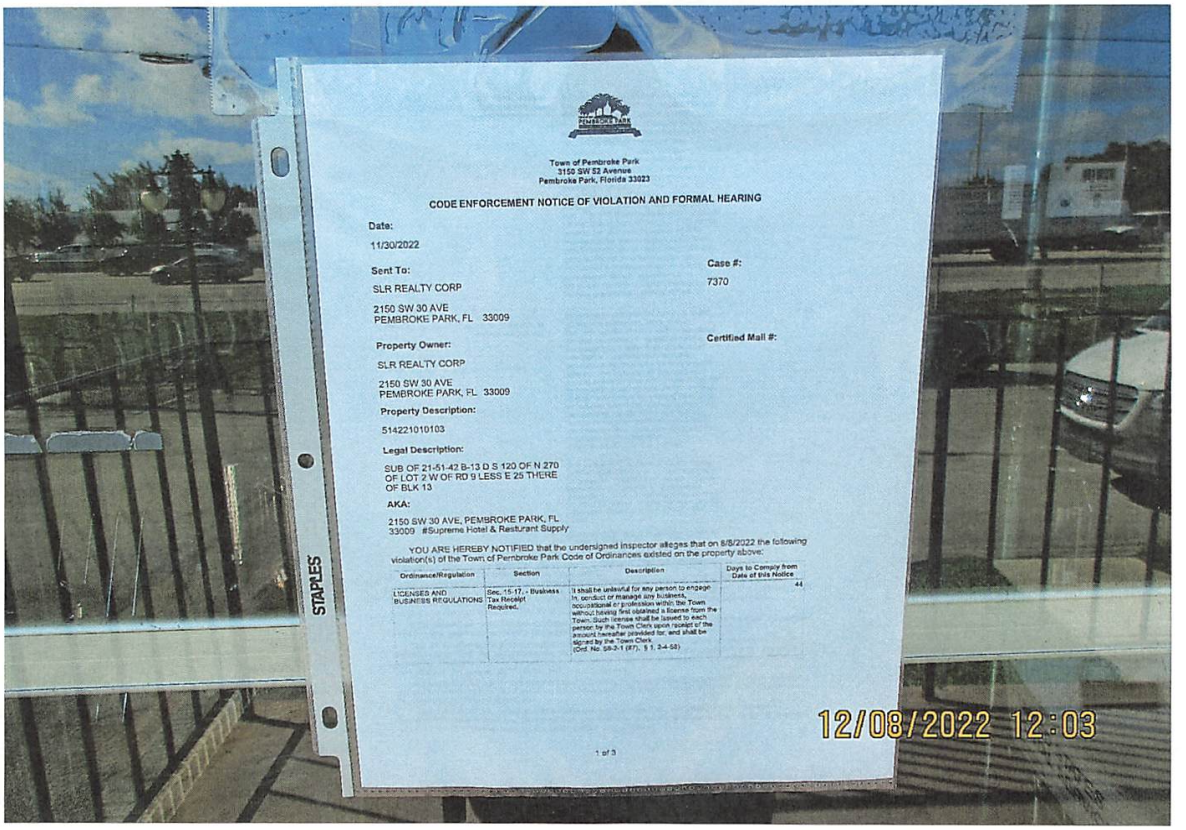
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


HOTEL
2150
12/08/2022 12:04


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 #:
7370
Certified Mail #:
Property Owner:
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
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 #Supreme Hotel & Resturant Supply
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS
Sec. 15-17. - 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 (R7), § 1, 2-4-58)
44
1 of 3
STAPLES
12/08/2022 12:03

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 #:

7370

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
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1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.

(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

11/30/2022

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, September 14, 2022 9:55 AM
To: Claudia Alonso
Cc: Lucie Manzerolle; Rgertler13@aol.com
Subject: RE: Reference case # 7370 upcoming Hearing

Good morning Ms. Alonso,

I am in receipt of your email and I will be postponing Case 7370 to the hearing in November 2022.

Thank you for your attention to this matter.

Regards,

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

From: Claudia Alonso <Claudia.Alonso@supremehrs.com>
Sent: Tuesday, September 13, 2022 10:19 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Lucie Manzerolle <lmanzerolle@tppfl.gov>; Rgertler13@aol.com
Subject: Reference case # 7370 upcoming Hearing
Importance: High

Dear Mr. Ramirez:

I am reaching out to you in the name of Supreme Hotel & restaurant Supply and the above case.

With this email, I respectfully request that the hearing scheduled for September 21st, 2022 be postponed.

Please, kindly confirm. We are diligently working on resolving all pending issues to have this case closed.

Looking forward to your positive response, I remain.

Regards,

Claudia Alonso
Controller
Supreme Hotel & Restaurant Supply Corp.
Tel (954) 456-7400 ext: 210
Tel (800) 345-3334
Direct Fax (954) 456-2429
E-mail: Claudia.Alonso@supremehrs.com



www.SupremeHRS.com

Please consider the environment before printing this e-mail

CONFIDENTIALITY NOTICE
The information contained in this message is intended only for the recipient and may contain information that is confidential. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient; please be aware that any dissemination, forwarding, printing, copying, disclosure or distribution of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by replying to the message and deleting all copies, including attachments, from your system. Thank you kindly for your cooperation.

AVISO DE CONFIDENCIALIDAD
Este mensaje está dirigido exclusivamente a su/s destinatario/s y puede contener información confidencial o privilegiada que no debe ser revelada sin el debido consentimiento previo. Si usted no es el destinatario de este mensaje, mediante esta nota queda informado de que la divulgación, copia, impresión, distribución o realización de acciones basadas en el contenido de este correo electrónico están estrictamente prohibidas y pueden ser ilegales, le rogamos responda de forma inmediata al remitente y proceda a su eliminación, junto a los documentos adjuntos. La compañía remitente no es responsable de la correcta y completa transmisión de la información contenida en este correo electrónico, así como de su posible retraso en la entrega.

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
SLR REALTY CORP	CASE NO. 7370
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 #SUPREME HOTEL & RESTURANT SUPPLY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 #SUPREME HOTEL & RESTURANT SUPPLY

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SLR REALTY CORP AT 09:36 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.

J. M

AFFIANT

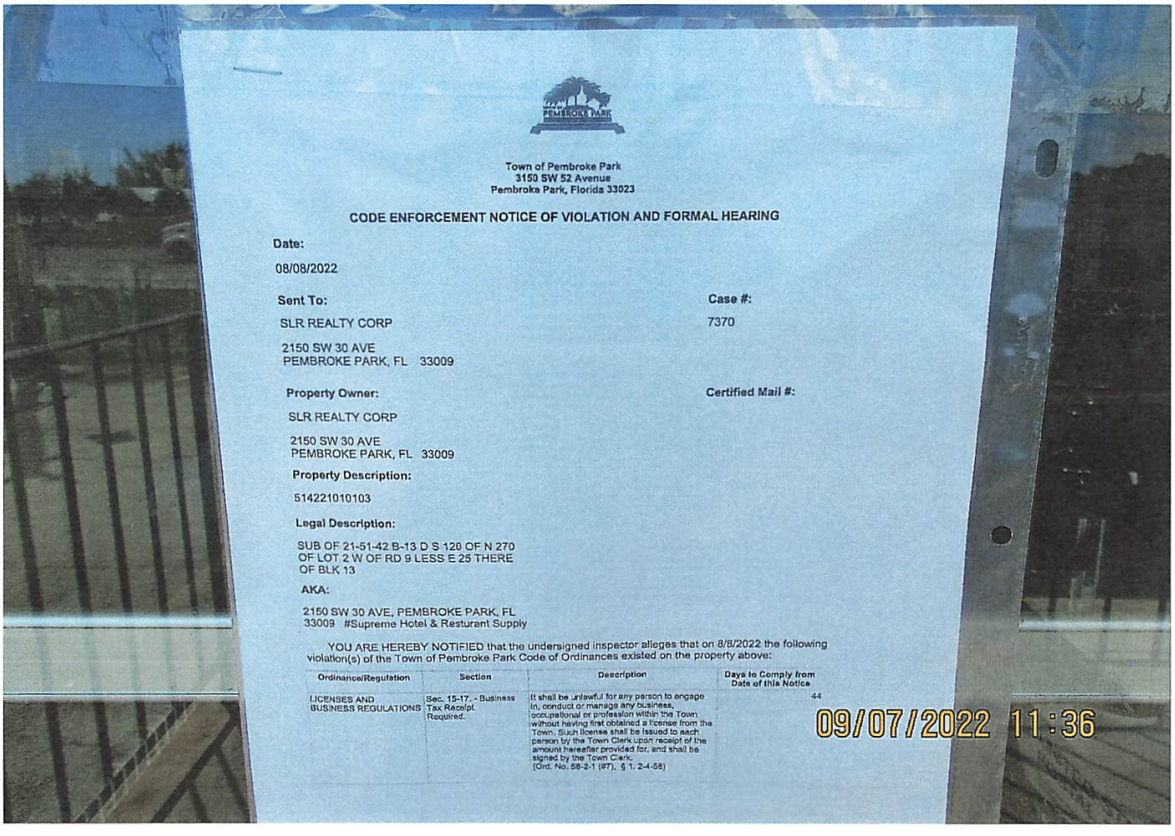
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


HOTEL &
2150
09/07/2022 11:37


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/08/2022
Sent To:
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Case #:
7370
Property Owner:
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514221010103
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AKA:
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Description
Days to Comply from Date of this Notice
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(Ord. No. 56-2-1 (#7), § 1, 2-4-56)
44
09/07/2022 11:36

7021 1970 0000 4565 3574

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

Sent To SLR REALTY CORP
Street and Apt. N N.O.H #7370
City, State, ZIP+4 2150 SW 30 AVENUE,
PEMBROKE PARK FL 33009

Postmark Here

PS Form 3800,

7021 1970 0000 4565 3581

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and F
$

Sent To GERTLER, RICHARD
Street and Apt. No., N.O.H #7370
City, State, ZIP+4 1167 HILLSBORO MILE, UNIT 602,
HILLSBORO BEACH, FL, 33062

Postmark Here

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SLR REALTY CORP
N.O.H #7370
2150 SW 30 AVENUE,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 9865 39

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3574

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X SLR Realty ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* SLC Realty 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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

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SLR REALTY CORP

2150 SW 30 AVE
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Chief Code Enforcement Officer

8/8/2022



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).

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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
2020	$187,740	$1,337,780	$1,525,520	$1,525,520	$32,923.48

2022* 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
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04/01/2013 -- ANNUAL REPORT	View image in PDF format
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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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Folio

514220000442

Legal Description

Case Status Open **Case #** 7888 **Date Next Inspection** 12/21/2022

Notes
1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.
Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/28/2022		Notice of Violation	Certified Mail
11/28/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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
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: 12/21/2022

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: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 12/21/2022

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

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Total Postage and
$ 7.82

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No.
3121 SW 21 STREET, #675

City, State, ZIP+4
PEMBROKE PARK FL 33009

Postmark Here

PS Form 3800, A

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

Postage
$ 7.82

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No.
NOH#7888
3850 HOLLYWOOD BLVD STE 400

City, State, ZIP+4
HOLLYWOOD FL 33021-6746

Postmark Here

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

7022 2410 0002 7328 2408

U.S. Postal Service™
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.82

Sent To
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
NOH#7888

Street and Apt. 7
200 EAST LAS OLAS BLVD., SUITE 1000

City, State, ZIP+
FORT LAUDERDALE, FL 33301

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
NOH#7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 4729 8344 1620 37

(Transfer from service label)
7022 2410 0002 7328 2408

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 7888

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3121 SW 21 ST, #675 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:48 A.M. ON THE 8 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.

AFFIANT

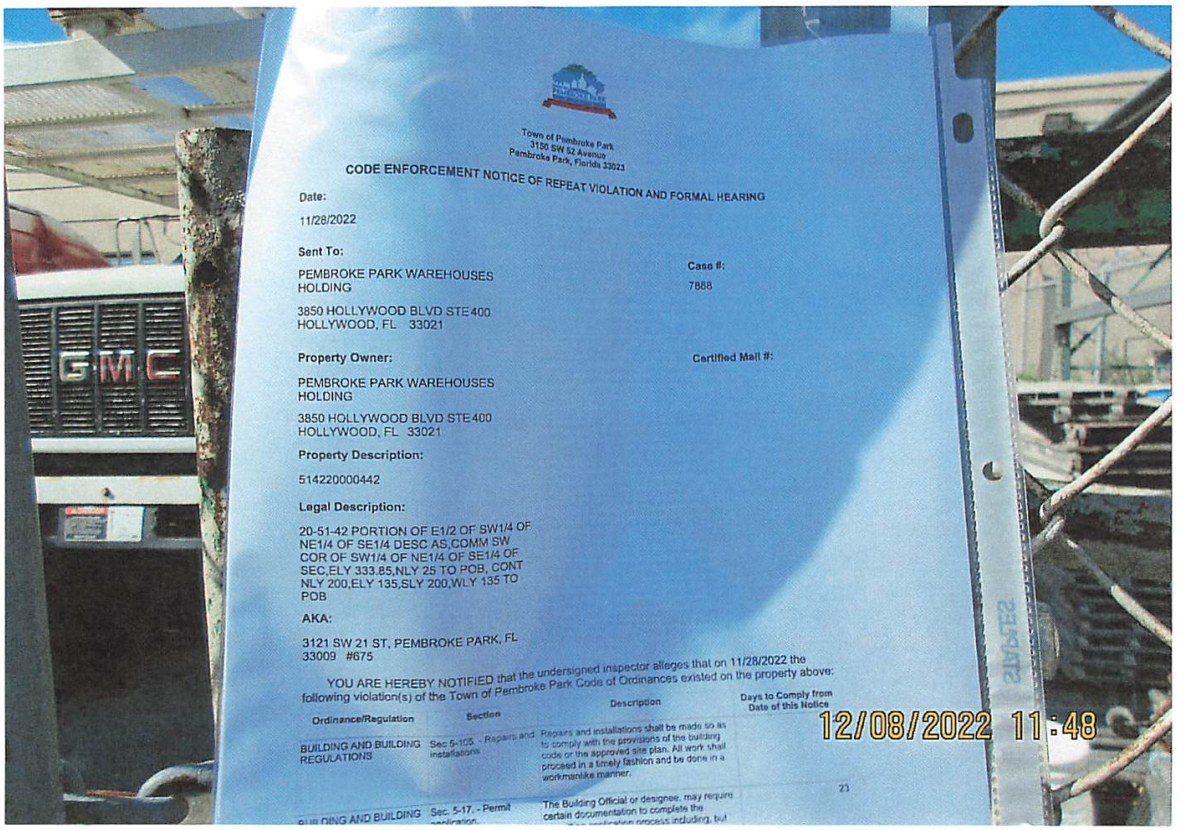
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


12/08/2022 11:48


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
11/28/2022
Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Case #:
7888
Property Owner:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000442
Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
AKA:
3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
23
Sec. 5-17. - Permit
The Building Official or designee, may require certain documentation to complete the
12/08/2022 11:48

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/28/2022

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7888

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

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

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	23
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	23

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)	23
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...	23
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	23

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	23

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.
Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

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.

Joseline Ramirez

Chief Code Enforcement Officer

11/28/2022

Report

Austro Construction Inc.
3121 SW 21 ST 675
Pembroke Park,FL 33023
Occupancy ID:504047

Pembroke Park - Construction or work without permit.

Alterations interior walls, plumbing , electrical possibly without a permit.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.









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Report

Austro Construction Inc.
3121 SW 21 ST 675
Pembroke Park,FL 33023
Occupancy ID:504047

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as approj











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Case Overview

Property/Incident Information

Owner	Address	Site Address
GIANT OIL INC	1806 N FRANKLIN ST TAMPA, FL 33602	3250 PEMBROKE RD, PEMBROKE PARK, FL 33009

Folio

514220000310

Legal Description

Case Status Open **Case #** 7946 **Date Next Inspection** 12/21/2022

Notes 1. Installed three banners on swale area. Banners are prohibited, remove banners.
2. Installed snipe signs. Remove snipe signs all throughout property.
Only permanent signs with existing permits are allowed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/5/2022		Notice of Violation	Hand
12/5/2022	12/21/2022	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. - 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: 12/21/2022

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

Postage
$

Total Postage
$ 7.82

Sent To
Street and Apt.
City, State, ZIP

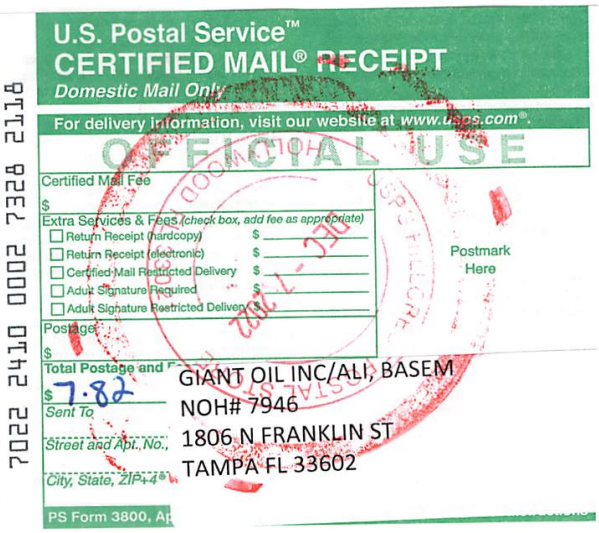
GIANT OIL INC
NOH#7946
3250 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

Postmark Here

PS Form 380

See Reverse for Instructions

7022 2410 0002 7328 2118



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

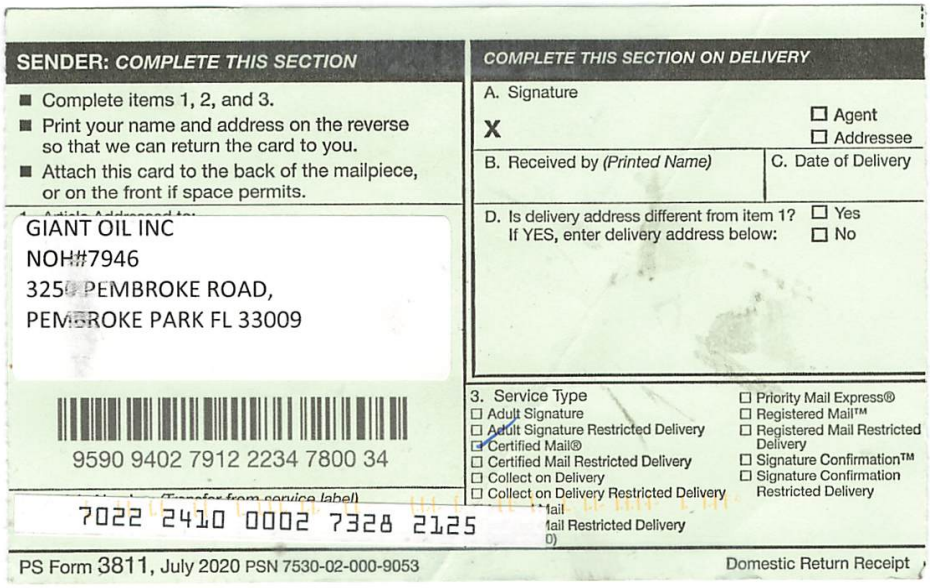
Total Postage and F
$ 7.82

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

GIANT OIL INC/ALI, BASEM
NOH# 7946
1806 N FRANKLIN ST
TAMPA FL 33602

Postmark Here

PS Form 3800, Ap



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GIANT OIL INC
NOH#7946
3250 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7800 34

(Transfer from service label)

7022 2410 0002 7328 2125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
0)

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GIANT OIL INC CASE NO. 7946

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GIANT OIL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3250 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GIANT OIL INC AT 11:43 A.M. ON THE 8 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.

AFFIANT

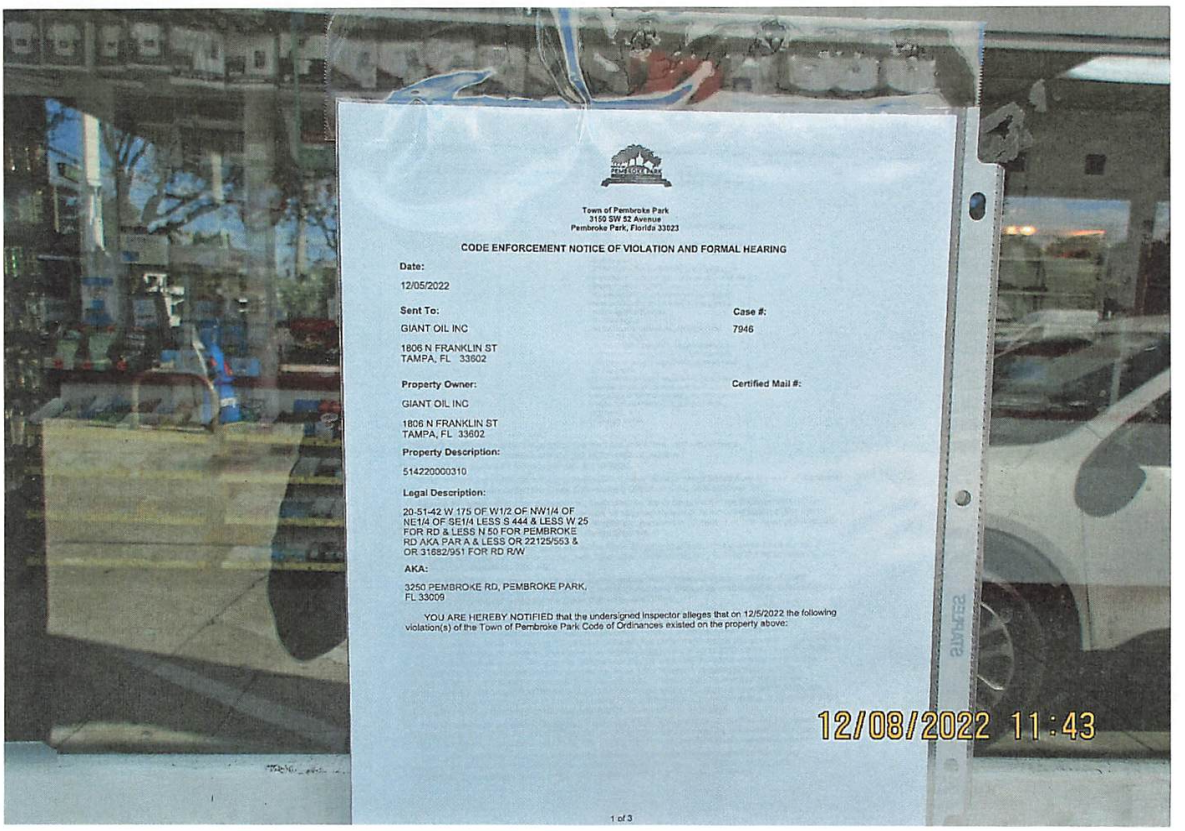
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/05/2022

Sent To:
GIANT OIL INC

1806 N FRANKLIN ST
TAMPA, FL 33602

Case #:
7946

Property Owner:
GIANT OIL INC

1806 N FRANKLIN ST
TAMPA, FL 33602

Certified Mail #:

Property Description:
514220000310

Legal Description:
20-51-42 W 175 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 444 & LESS W 25 FOR RD & LESS N 50 FOR PEMBROKE RD AKA PAR A & LESS OR 22125/553 & OR 31682/951 FOR RD R/W

AKA:
3250 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 12/5/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

12/08/2022 11:43

1 of 3

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/05/2022

Sent To:

GIANT OIL INC

1806 N FRANKLIN ST
TAMPA, FL 33602

Case #:

7946

Property Owner:

GIANT OIL INC

1806 N FRANKLIN ST
TAMPA, FL 33602

Certified Mail #:

Property Description:

514220000310

Legal Description:

20-51-42 W 175 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 444 & LESS W 25 FOR RD & LESS N 50 FOR PEMBROKE RD AKA PAR A & LESS OR 22125/553 & OR 31682/951 FOR RD R/W

AKA:

3250 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2022 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
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...	16

1. Installed three banners on swale area. Banners are prohibited, remove banners.
2. Installed snipe signs. Remove snipe signs all throughout property.
Only permanent signs with existing permits are allowed.

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.

Joseline Ramirez

Chief Code Enforcement Officer

12/5/2022


STOP
5-hour
STRONG
BREAKFAST, LUNCH, HOMEMADE
FOOD
INTERNATIONAL
CANTEEN
OPEN
12/08/2022 11:43


12/08/2022 11:51


nart+ members
ave 10¢/gal
12/08/2022 11:51


REGULAR
295
DIESEL
475
12/13/2022 12:31


EAST
824
Walmart+
Members save 10¢/gallon
Mobil
Walmart+
Members save 10¢/gallon
PUSH BUTTON TO CROSS
STS
954.779.0494
3278
12/05/2022 10:32

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009

Folio

514230180250

Legal Description

Case Status Open **Case #** 7958 **Date Next Inspection** 12/21/2022

Notes Repeat violation ref case 7393, 7750, 7958 and 7745.
Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:
1. Clean exterior and interior a/c equipment and ensure is fully operational.
2. Water heater electrical box has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water heater installed properly and safely.
3. Interior ceiling leaks observed. Repair and remove mold like substances from celling and repair exterior roof to prevent future leaks.
4. Broken PVC pipe near tree, repair broken pvc pipe.
Double permit fee assessed. Contact the Building Dept. for permit inquiries at 954-966-4600, ext. 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/8/2022		Notice of Violation	Certified Mail
12/8/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 12/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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

7022 2410 0002 7328 2835

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.82

Postmark Here

Sent To
INFINITY AZURE LLC/INFINITY BH CORP
NOH#7958

Street and Apt. N
9520 HARDING AVE STE 1

City, State, ZIP+
SURFSIDE FL 33154

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

7022 2410 0002 7328 2842

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.82

Postmark Here

Sent To
INFINITY AZURE LLC
NOH#7958

Street and Apt. N
3351 SW 55TH AVE

City, State, ZIP+
PEMBROKE PARK, FL 33009

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
GIANT OIL INC/ALI, B M
NOH# 7946
1806 N FRANKLIN ST
TAMPA FL 33602

9590 9402 7912 2234 7800 27

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2118

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
T. Fuentes

C. Date of Delivery
12/09/2022

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ n Delivery
- ☐ n Delivery Restricted Delivery
- ☐ 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.)

)

INFINITY AZURE LLC CASE NO. 7958

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3351 SW 55TH AVE PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 3:19 P.M. ON THE 9 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.

AFFIANT

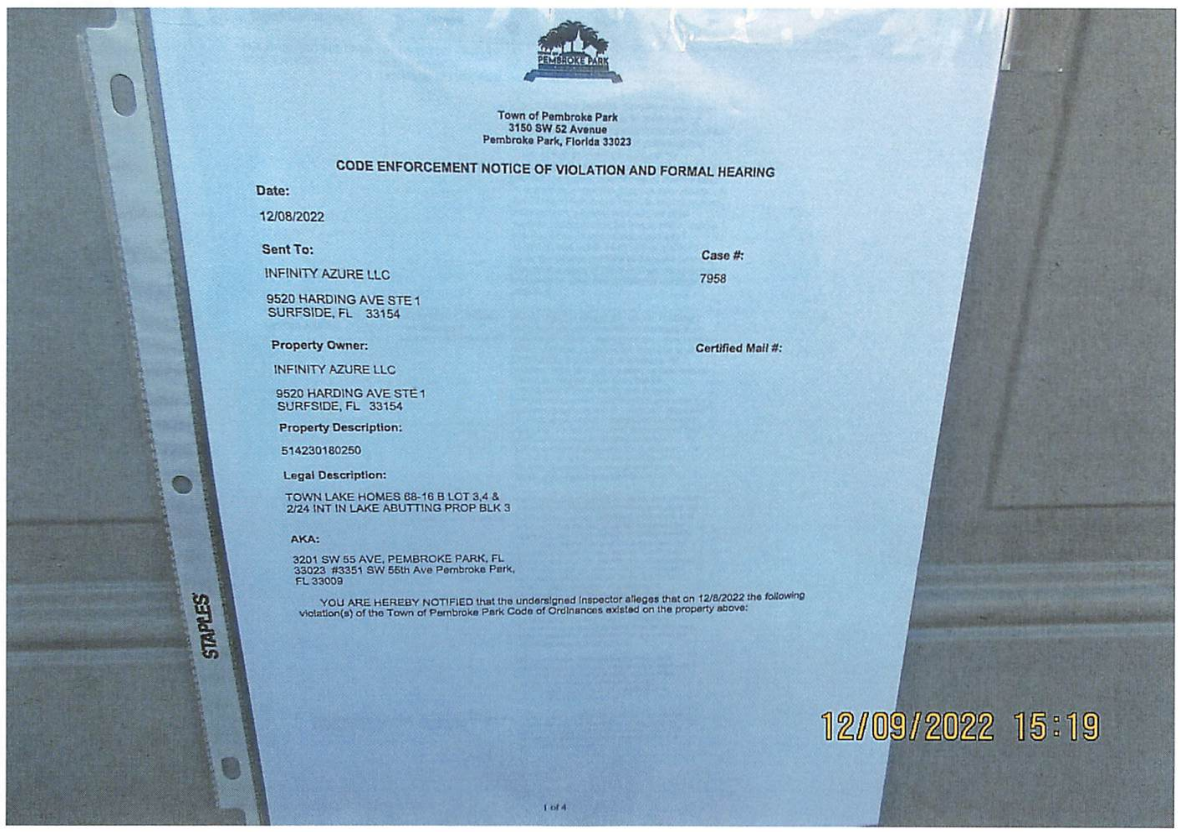
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec., 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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


3351
12/09/2022 15:19


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/08/2022
Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Case #:
7958
Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Certified Mail #:
Property Description:
514230180250
Legal Description:
TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3
AKA:
3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
STAPLES
12/09/2022 15:19
1 of 4

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/08/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7958

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180250

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3

AKA:

3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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

Repeat violation ref case 7393, 7750, 7958 and 7745.
Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:
1. Clean exterior and interior a/c equipment and ensure is fully operational.
2. Water heater electrical box has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water heater installed properly and safely.
3. Interior ceiling leaks observed. Repair and remove mold like substances from celling and repair exterior roof to prevent future leaks.
4. Broken PVC pipe near tree, repair broken pvc pipe.
Double permit fee assessed. Contact the Building Dept. for permit inquiries at 954-966-4600, ext. 182

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

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

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

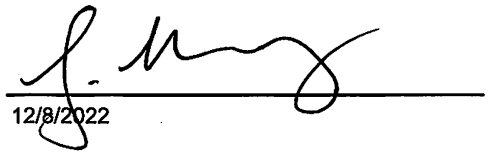
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



12/8/2022


12/08/2022 13:27


12/08/2022 13:21


3351
12/08/2022 13:21

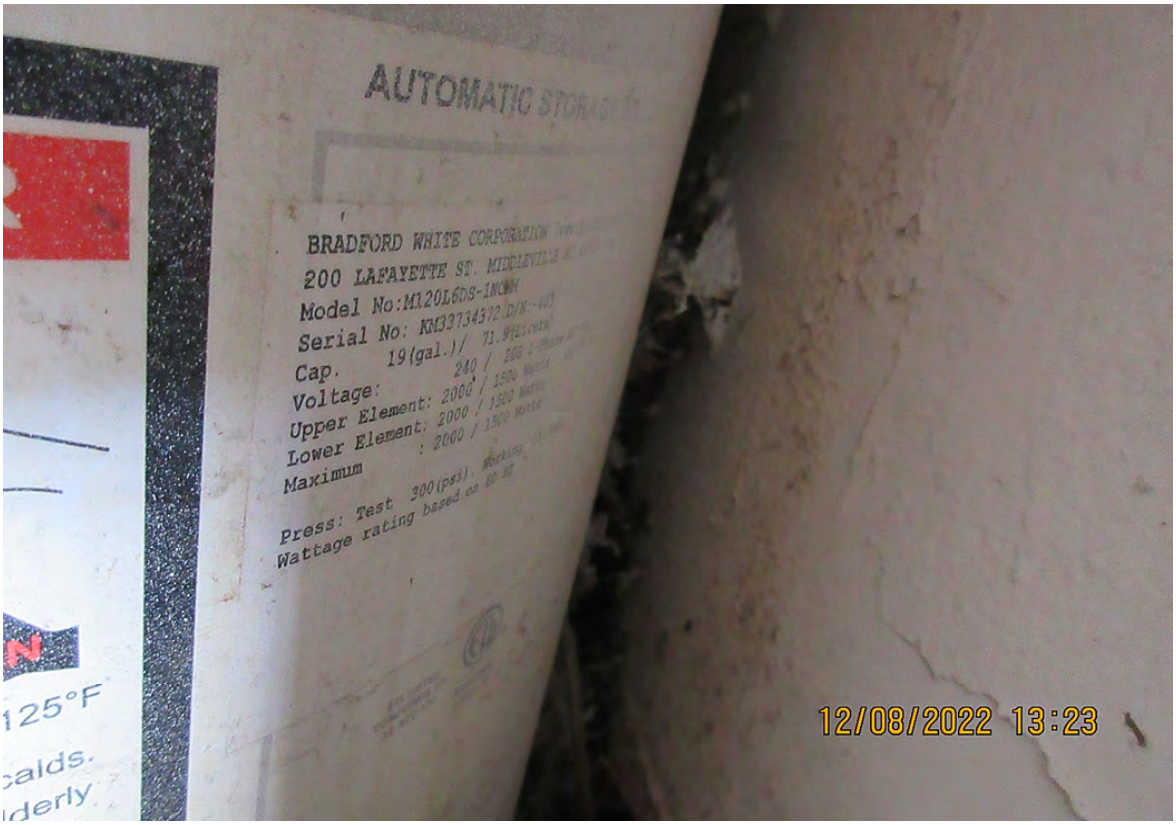

12/08/2022 13:21


12/08/2022 13:22


12/08/2022 13:22


12/08/2022 13:22


12/08/2022 13:22


AUTOMATIC
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST.
Model No:M120L6DS-1NOMH
Serial No:
Cap. 19(gal.)/
Voltage: 240 /
Upper Element: 2000 /
Lower Element: 2000 /
Maximum : 2000 /
Press: Test 300(psi)
Wattage rating based on
125°F
12/08/2022 13:23


12/09/2022 15:21


3351
12/09/2022 15:19


12/09/2022 15:19


12/09/2022 15:21

Case Overview

Property/Incident Information

Owner	Address	Site Address
MONICA SILVANA FERNANDEZ	3120 W Hallandale Beach Blvd, Lot 819 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 819

Folio

514229000300

Legal Description

Case Status Open **Case #** 4720 **Date Next Inspection** 12/21/2022

Notes Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/8/2019		Notice of Violation	Hand
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/4/2021	4/13/2021	Final Order	Certified Mail
12/1/2022		Affidavit of Non-Compliance	Hand
12/1/2022	12/21/2022	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: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$27,600.00
			Total Fines	**$27,600.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$27,600.00**


7022 2410 0002 7328 2002
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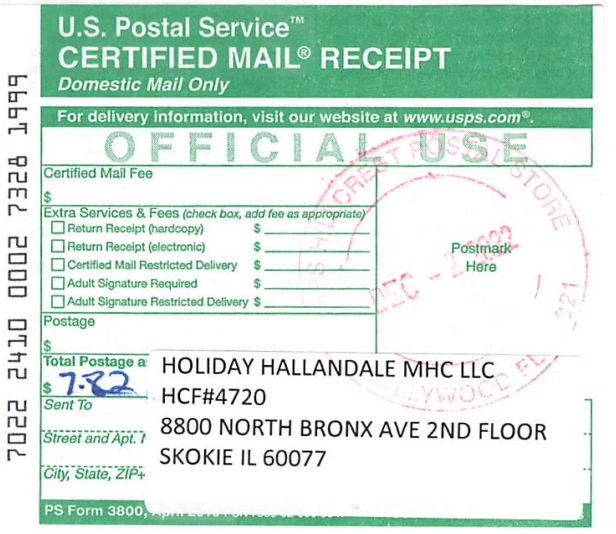
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$ 7.82
Sent To
Street and Api
City, State, Zi
HOLIDAY HALLANDALE MHC LLC
HCF#4720
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33009
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7022 2410 0002 7328 1999
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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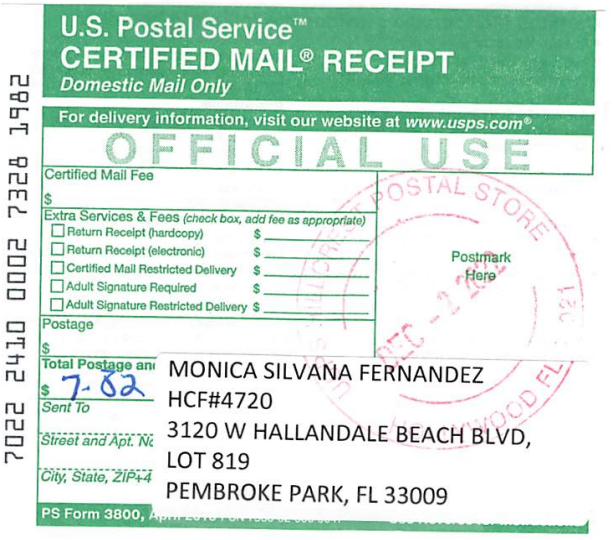
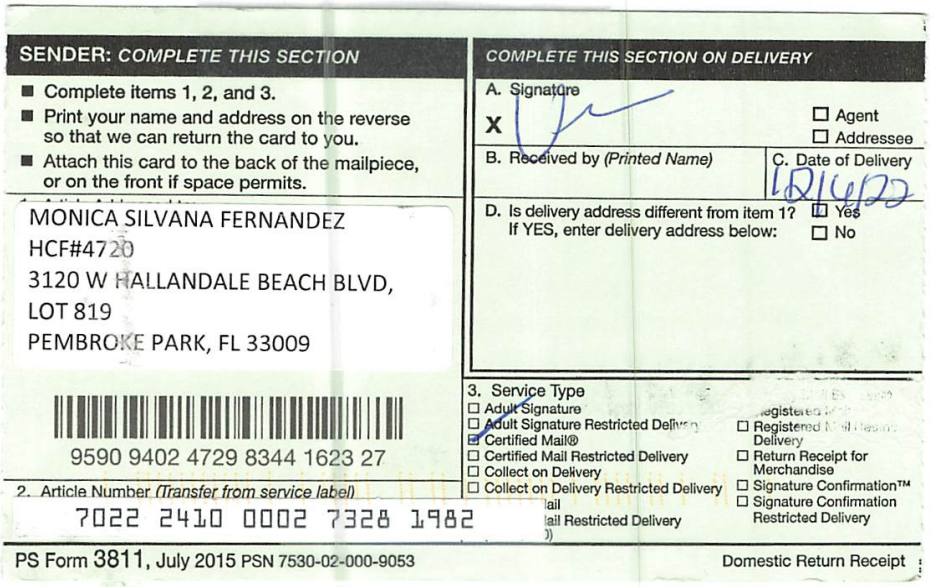
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
$ 7.82
Sent To
Street and Apt. N
City, State, ZIP+
HOLIDAY HALLANDALE MHC LLC
HCF#4720
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
Postmark Here
PS Form 3800,


7022 2410 0002 7328 1982
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
$ 7.82
Sent To
Street and Apt. No
City, State, ZIP+4
MONICA SILVANA FERNANDEZ
HCF#4720
3120 W HALLANDALE BEACH BLVD,
LOT 819
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800,



SENDER: COMPLETE THIS SECTION

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

MONICA SILVANA FERNANDEZ
HCF#4720
3120 W HALLANDALE BEACH BLVD,
LOT 819
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1623 27

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1982

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

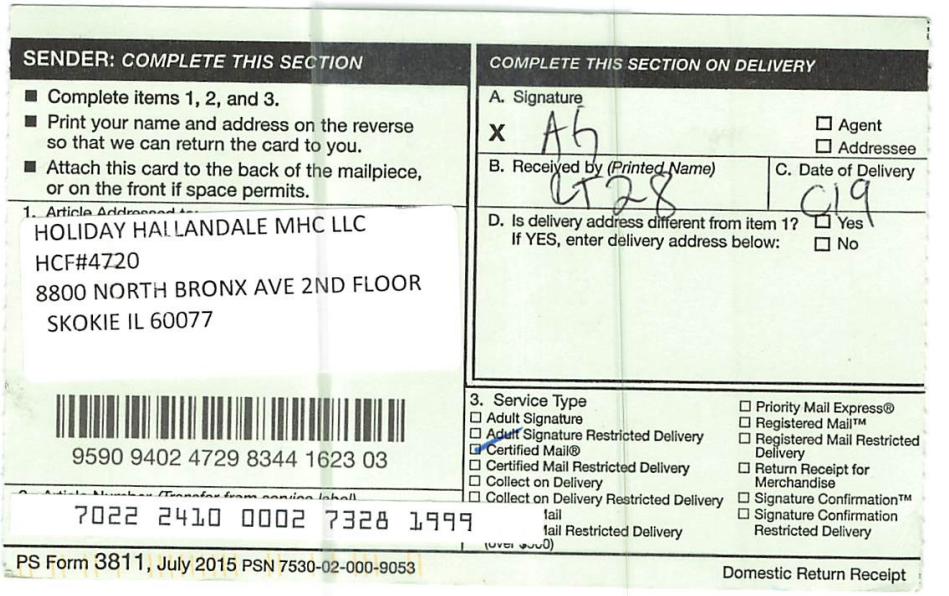
B. Received by *(Printed Name)*

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
☐ 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.

HOLIDAY HALLANDALE MHC LLC
HCF#4720
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 4729 8344 1623 03

7022 2410 0002 7328 1999

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
10/19

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MONICA SILVANA FERNANDEZ CASE NO. 4720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MONICA SILVANA FERNANDEZ

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 819, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MONICA SILVANA FERNANDEZ AT 10:58 A.M. ON THE 8 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.

AFFIANT

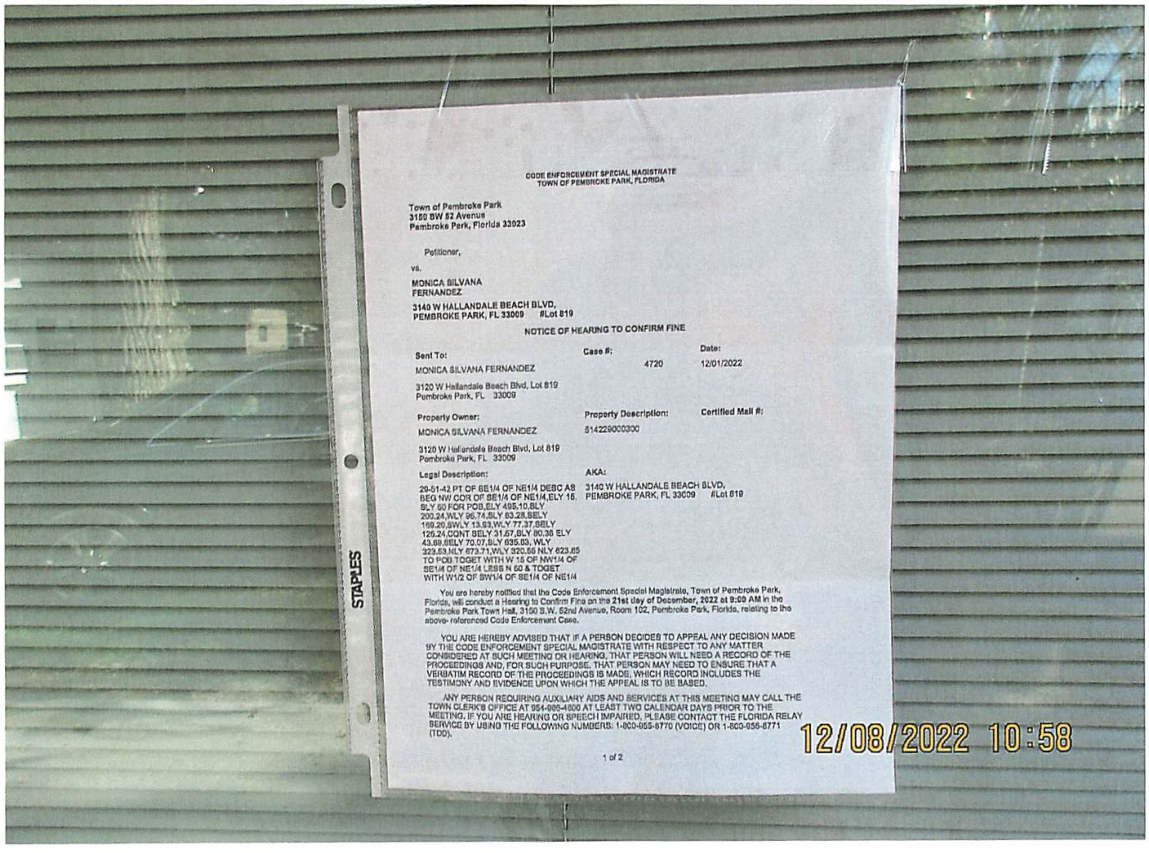
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


819
12/08/2022 11:00


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MONICA SILVANA
FERNANDEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 819
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
MONICA SILVANA FERNANDEZ
4720
12/01/2022
3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
MONICA SILVANA FERNANDEZ
514229000300
3120 W Hallandale Beach Blvd, Lot 819
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 16 SLY 60 FOR POB,ELY 495.10,SLY 200.24,WLY 96.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 129.24,CONT SELY 31.67,SLY 90.36 ELY 43.89,SELY 70.07,SLY 835.03, WLY 323.53,NLY 673.71,WLY 330.56 NLY 623.65 TO POB,TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 60 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 819
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 December, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-985-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
STAPLES
12/08/2022 10:58

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MONICA SILVANA FERNANDEZ

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 819

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MONICA SILVANA FERNANDEZ 3120 W Hallandale Beach Blvd, Lot 819 Pembroke Park, FL 33009	4720	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MONICA SILVANA FERNANDEZ 3120 W Hallandale Beach Blvd, Lot 819 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 819

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 December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MONICA SILVANA
FERNANDEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 819

Respondent(s)

Case #:

4720

On 12/1/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MONICA SILVANA FERNANDEZ
Address:	3120 W Hallandale Beach Blvd, Lot 819 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 819
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: 12/21/2022

Notes/Means of Correction:

Observed shed and roof over Demo Permit# 2111006-0 completed,
Two sliding doors Permit# 2111007-0 completed,
a/c mini split - incomplete
plumbing alterations - Incomplete

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 12/1/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

7021 0350 0001 0297 5767

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

Postage
$ 7.65

Tot
$
Se
Sti
Cit

Holiday Mobile Home Park
FO #4720 #4863 #4862
8800 N Bronx AVE 2 FL
Skokie, IL 60077

Postmark Here

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

7021 0350 0001 0297 6047

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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
$ 7.65

Total Postage and Fe
$
Sent To
Street and Apt. No., o
City, State, ZIP+4®

Holiday Mobile Home Park
FO #4720 #4863 #4862
3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

Postmark Here

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

7019 1120 0000 9007 4865

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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
Ruth Miranda
Street and Apt. No., or PO Box No.
3120 W Hallandale Beach Blvd, Lot 85
City, State, ZIP+4®
Pembroke Park, FL 33009

Postmark Here
JUL - 2 2020

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

SENDER: *COMPLETE THIS SECTION*

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6960 90

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5206

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. Nicolls ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3/6/20

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

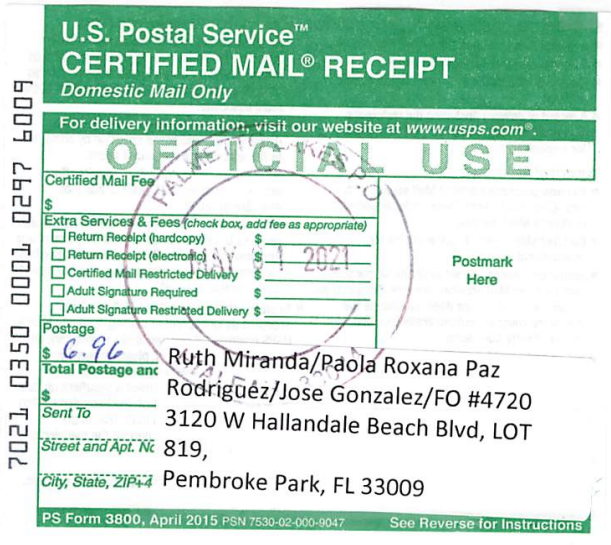
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return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

Mail
Mail Restricted Delivery
0)

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


7019 2280 0002 0486 2096
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
Holiday Hallandale MHC,LLC
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077
NOH 4720
PS Form 3800,


7019 1120 0000 9007 4711
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
MAR - 7 2020
Postmark Here
Ruth Miranda
3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009
NOH #4720
PS Form 3800,


7021 0350 0001 0297 6009
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
Ruth Miranda/Paola Roxana Paz
Rodriguez/Jose Gonzalez/FO #4720
3120 W Hallandale Beach Blvd, LOT
819,
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7019 2280 0002 0486 2089
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
Holiday Hallandale MHC, LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH 4720
PS Form 3800,


7019 1120 0000 9007 5206
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
MAR - 7 2020
Postmark Here
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720
PS Form 3800,


7019 2280 0002 0486 2072
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
Ruth Miranda
3120 W Hallandale Beach Blvd,
Lot 819
Pembroke Park, FL 33009
NOH 4720
PS Form 3800,

SENDER: COMPLETE THIS SECTION

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564 4863 NOH
NOH 4720 / NOH #4862

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 5/6/20

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:
Ruth Miranda
3120 W Hallandale Beach Blvd
Lot 819
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6963 28

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4865

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 5/7/20

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ 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:
Ruth Miranda/Paola Roxana Paz Rodriguez/Jose GonzalezFO #4720
3120 W Hallandale Beach Blvd, LOT 819,
Pembroke Park, FL 33009

9590 9402 6610 1028 7091 12

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6009

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 5/7/21

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4720

9590 9402 4839 9032 6955 29

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2096

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CW19 ☐ Agent ☐ Addressee

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

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

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

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

NOH 4720

9590 9402 4839 9032 6955 36

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2089

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

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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:

Ruth Miranda **NOH 4720**
3120 W Hallandale Beach Blvd,
Lot 819
Pembroke Park, FL 33009

9590 9402 4839 9032 6955 12

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2072

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 2/15/21

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4720
Petitioner,)
)
vs.)
)
)
RUTH MIRANDA
PAOLA ROXANA PAZ RODRIGUEZ
JOSE GONZALEZ
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3120 W HALLANDALE PEMBROKE PARK, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC, 3140 W HALLANDALE BEACH BLVD, 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN SIXTY (60) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 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.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

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Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4720

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RUTH MIRANDA TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 819, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED RUTH MIRANDA AT 4:36 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 (TENANT) 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)..

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

_____
(Name of Notary Typed, Printed, or Stamped)

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



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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 6.90
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
MAR - 7 2020
Postmark Here
Ruth Miranda
3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009
NOH #4720
7019 1120 0000 9007 4711



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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 - 7 2020
☐ 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
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720
7019 1120 0000 9007 5206



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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.90
Sent To
Ruth Miranda
Street and Apt. No., or PO Box No.
3120 W Hallandale Beach Blvd, Lot
City, State, ZIP+4
Pembroke Park, FL 33009
JUL - 2 2020
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction
7019 1120 0000 9007 4865

SENDER: COMPLETE THIS SECTION

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564 4863 NOH
NOH 4720

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3/9/20

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

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6960 90

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5206

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3/9/20

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

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

Ruth Miranda
3120 W Hallandale Beach Blvd
Lot 819
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6963 28

2. Article Number (Transfer from service label)

7019 1120 0000 9007 4865

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 7/7/20

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

3. Service Type

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

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

Hasler FIRST-CLASS MAIL
10/16/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
NOV#4720

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

Hasler FIRST-CLASS MAIL
10/16/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009

Case #:

4720



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

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
$5.00	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


819
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10/08/2019 02:51


10/08/2019 02:51


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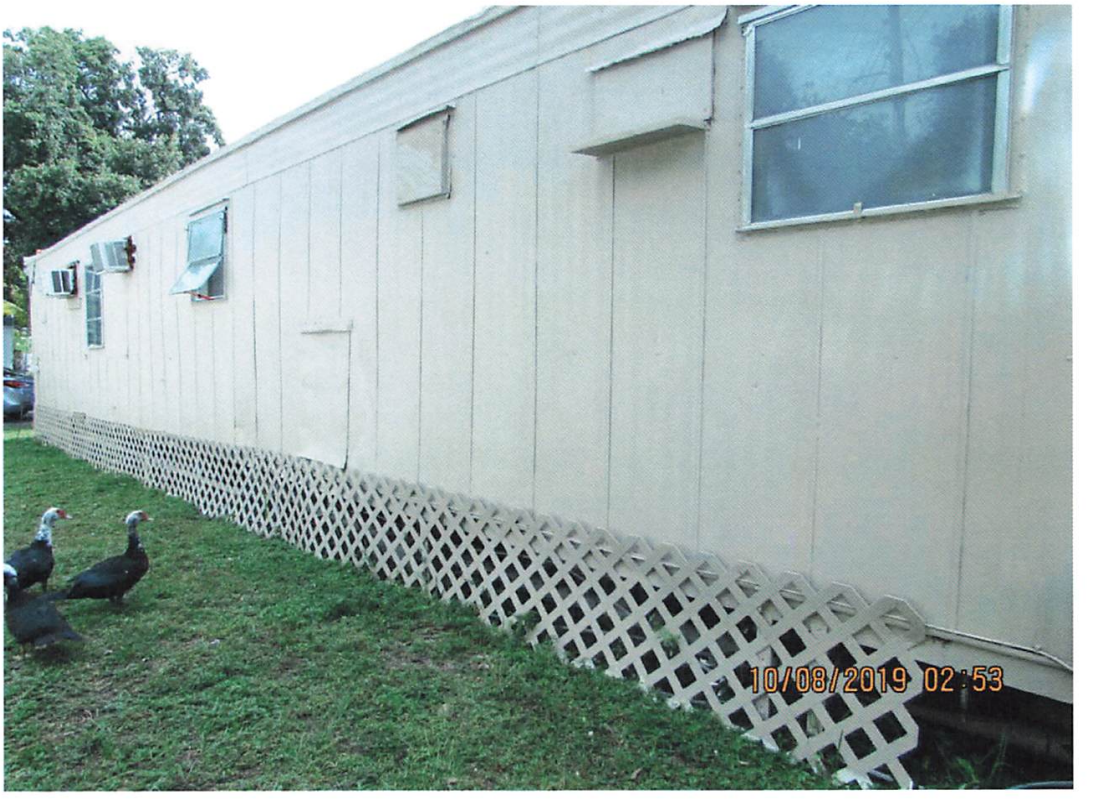
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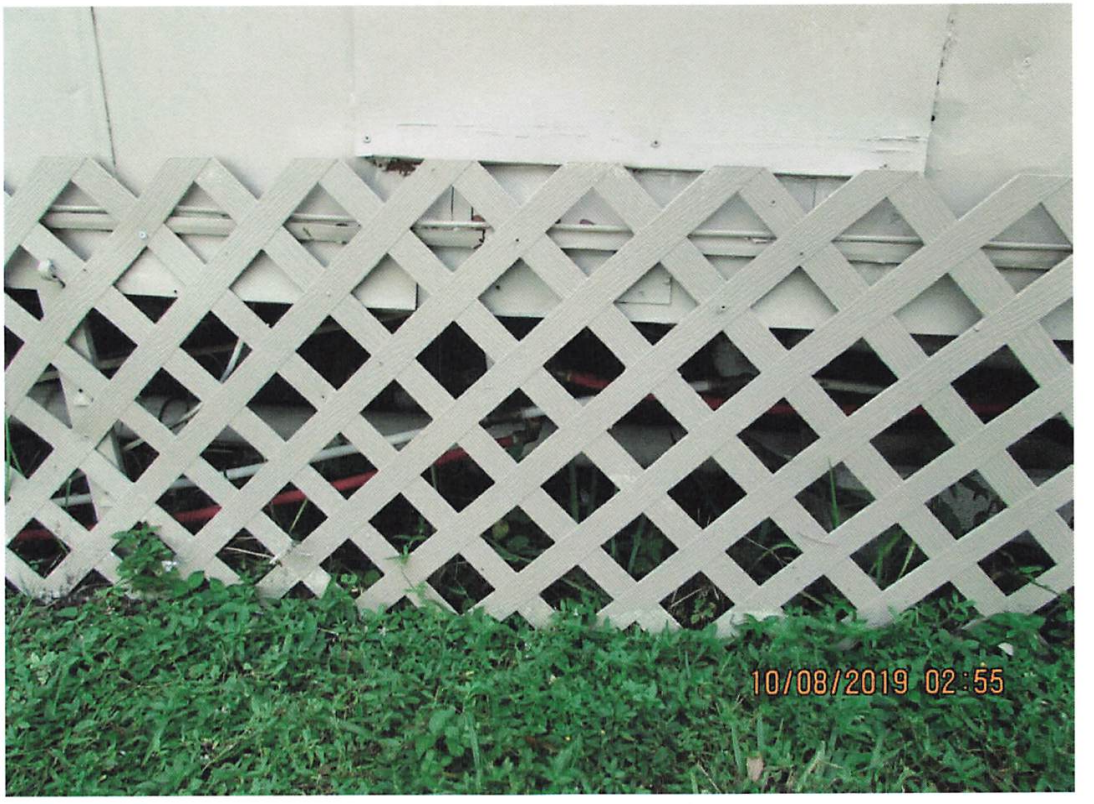
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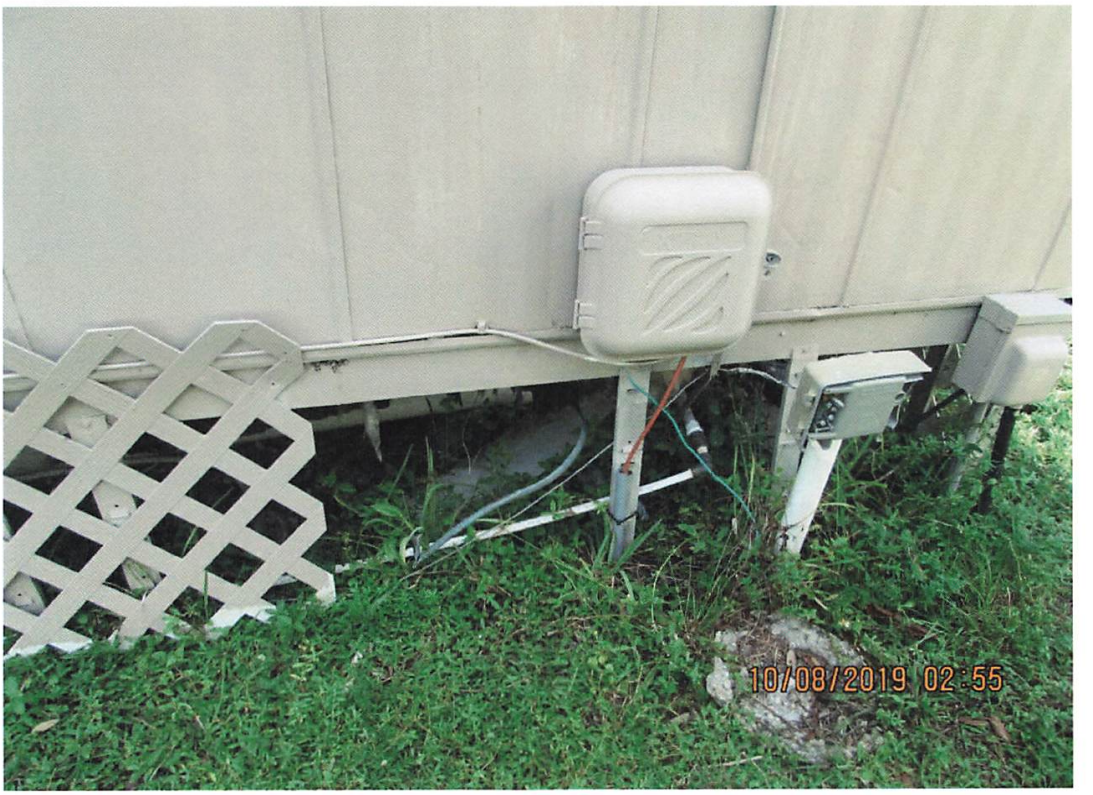
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Premium
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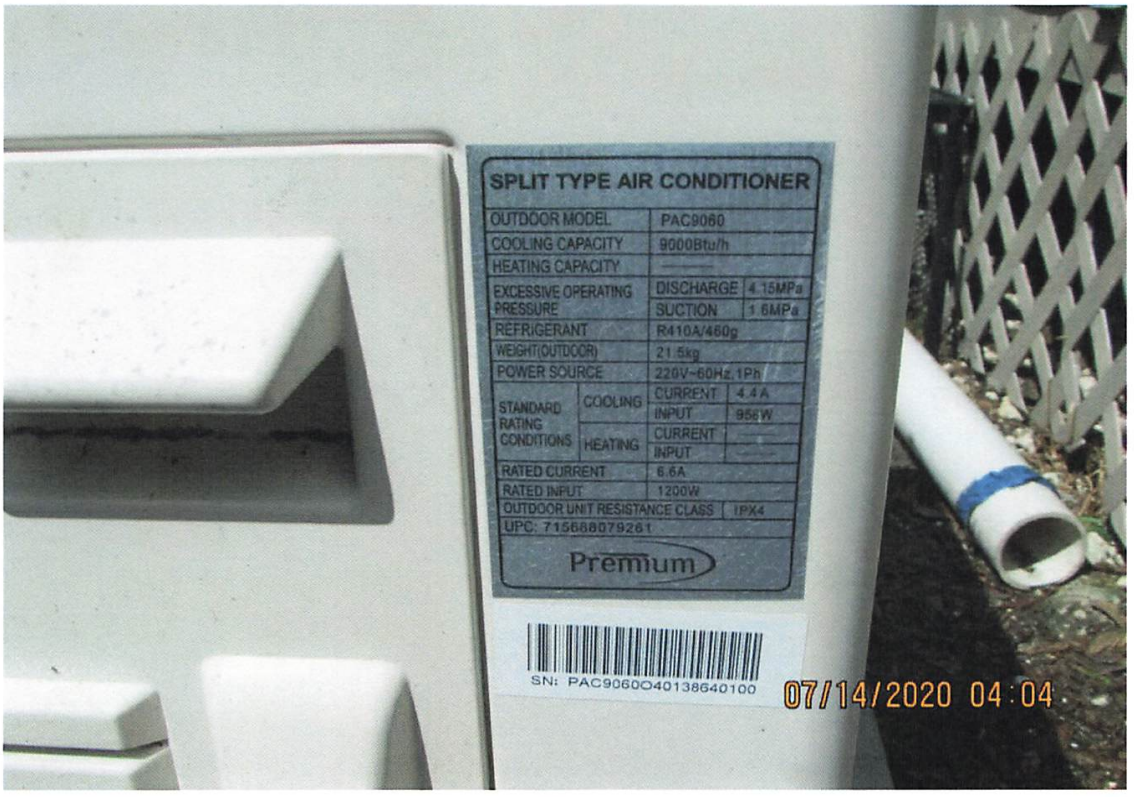
SPLIT TYPE AIR CONDITIONER
OUTDOOR MODEL PAC9060
COOLING CAPACITY 9000Btu/h
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE DISCHARGE 4.15MPa
SUCTION 1.6MPa
REFRIGERANT R410A/460g
WEIGHT(OUTDOOR) 21.5kg
POWER SOURCE 220V~60Hz 1Ph
STANDARD RATING CONDITIONS COOLING CURRENT 4.4A
INPUT 956W
HEATING CURRENT
INPUT
RATED CURRENT 6.6A
RATED INPUT 1200W
OUTDOOR UNIT RESISTANCE CLASS IPX4
UPC: 715668079261
Premium
SN: PAC9060O40138640100
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07/14/2020 04:02


07/14/2020 04:02


07/14/2020 04:02
GAS


04/06/2021 17:42


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04/06/2021 17:43


04/06/2021 17:42


SPLIT TYPE AIR CONDITIONER
OUTDOOR MODEL PAC9060
COOLING CAPACITY 9000Btu/h
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE DISCHARGE 4.15MPa
SUCTION 1.6MPa
REFRIGERANT R410A/460g
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POWER SOURCE 220V~60Hz;1Ph
STANDARD RATING CONDITIONS COOLING CURRENT 4.4A
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HEATING CURRENT
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RATED INPUT 1200W
OUTDOOR UNIT RESISTANCE CLASS IPX4
UPC 715588079261
Premium
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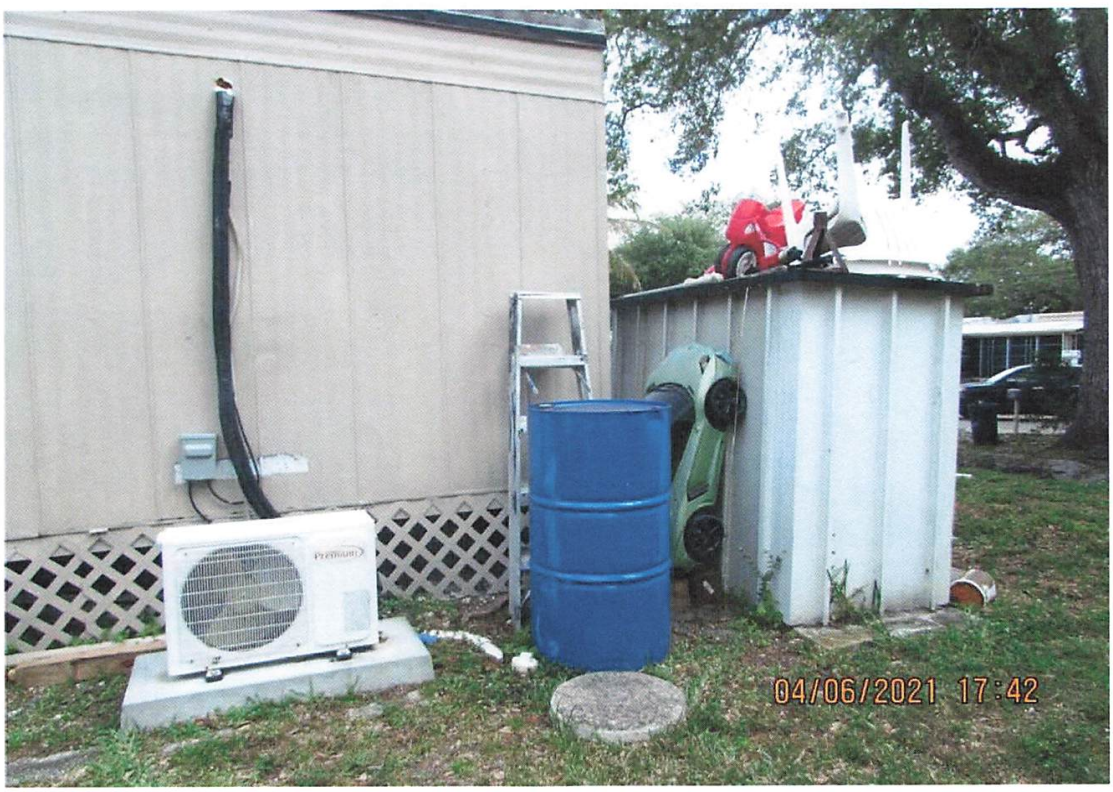
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009

Case #:

4720

Property Owner:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
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 819

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	151

Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits 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 13th day of April, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

3/5/2021

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Ruth Miranda DATE October 8 2019

SITE ADDRESS 3120 W Hallandale Beach Blvd, lot 819

PERMIT # _____ SUB/PARK Holiday M.H

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 5-105
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Observed shed, two sliding doors, A/C mini split and Porch/Screen Room. Possible plumbing & multiple M.H. alterations done without permits. Owner must go to the Building Dept. & obtain permits.

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

TOWN HALL
966-4600

Joseline Ramirez EXT. # 215
INSPECTOR

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: RUTH MIRANDA
3120 W. HALLANDAL BEACH BLVD # 819
PEMBROKE PARK, FL 33009

HOLIDAY MOBILE HOME PARK
3140 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
RUTH MIRANDA
CASE NO. 4720

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2020

Case #:

4720

Sent To:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
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 320.55 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 819

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	151

Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits 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 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

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

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

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

Joseline Ramirez

Code Enforcement Officer

7/1/2020

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Ruth Miranda 3120 W Hallandale Beach Blvd, Lot 819 Pembroke Park, FL 33009	4720	10/08/2019

Property Owner:	Property Description:	Certified Mail #:
Ruth Miranda 3120 W Hallandale Beach Blvd, Lot 819 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits 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.

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Joseline Ramirez
Code Enforcement Officer


10/08/2019 02:38


10/08/2019 02:38


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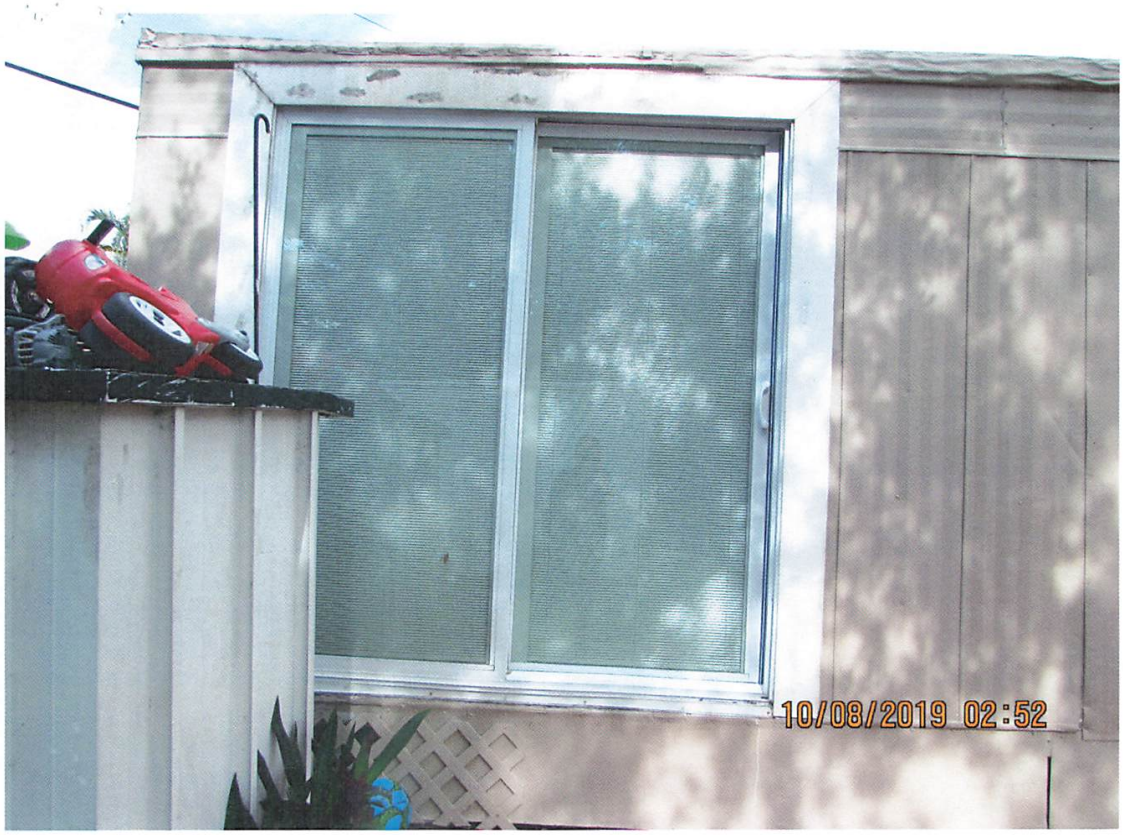
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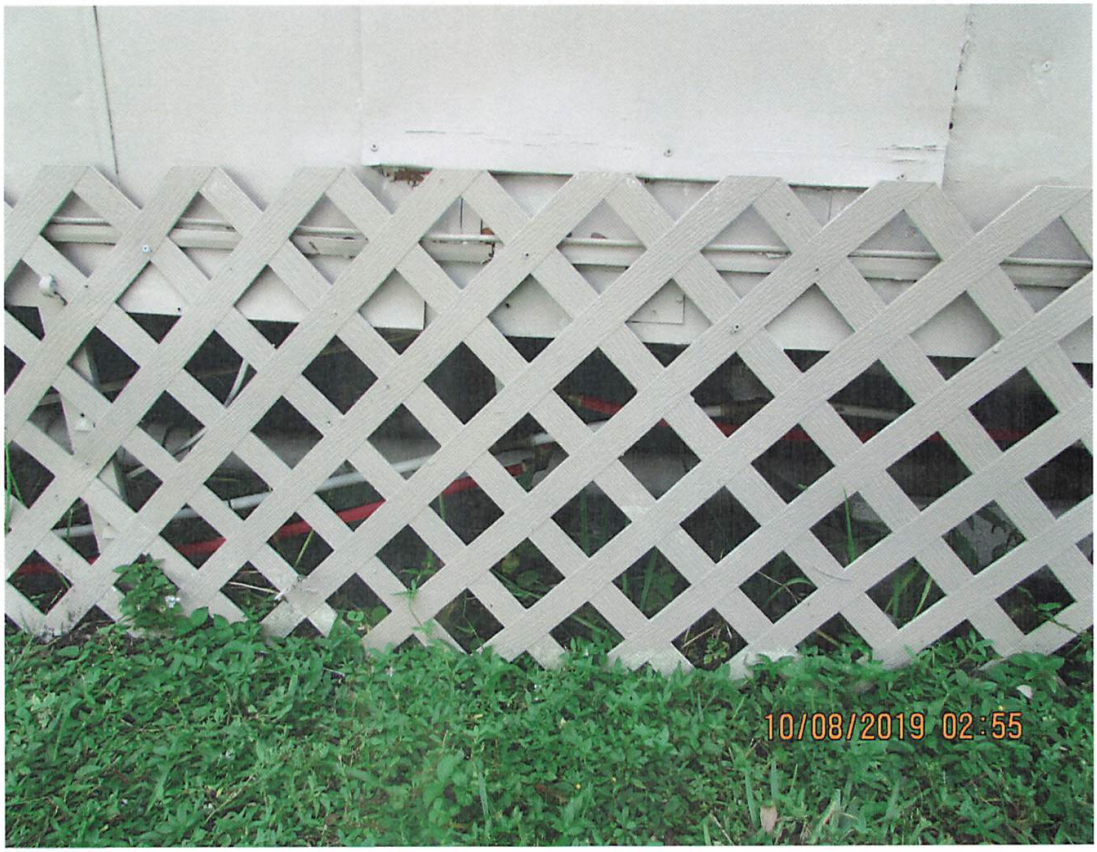
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/06/2020

Sent To:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009

Case #:

4720

Property Owner:

Ruth Miranda

3120 W Hallandale Beach Blvd, Lot 819
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 819

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	151

Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits 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 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

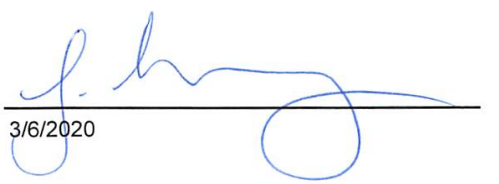
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Code Enforcement Officer



3/6/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
Jesus Jaime Rodriguez	115 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4763 **Date Next Inspection** 12/1/2022

Notes Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/12/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/28/2021	6/16/2021	Amended Final Order	Certified Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
12/1/2022		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,500.00**

Payments

Date	Payment Type Name	Amount
7/15/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$24,400.00**

7022 2410 0002 7328 2040

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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
$ 8.30

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

DEC - 1 2022

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

7022 2410 0002 7328 2033

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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
$ 8.30

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

DEC - 1 2022

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

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

SENDER: *COMPLETE THIS SECTION*

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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 4729 8344 1622 59

7022 2410 0002 7328 2033

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1622 66

7022 2410 0002 7328 2040

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over $500)

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.82

Sent To
JESUS JAIME RODRIGUEZ
HCF#4763

Street and Apt. N
115 LORI LANE

City, State, ZIP+
PEMBROKE PARK FL 33009

PS Form 3800, April

Postmark Here

HOLLYWOOD FL 33021

7022 2410 0002 7328 2019

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JESUS JAIME RODRIGUEZ CASE NO. 4763

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JESUS JAIME RODRIGUEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 103 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JESUS JAIME RODRIGUEZ AT 11:12 A.M. ON THE 8 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.

AFFIANT

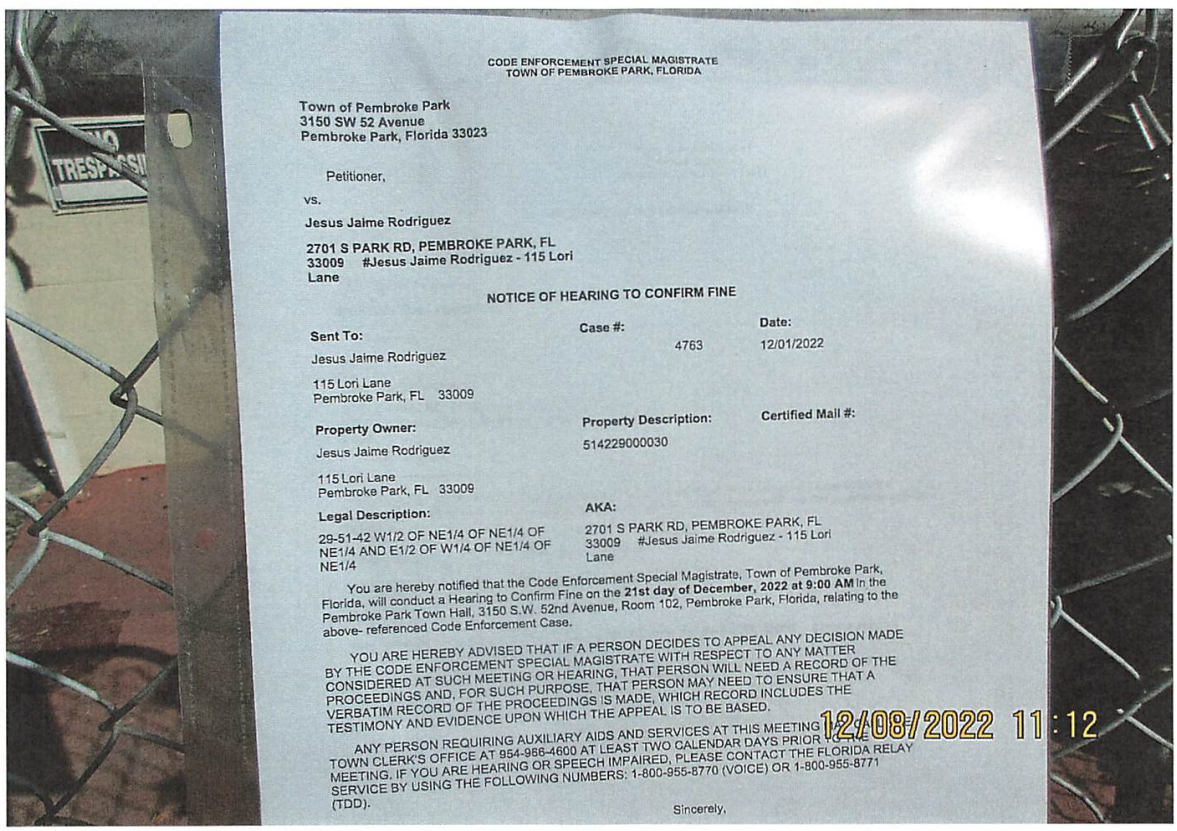
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Jesus Jaime Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Jesus Jaime Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	12/01/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
Jesus Jaime Rodriguez 115 Lori Lane 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 #Jesus Jaime Rodriguez - 115 Lori Lane	

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 December, 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 MUST CONTACT THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

12/08/2022 11:12

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Jesus Jaime Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Jesus Jaime Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Jesus Jaime Rodriguez 115 Lori Lane 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 #Jesus Jaime Rodriguez - 115 Lori Lane

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 December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Jesus Jaime Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane

Respondent(s)

Case #:

4763

On 12/1/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Jesus Jaime Rodriguez
Address:	115 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jesus Jaime Rodriguez - 115 Lori Lane
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. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/1/2022

Notes/Means of Correction:

Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit. In-complete.

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 12/1/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LYDIA RODRIGUEZ CASE NO. 4763

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LYDIA RODRIGUEZ
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 115 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LYDIA RODRIGUEZ AT 1:08 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of June 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,

vs.

LYDIA RODRIGUEZ
JESUS RODRIGUEZ
Respondent(s)

Case No.: 4763

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 115 LORI LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-103(o). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-103(o) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LYDIA RODRIGUEZ JESUS RODRIGUEZ Respondent(s)	)	Case No.: 4763

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 115 Lori Lane, Pembroke Park, FL 33009

PROPERTY OWNER: Lakeshore Mobile Home Park LLC, 2701 S. Park RD, Pembroke Park, FL 33023

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-103(o). 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; 5-103(o) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suarez-Rivas, Esq.

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned, Code Enforcement Officer, Jeffrey Louis, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 16th day of June 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Jesus Rodriquez
115 Lori Lane
Pembroke Park, FL 33009

Site Address:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lydia Rodriguez - 115 Lori Lane

Date 7/15/2021 4:12:30 PM
Invoice # 23130
For Code Enforcement Case# 4763

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/15/2021		$50.00	0	$0.00
Admin Fixed	5/13/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
7/15/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Lydia Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lydia Rodriguez - 115 Lori Lane

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Lydia Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	05/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
Lydia Rodriguez 115 Lori Lane 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 #Lydia Rodriguez - 115 Lori Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

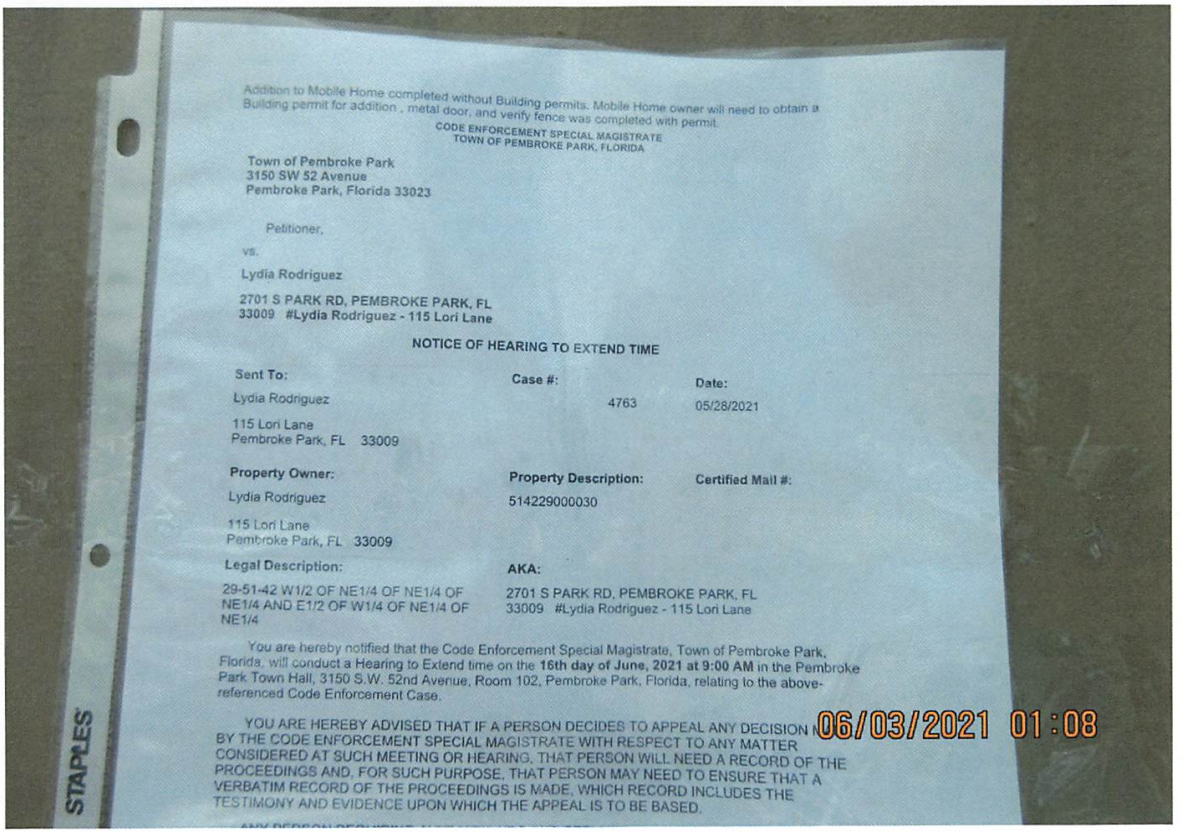
Sincerely,

Joseline Ramirez

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

1 of 1





Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Lydia Rodriguez

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lydia Rodriguez - 115 Lori Lane

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Lydia Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	05/28/2021

Property Owner:	Property Description:	Certified Mail #:
Lydia Rodriguez 115 Lori Lane 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 #Lydia Rodriguez - 115 Lori Lane

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


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
06/03/2021 01:07
TOYOTA


06/03/2021 01:07


06/03/2021 01:07



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

* 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*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

May 07,2021

TO

TOWN OF PEMBROKE PARK

Attention: JEFFREY LOUIS

Dears Friends:

I politely request an extension of 30 DAYS, to present the plans required to obtain the PERMITS and CODES.My delay is due to my contractor his being late due to the pandemic,his name is JIMMY HERNANDEZ and hi has tried several times to communicate with your office and it has not been possible.His email is jimmy@hernand-ez.com.

I appreciate your cooperation in my case.

Sincerely,

JESUS RODRIGUEZ

CASE NO.4763

115 LORI LANE, PEMBROKE PARK, FL 33009

MILQUEYA LUCIANO
MY COMMISSION # GG 236814
EXPIRES: July 14, 2022
Bonded Thru Notary Public Underwriters

05/07/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4763
LYDIA RODRIQUEZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LYDIA RODRIQUEZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 115 LORI LANE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED LYDIA RODRIQUEZ. AT 2:15 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

( ) **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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

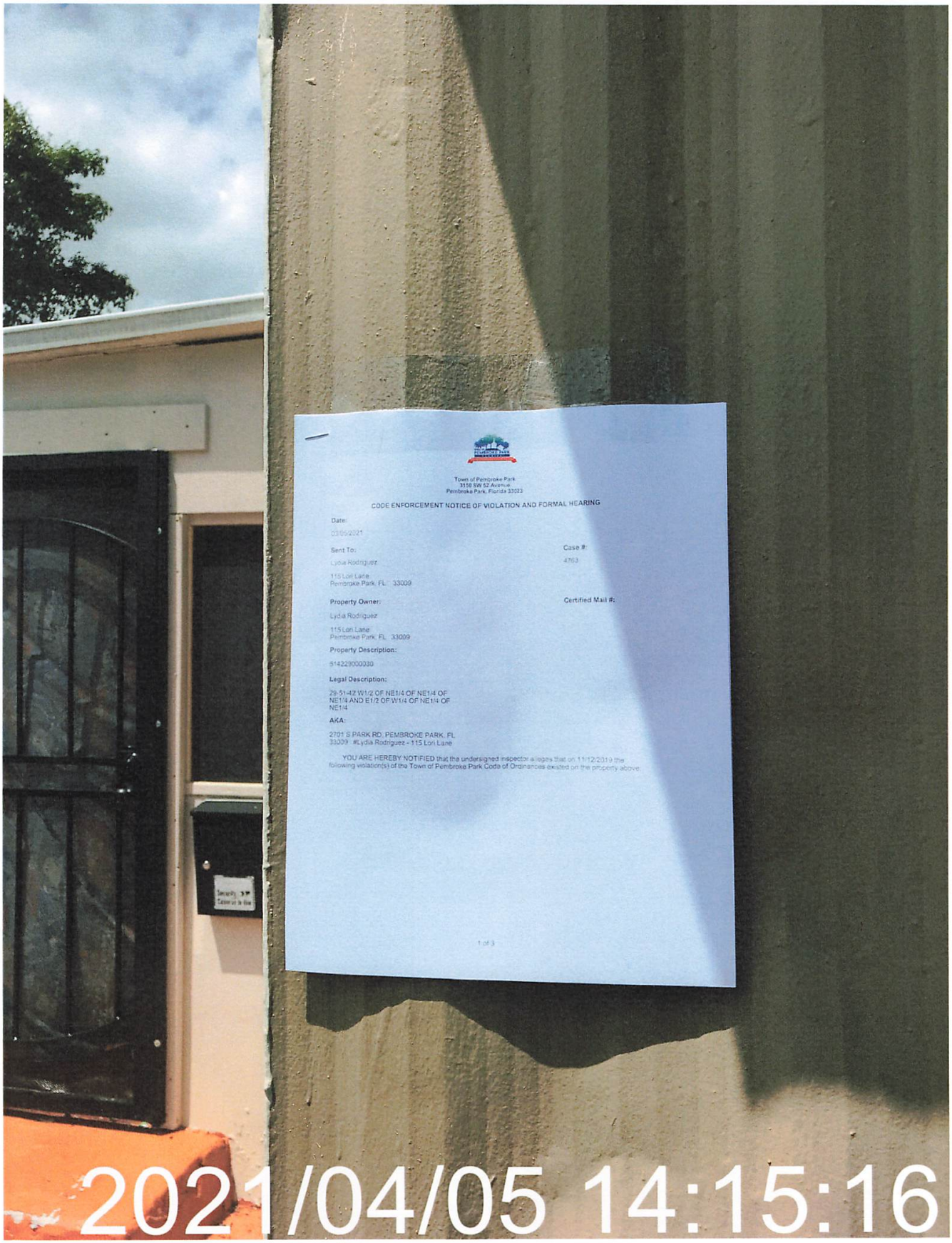
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa malcolm

TERESSA NICOLETTE MALCOL
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Service

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/09/2021
Sent To:
Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009
Case #:
4763
Property Owner:
Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000330
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 #Lydia Rodriguez - 115 Lori Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
2021/04/05 14:15:16

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

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

OFFICIAL USE

Certified Mail Fee	
$	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	
$	
Total Postage and	$ 6.96
Sent To	LYDIA RODGIGUEZ
Street and Apt. No	CURRENT TENANT/RESIDENT 115 LORI LANE
City, State, ZIP+4	PEMBROKE PARK, FL 33009

Postmark Here

MAR 2021

7019 2280 0002 0486 2157

PS Form 3800, A ... See Reverse for Instructions

NOH 4763

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

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

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee	$3.60
$	
Extra Services & Fees *(check box, add fee as appropriate)*	$2.85
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.00
$	
Total Postage and	$8.45
Sent To	LAKESHORE MOBILE HOME PARK
Street and Apt. No	2701 S PARK RD
City, State, ZIP+4	PEMBROKE PARK, FL 33009

0308
15

Postmark Here

03/17/2021

7019 2280 0002 0486 2362

PS Form 3800, A ... 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:

LYDIA RODGIGUEZ
CURRENT TENANT/RESIDENT
115 LORI LANE
PEMBROKE PARK, FL 33009

NOH 4763

9590 9402 2481 6306 5316 92

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2157

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2362

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

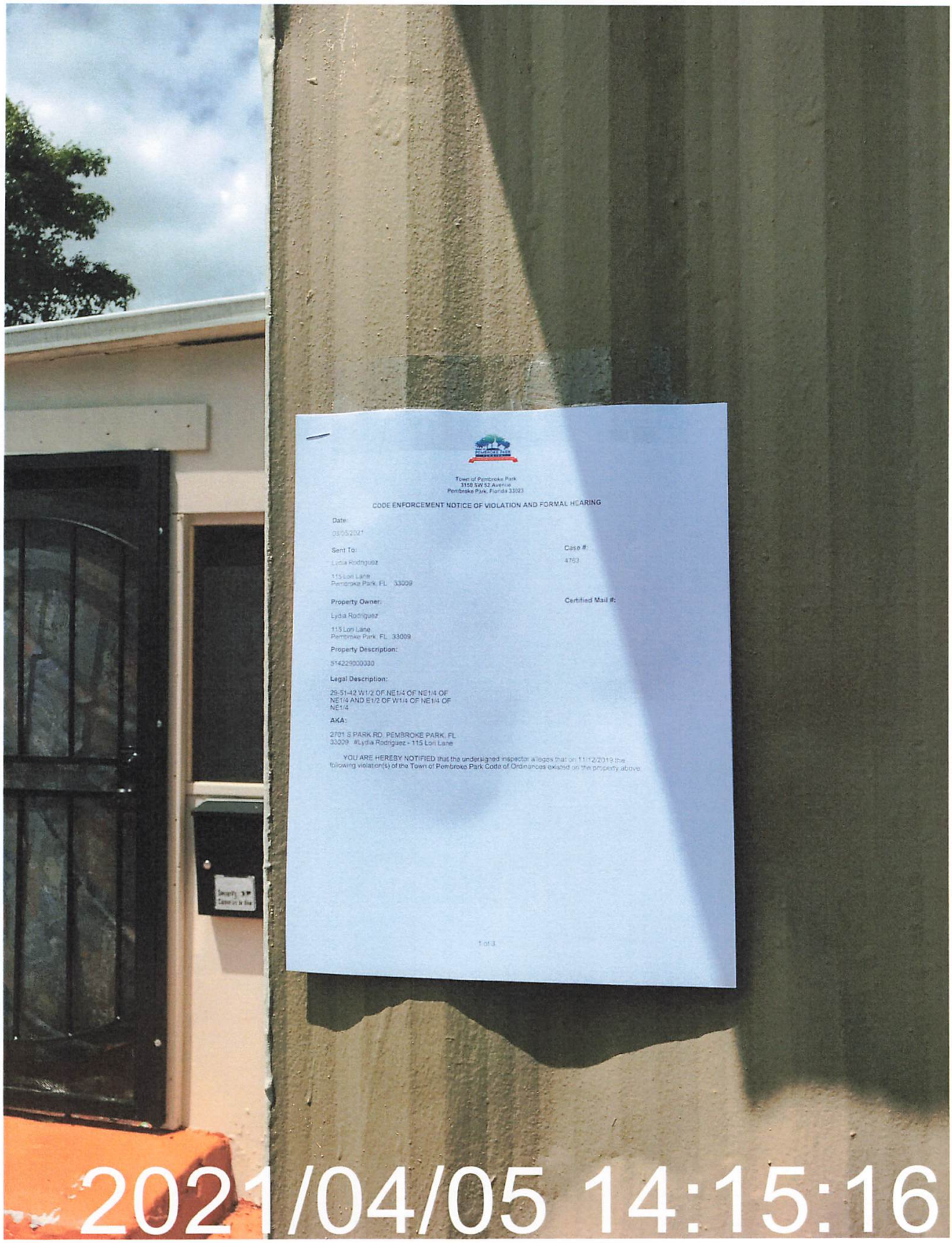
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. CR 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
3-25-2021

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

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/05/2021
Sent To:
Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009
Case #:
4763
Property Owner:
Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000330
Legal Description:
29-51-42 W1/2 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 #Lydia Rodriguez - 115 Lori Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
2021/04/05 14:15:16


NOTICE
NO TRESPASSING
2021/04/05 14:15:28


NOTICE
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
2021/04/05 14:15:39


NO TRESPASS!
Brian C. JOHNSON
STATE REPRESENTATIVE
VOTE
August 18th
300 D
IP6 914
2021/04/05 14:15:52


115
07 09 2020 12:33


NOTICE
NO TRESPASSING
07 09 2020 12:33


07.09.2020 12:33

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Lydia Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	11/12/2019

Property Owner:	Property Description:	Certified Mail #:
Lydia Rodriguez 115 Lori Lane 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 #Lydia Rodriguez - 115 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 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 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	45
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45

Notes/Means of Correction:

Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with 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.

Jeffrey Louis

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 11/12 2019

SITE ADDRESS 115 Lori Lane

PERMIT # _____ SUB/PARK Lakeshore MHP

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to mobile Home Completed without Building permits

Mobile Home owner will need to obtain a Building permit for Addition, Metal door and verify Fence was completed with permit

☒ 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

2019/11/12 13:55:27

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 11/12 2019

SITE ADDRESS 115 Lori Lane

PERMIT # _____ SUB/PARK Lakeshore MHP

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105/5-103 (a)
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to Mobile Home Completed without Building permits

Mobile Home owner will need to obtain a Building Permit for Addition, Metal door and verify Fence was completed with permit

Need Approval For Paint Color

☒ 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

2019/11/12 13:59:53


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
NAME
DATE 11/12 2019
SITE ADDRESS 115 Lou Lane
PERMIT #
SUBPARK Lakeshore MHP
STOP ALL WORK
NO BUILDING PERMIT
VIOLATION OF FLORIDA BUILDING CODE #
VIOLATION OF TOWN ORDINANCE # 5105
NFPA #
APPROVED PLAN NOT BEING FOLLOWED
PERMIT NOT ON JOB
APPROVED PLAN NOT ON JOB
RE-INSPECTION FEE*
COMMENTS Addition to mobile Home Completed without Building permits
Mobile Home owner will need to obtain a Building Permit for Addition, Metal Lanes and Verify hence was completed with permit
X 2.X FEE
FINE
DAYS TO COMPLY 15
WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
*RE-INSPECTION FEE MUST BE PAID AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
CODE ENF
SIGNS
ENGINEERING
TOWN HALL
966-4600
Jeffrey Louis
INSPECTOR
EXT # 213
TOWN OF PEMBROKE PARK
JOSELINE RAMIREZ
2019/11/12 13:57:20


115
TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
NO
TRESPASSING
2019/11/12 13:57:31

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Lydia Rodriguez

115 Lori Lane
Pembroke Park, FL 33009

Case #:

4763

Property Owner:

Lydia Rodriguez

115 Lori Lane
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 #Lydia Rodriguez - 115 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 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 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	45
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45

Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

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

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

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

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

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

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

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

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

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

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

Jeffrey Louis

6/30/2020

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: LYDIA RODRIGUEZ
115 LORI LANE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
LYDIA RODRIGUEZ
CASE NO. 4763

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

Lydia Rodriguez

115 Lori Lane
Pembroke Park, FL 33009

Case #:

4763

Property Owner:

Lydia Rodriguez

115 Lori Lane
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 #Lydia Rodriguez - 115 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 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 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	45
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45

Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

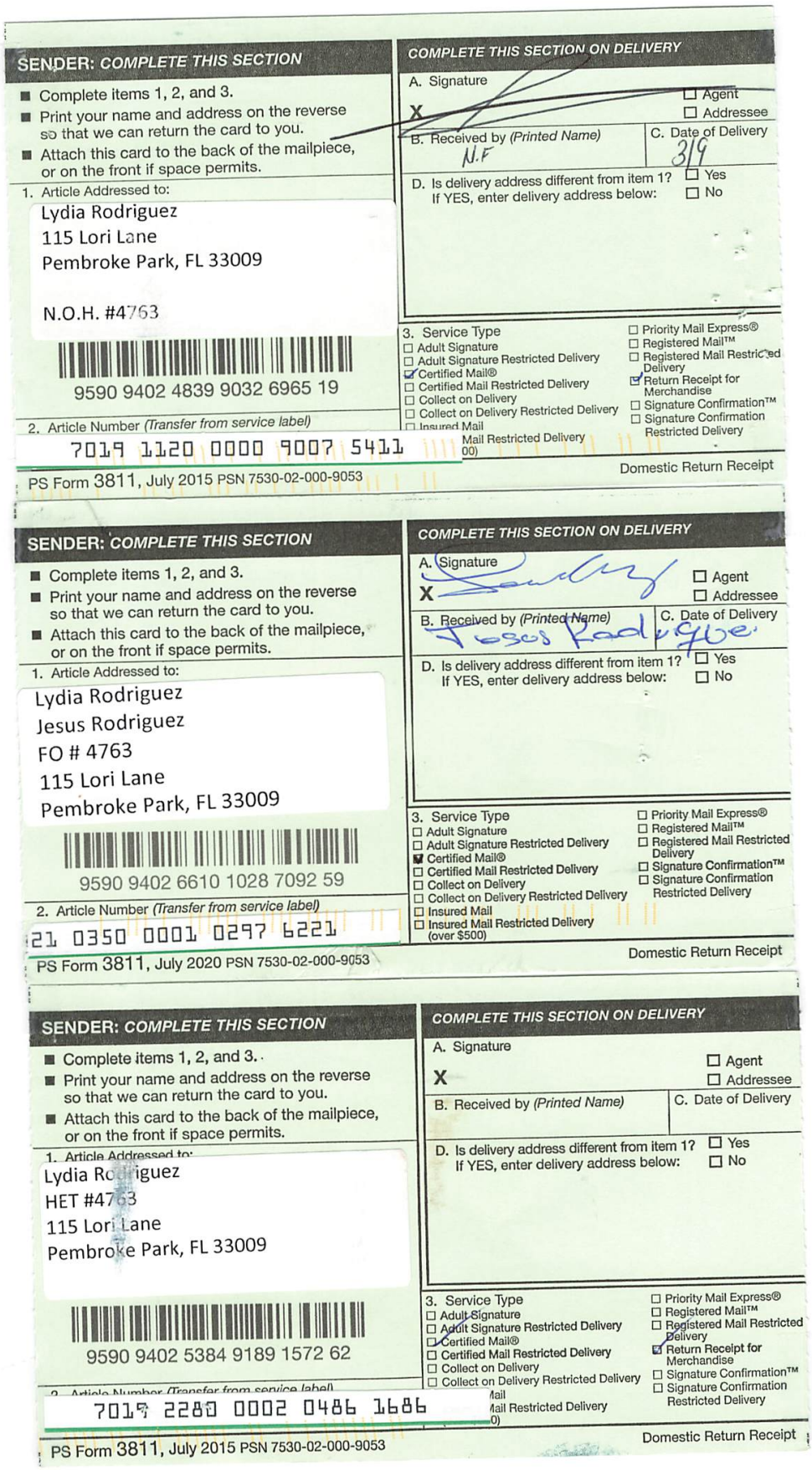
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Jeffrey Louis

3/5/2020



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009

N.O.H. #4763

9590 9402 4839 9032 6965 19

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5411

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:

Lydia Rodriguez
Jesus Rodriguez
FO # 4763
115 Lori Lane
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 59

2. Article Number (Transfer from service label)

21 0350 0001 0297 6221

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) Jesus Rodriguez

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:

Lydia Rodriguez
HET #4763
115 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1572 62

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1686

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

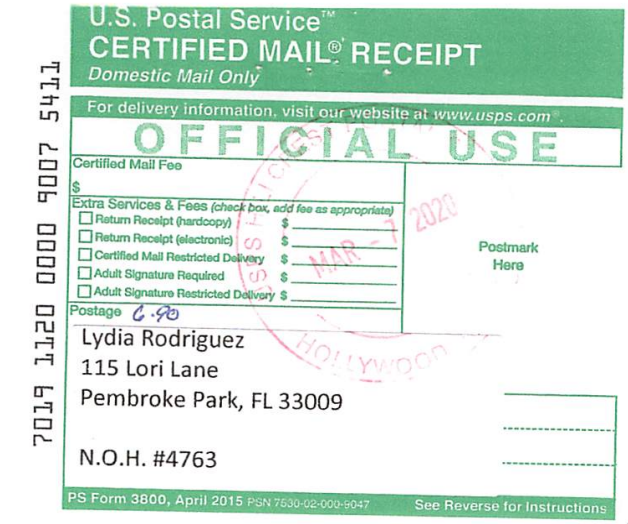
C. Date of Delivery

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

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 6.90

Postmark Here

MAR - 1 2020

Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009

N.O.H. #4763

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

7019 1120 0000 9007 5411



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$

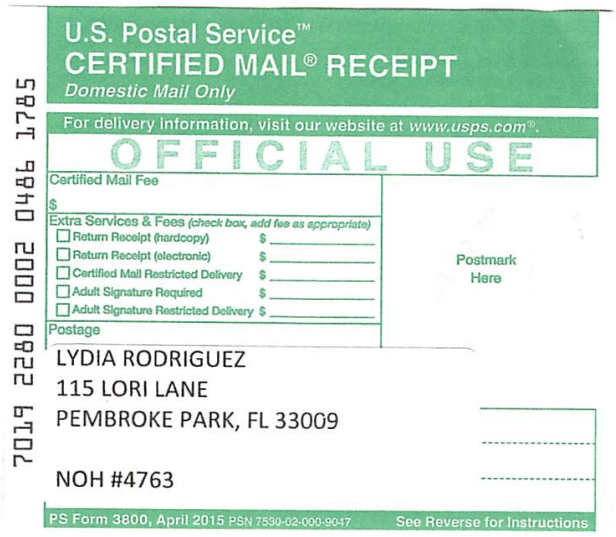
Sent To Lydia Rodriguez
Street and Apt. No. HET #4763
City, State, ZIP+4 115 Lori Lane
Pembroke Park, FL 33009

Postmark Here

WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023

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

7019 2280 0002 0486 1686



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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

LYDIA RODRIGUEZ
115 LORI LANE
PEMBROKE PARK, FL 33009

NOH #4763

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

7019 2280 0002 0486 1785



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 8.60

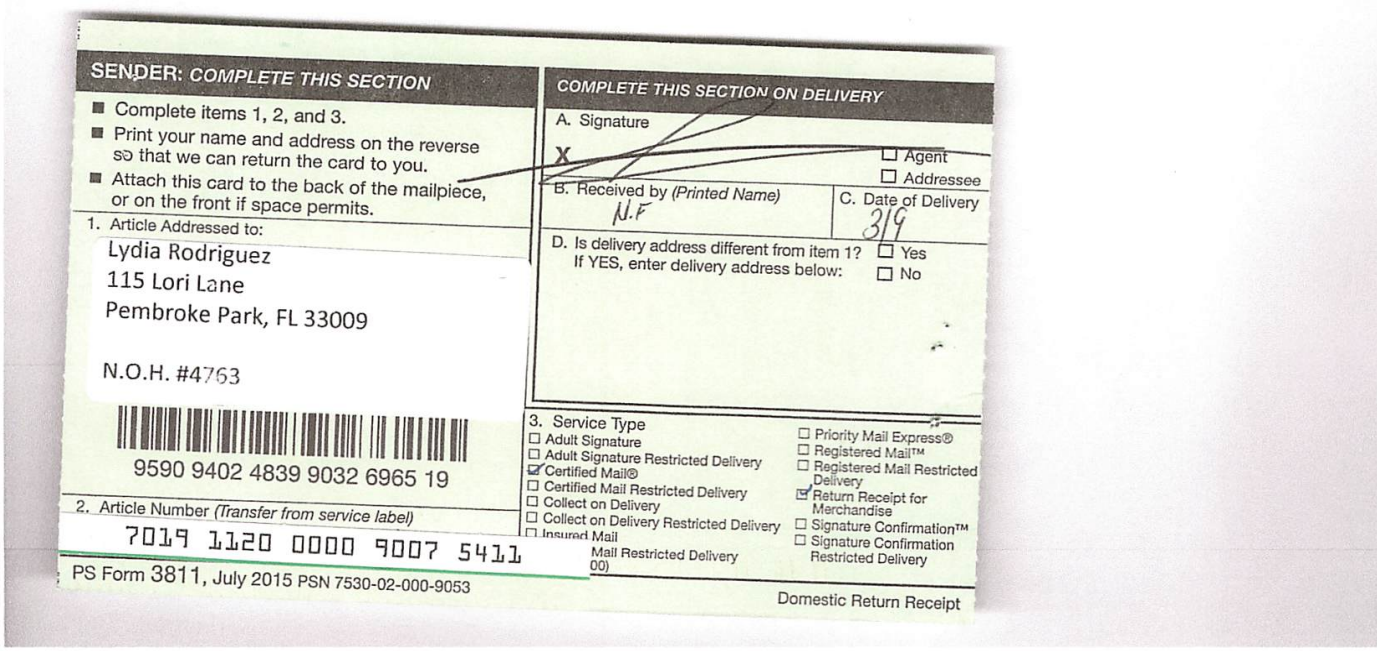
Postmark Here

JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

PS Form 3800, April 2015 PSN [illegible] See Reverse for Instructions

7019 1120 0000 9007 5572



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009

N.O.H. #4763

9590 9402 4839 9032 6965 19

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5411

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

Mail Restricted Delivery 00)

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

7021 0350 0001 0297 6221



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 6.96

Total Postage a
$

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

Lydia Rodriguez
Jesus Rodriguez
FO # 4763
115 Lori Lane
Pembroke Park, FL 33009

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

7021 0350 0001 0297 6405



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage 8.25

Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33023
4443 & 4763

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lydia Rodriguez
Jesus Rodriguez
FO # 4763
115 Lori Lane
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 59

2. Article Number (Transfer from service label)

21 0350 0001 0297 6221

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

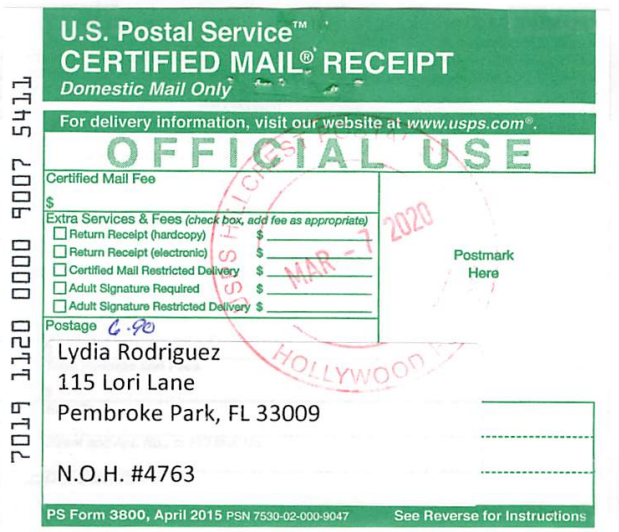
B. Received by (Printed Name) Jesus Rodriguez

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 6.96
Postmark Here
MAR - 7 2020
Lydia Rodriguez
115 Lori Lane
Pembroke Park, FL 33009
N.O.H. #4763
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 5411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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Ap
City, State, Zi
JUN 2
Postmark Here
Riverstone Communities, LLC
A.F.O. #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301
7021 0350 0001 0297 6764


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Hallandale FL 33009
OFFICIAL USE
Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $2.85
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery
Postage $2.00
Total Postage and $8.45
Sent To
Street and Apt. No
City, State, ZIP+4
0308
MAR 11
Postmark Here
03/17/2021
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
PS Form 3800, A
7019 2280 0002 0486 2362


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and A
City, State,
JUN 21 2021
Postmark Here
Lakeshore Mobile Home Park LLC
A.F.O. #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009
7021 0350 0001 0297 6771


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and $6.96
Sent To
Street and Apt. No
City, State, ZIP+4
MAR 2021
Postmark Here
LYDIA RODGIGUEZ
CURRENT TENANT/RESIDENT
115 LORI LANE
PEMBROKE PARK, FL 33009
NOH 4763
PS Form 3800, A
7019 2280 0002 0486 2157


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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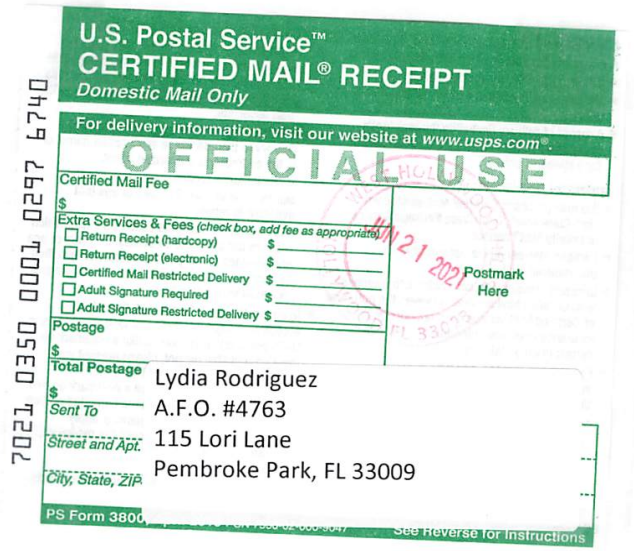
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
LYDIA RODRIGUEZ
115 LORI LANE
PEMBROKE PARK, FL 33009
NOH #4763
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 1785



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
$

Total Postage
$

Sent To: Lydia Rodriguez
Street and Apt.: A.F.O. #4763
City, State, ZIP: 115 Lori Lane, Pembroke Park, FL 33009

Postmark Here
JUN 21 2021

PS Form 3800, See Reverse for Instructions

7021 0350 0001 0297 6740



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 $

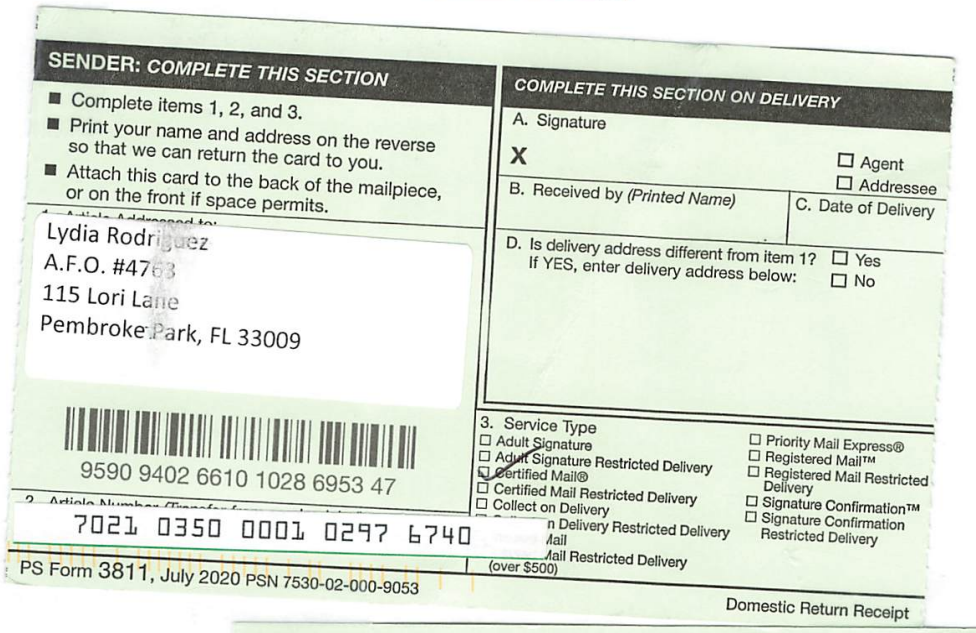
Postage 8.60

Postmark Here
JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

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

7019 1120 0000 9007 5572



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

Lydia Rodriguez
A.F.O. #4763
115 Lori Lane
Pembroke Park, FL 33009

9590 9402 6610 1028 6953 47

2. Article Number (Transfer from service label) 7021 0350 0001 0297 6740

COMPLETE THIS SECTION ON DELIVERY

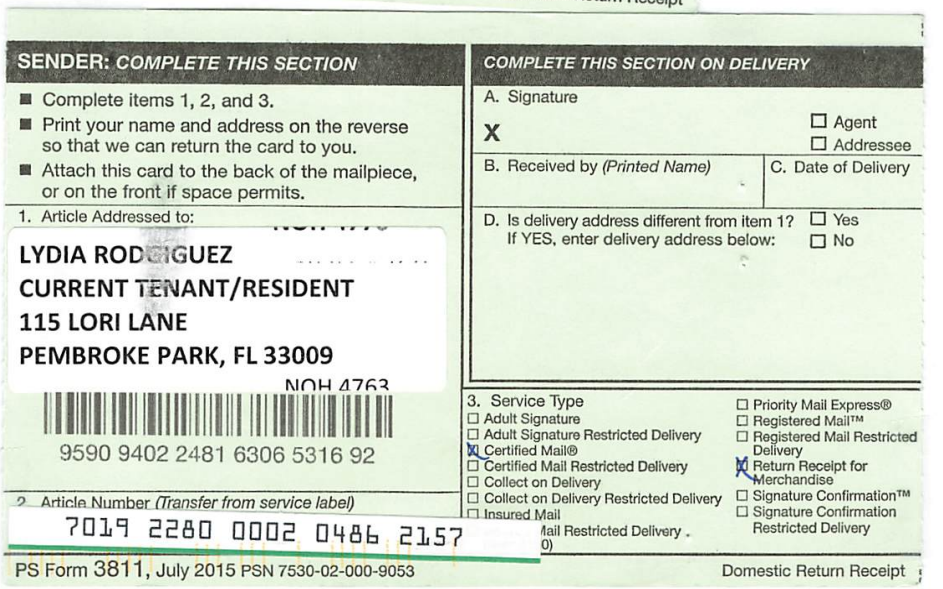
A. Signature
X ☐ Agent ☐ Addressee

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 (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:
LYDIA RODRIGUEZ
CURRENT TENANT/RESIDENT
115 LORI LANE
PEMBROKE PARK, FL 33009
NOH 4763

9590 9402 2481 6306 5316 92

2. Article Number (Transfer from service label) 7019 2280 0002 0486 2157

COMPLETE THIS SECTION ON DELIVERY

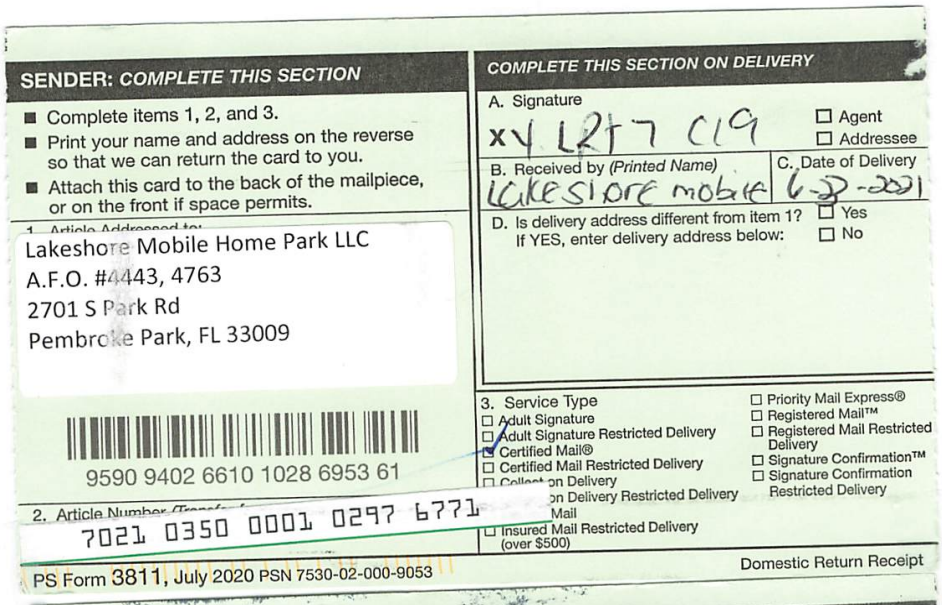
A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lakeshore Mobile Home Park LLC
A.F.O. #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 6610 1028 6953 61

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6771

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X LRT7 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) LAKESHORE MOBILE C. Date of Delivery 6-2-2021

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. LRT7 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 3-25-2021

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

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

PS Form 3811, July 2015 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
$ 6.96
Total Postage a
$
Sent To Lydia Rodriguez
Jesus Rodriguez
Street and Apt. FO # 4763
City, State, ZIP+ 115 Lori Lane
Pembroke Park, FL 33009

Postmark Here

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

7021 0350 0001 0297 6221

Case Overview

Property/Incident Information

Owner	Address	Site Address
Basty Mendoza/Martha Colan	101 Lori Lane Pembroke Park, FL 33023	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4880 **Date Next Inspection** 12/21/2022

Notes Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Posted to Property Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	Certified Mail
12/1/2022		Affidavit of Non-Compliance	Certified Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/21/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,000.00**

Payments

Date	Payment Type Name	Amount
7/30/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$22,900.00**

7022 2410 0002 7328 2026

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Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.82

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33

DEC - 2 2022

Sent To BASTY MENDOZA/MARTHA COLAN

Street and Apt. N HCF#4880
101 LORI LANE

City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

BASTY MENDOZA/MARTHA COLAN
HCF#4880
101 LORI LANE
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1622 73

7022 2410 0002 7328 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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


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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 8.30
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009
PS Form 3800,
7022 2410 0002 7328 2040


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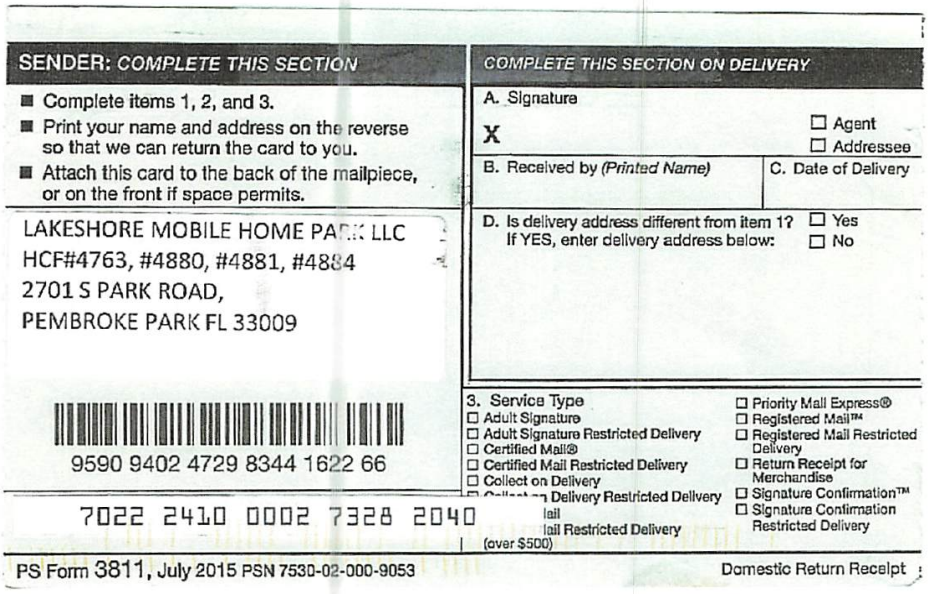
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 8.30
Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
PS Form 3800,
7022 2410 0002 7328 2033


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
9590 9402 4729 8344 1622 59
7022 2410 0002 7328 2033
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009
9590 9402 4729 8344 1622 66
7022 2410 0002 7328 2040
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
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
(over $500)
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:

Riverstone Communities, LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1574 60

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6719

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19 ☐ Agent ☑ Addressee

B. Received by (Printed Name) NB RT65 | C. Date of Delivery 6/22/21

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ 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.

1

Basty Mendoza
NOH #4880
101 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 01

7019 2280 0002 0486 1433

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To Basty Mendoza
Street and Apt. NOH #4880
City, State, ZIP 101 Lori Lane
Pembroke Park, FL 33009

Postmark Here
MAY 28 2021
HOLLYWOOD FL 33023

PS Form 3800, [illegible] See Reverse for Instructions

7019 2280 0002 0486 1433

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BASTY MENDOZA
MARTHA COLAN CASE NO. 4880

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BASTY MENDOZA/MARTHA COLAN

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 101 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BASTY MENDOZA/MARTHA COLAN AT 11:06 A.M. ON THE 8 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.

_____
AFFIANT

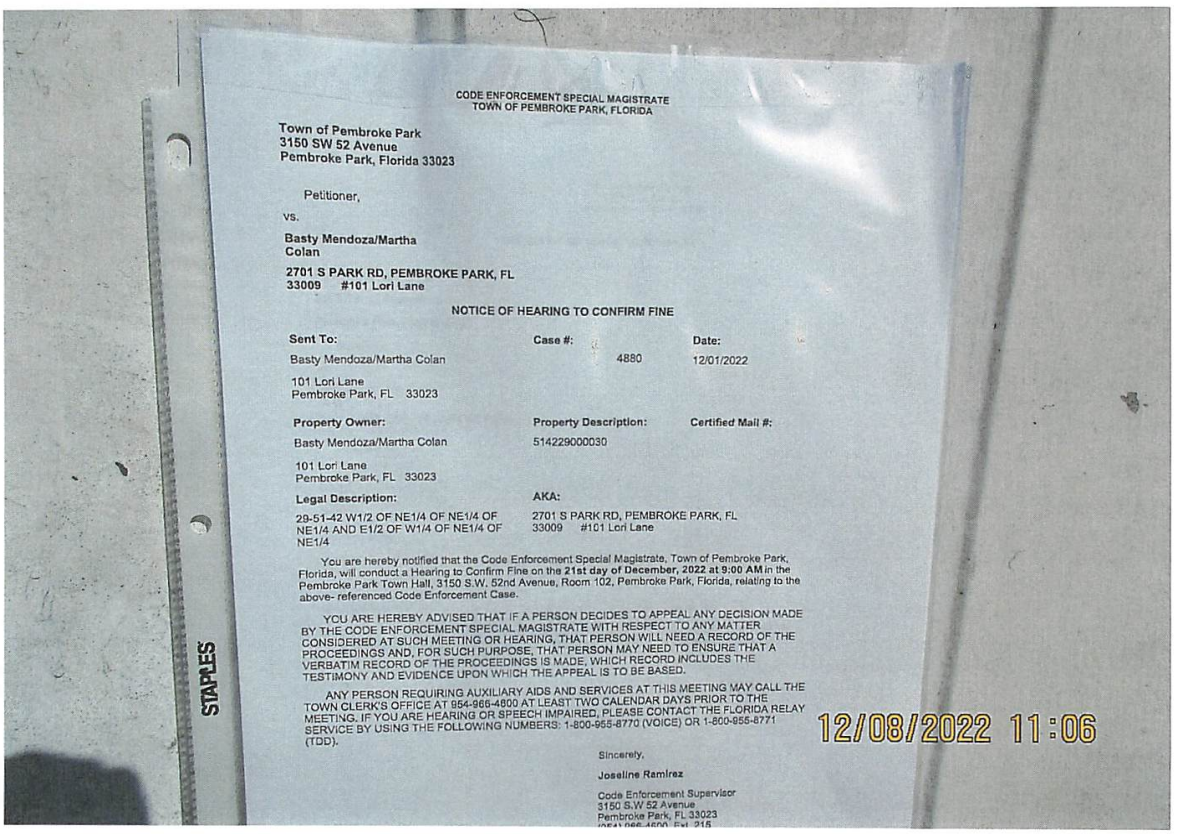
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

_____
Signature

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


101
12/08/2022 11:06


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Basty Mendoza/Martha Colan
2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Basty Mendoza/Martha Colan
101 Lori Lane
Pembroke Park, FL 33023
Case #:
4880
Date:
12/01/2022
Property Owner:
Basty Mendoza/Martha Colan
101 Lori Lane
Pembroke Park, FL 33023
Property Description:
514229000030
Certified Mail #:
Legal Description:
29-51-42 W1/2 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 #101 Lori Lane
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 December, 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
STAPLES
12/08/2022 11:06

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Basty Mendoza/Martha Colan

2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Basty Mendoza/Martha Colan 101 Lori Lane Pembroke Park, FL 33023	4880	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Basty Mendoza/Martha Colan 101 Lori Lane Pembroke Park, FL 33023	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 #101 Lori Lane

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Basty Mendoza/Martha Colan

2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane

Respondent(s)

Case #:

4880

On 12/1/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Basty Mendoza/Martha Colan
Address:	101 Lori Lane Pembroke Park, FL 33023
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane
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. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022

Notes/Means of Correction:

Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application). - incomplete

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 12/1/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

2 of 2



SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
P.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1574 22

7021 0350 0001 0297 6672

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Lakeshore mobile
C. Date of Delivery 7-21-20[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
- ☐ Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Martha Colan
101 Lori Lane
Pembroke Park, FL 330093036

Site Address:

2701 S PARK RD, PEMBROKE PARK,
FL 33009 #101 Lori Lane

Date 7/30/2021 10:57:09 AM
Invoice # 23333
For Code Enforcement Case# 4880

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
Admin Fixed	6/21/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
7/30/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BASTY MENDOZA MARTHA COLAN Respondent(s)	Case No.: 4880

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 101 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(o); 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(o); 5-105; 12-48; 12-49 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Esq.

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 June, 2021.

J. Ramirez

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
$8.27
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
7021 0350 0001 0297 6719
WEST HOLLYWOOD HILLS
JUN 2021
Postmark Here
Riverstone Communities, LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301


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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
$8.27
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 6672
WEST HOLLYWOOD HILLS
JUN 17 2021
Postmark Here
HOLLYWOOD 33023
Lakeshore Mobile Home Park LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009


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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postag
$6.98
Sent To
Street and Ap
City, State, Z
PS Form 38
7021 0350 0001 0298 0655
WEST HOLLYWOOD HILL
JUN 17
Postmark Here
Basty Mendoza / Martha Colon
F.O. #4880
101 Lori Lane
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4880

Hasler
02/06/2020
US POSTAGE

ZIP 33023
1D10656696

Bobby Mendoza
101 Lori Lane
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4880

Hasler FIRST-CLASS MAIL
02/06/2020
US POSTAGE $000.80⁰

ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
2701 S Park Rd
Pembroke Park, FL 33009



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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
$ 8

Total Postage and Fees
$ 8.47

Sent To
Lakeshore Mobile Home Park LLC

Street and Apt. No.
NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd

City, State, ZIP+4®
Pembroke Park, FL 33009

Postmark Here
MAY 28 2021

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

7019 2280 0002 0486 1518

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 8.47

Sent To
Riverstone Communities, LLC

Street and Apt. No.
NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000

City, State, ZIP+4
Bloomfield Township, MI 48301

Postmark Here
MAY 28 2021

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

7019 2280 0002 0486 1525

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To
Basty Mendoza

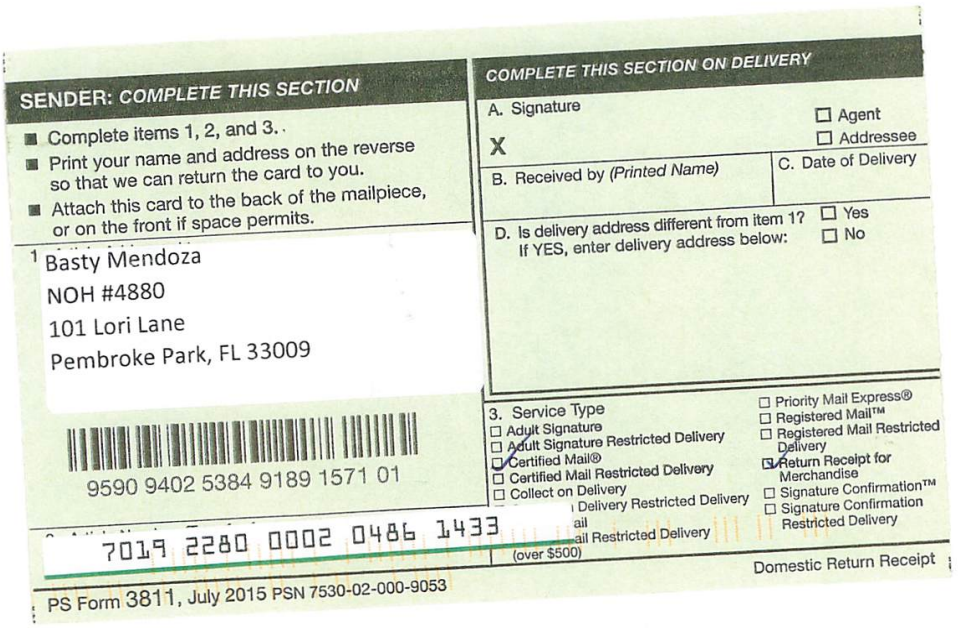
Street and Apt.
NOH #4880
101 Lori Lane

City, State, ZIP
Pembroke Park, FL 33009

Postmark Here
MAY 28 2021
HOLLYWOOD FL 33023

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

7019 2280 0002 0486 1433



SENDER: COMPLETE THIS SECTION

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

1 Basty Mendoza
NOH #4880
101 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 01

7019 2280 0002 0486 1433

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1518

COMPLETE THIS SECTION ON DELIVERY

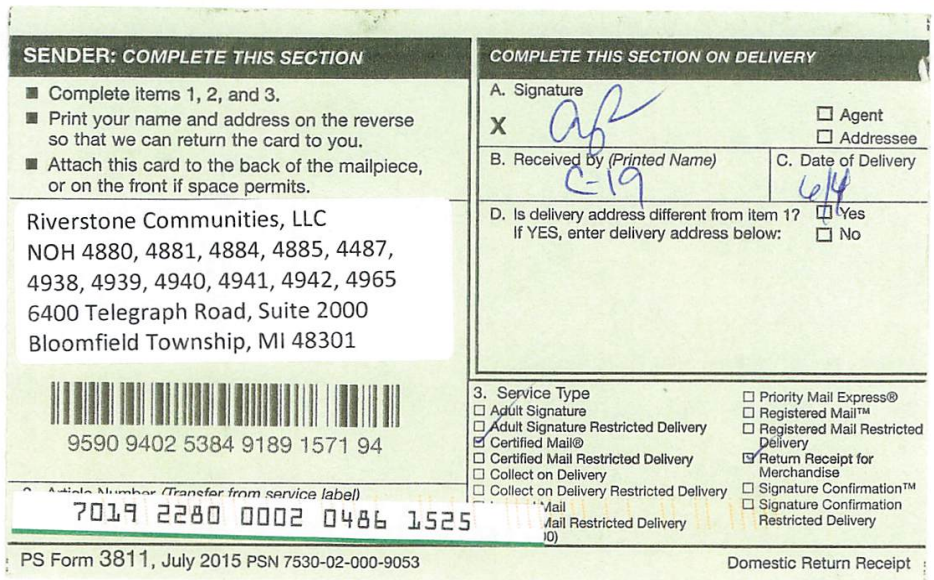
A. Signature
X Yic R+4C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) LakeShore mobil | C. Date of Delivery 6-1-2021

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

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

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



SENDER: COMPLETE THIS SECTION

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

Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1571 94

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1525

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C-19 | C. Date of Delivery 6/4

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
BASTY MENDOZA	)	CASE NO. 4880
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BASTY MENDOZA
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 101 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BASTY MENDOZA AT 12:56 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of JUNE, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

Case #:

4880

Property Owner:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

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 #101 Lori Lane

06/03/2021 00:56

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

* 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*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

Case #:

4880

Property Owner:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

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 #101 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

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 June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/27/2021

10/20/20
101 Lori Lane

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Basty Mendoza 101 Lori Lane Pembroke Park, FL 33023	4880	01/30/2020

Property Owner:	Property Description:	Certified Mail #:
Basty Mendoza 101 Lori Lane Pembroke Park, FL 33023	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 #Basty Mendoza - 101 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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

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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

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

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

Name Basty Mendoza
Site Address 101 Lori Lane
Permit # _____

Date 1/30/20
Case # 4880
Sub/Park Lakeshore M.H.P.

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 5-103(a,o) 12-48
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Addition, multiple alterations (Doors, windows, a/c's plywood, steps), washer & dryer & prohibited out door Storage. Exterior maintenance.

Corrective Action(s)
Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage & paint home with permit.

- ☒ Structural
- ☒ Plumbing
- ☒ Mechanical
- ☒ Electrical
- ☒ Code Enf.
- ☐ Zoning
- ☐ Business Tax Receipt
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	**Assessed / SOH Value**	**Tax**
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
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	$2,094,580	$2,094,580	$2,094,580	$2,094,580

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**
			6299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

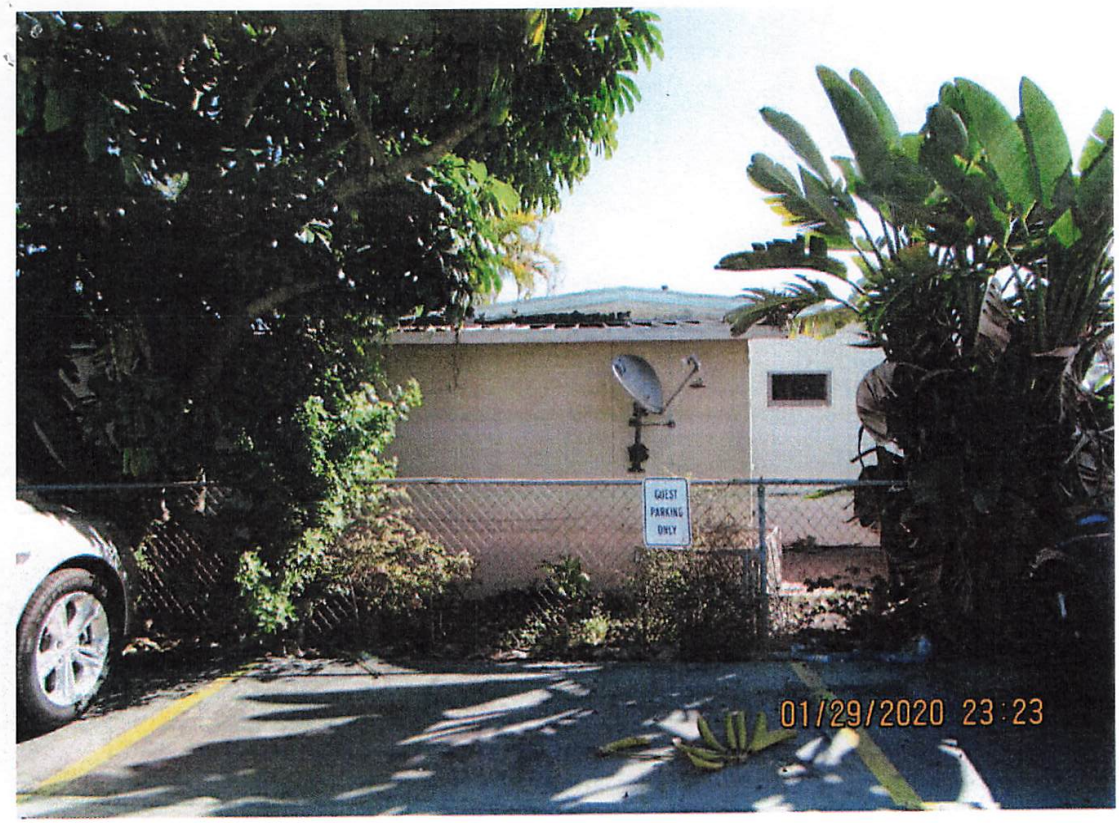
Price	Factor	**Type**
$5.25	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


101
01/29/2020 23:37


101
01/29/2020 23:38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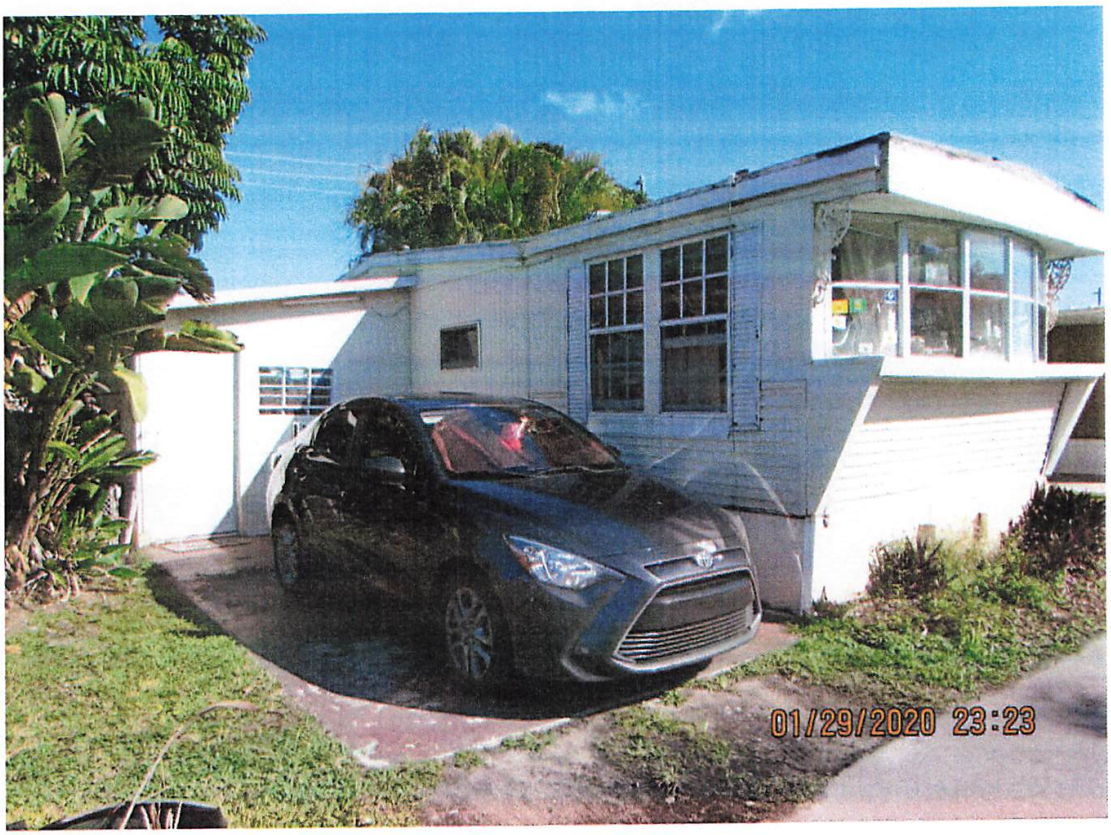
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01/29/2020 23:25


06/03/2021 00:56


06/03/2021 00:56


06/03/2021 00:56


06/03/2021 00:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pena Zetino, Samuel	103 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4881 **Date Next Inspection** 12/21/2022

Notes Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	
12/1/2022		Affidavit of Non-Compliance	Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/21/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$23,000.00**



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

Postage
$

Total Postage and Fees
$ 8.30

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884

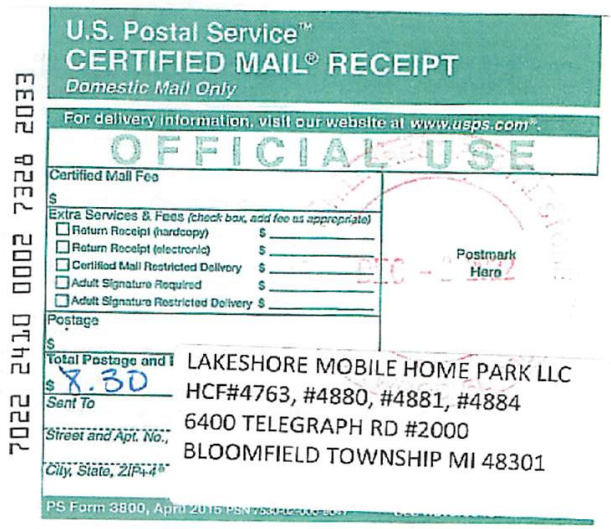
Street and Apt. No.,
2701 S PARK ROAD,

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

Postmark Here

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

7022 2410 0002 7328 2040



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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
$ 8.30

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884

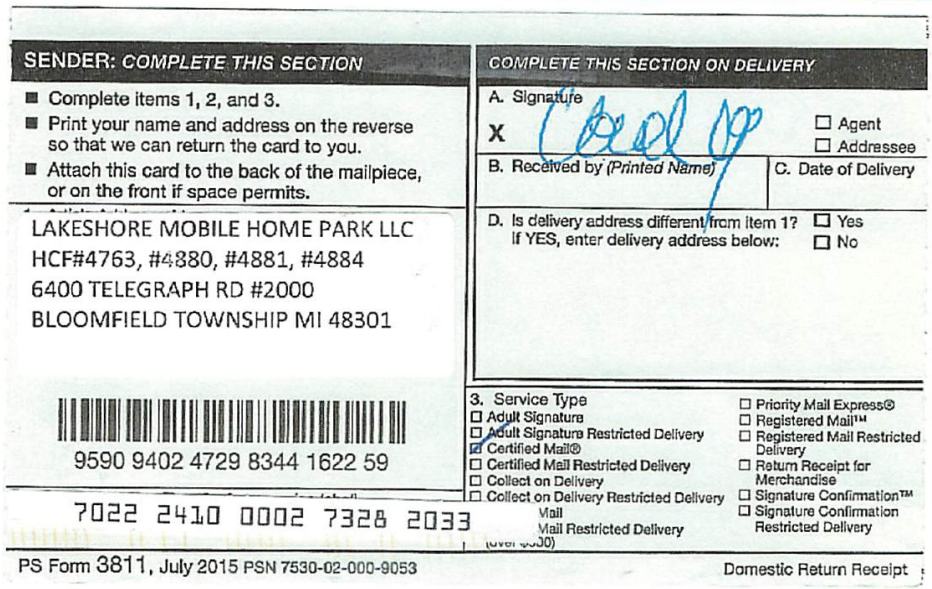
Street and Apt. No.,
6400 TELEGRAPH RD #2000

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here

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

7022 2410 0002 7328 2033



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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 4729 8344 1622 59

7022 2410 0002 7328 2033

COMPLETE THIS SECTION ON DELIVERY

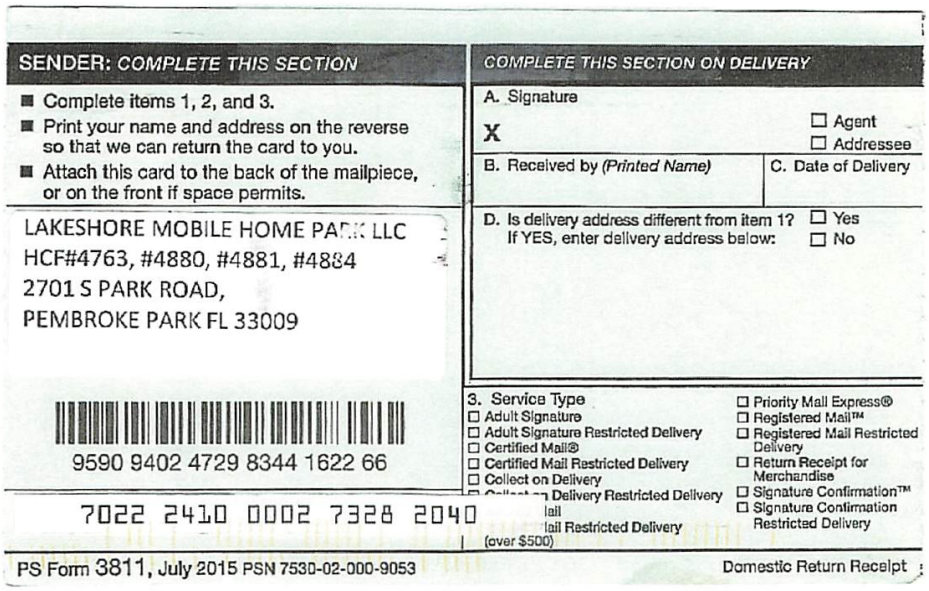
A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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



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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1622 66

7022 2410 0002 7328 2040

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over $500)

PS Form 3811, July 2015 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 $

DEC - 2 2022
Postmark Here

Postage
$

Total Postage a
$ 7.82

Sent To
PENA ZETINO, SAMUEL
HCF# 4881

Street and Apt. 1
103 LORI LANE

City, State, ZIP+
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 2410 0002 7328 1890

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PENA ZETINO, SAMUEL CASE NO. 4881

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PENA ZETINO, SAMUEL

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 103 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PENA ZETINO, SAMUELAT 11:06 A.M. ON THE 8 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.

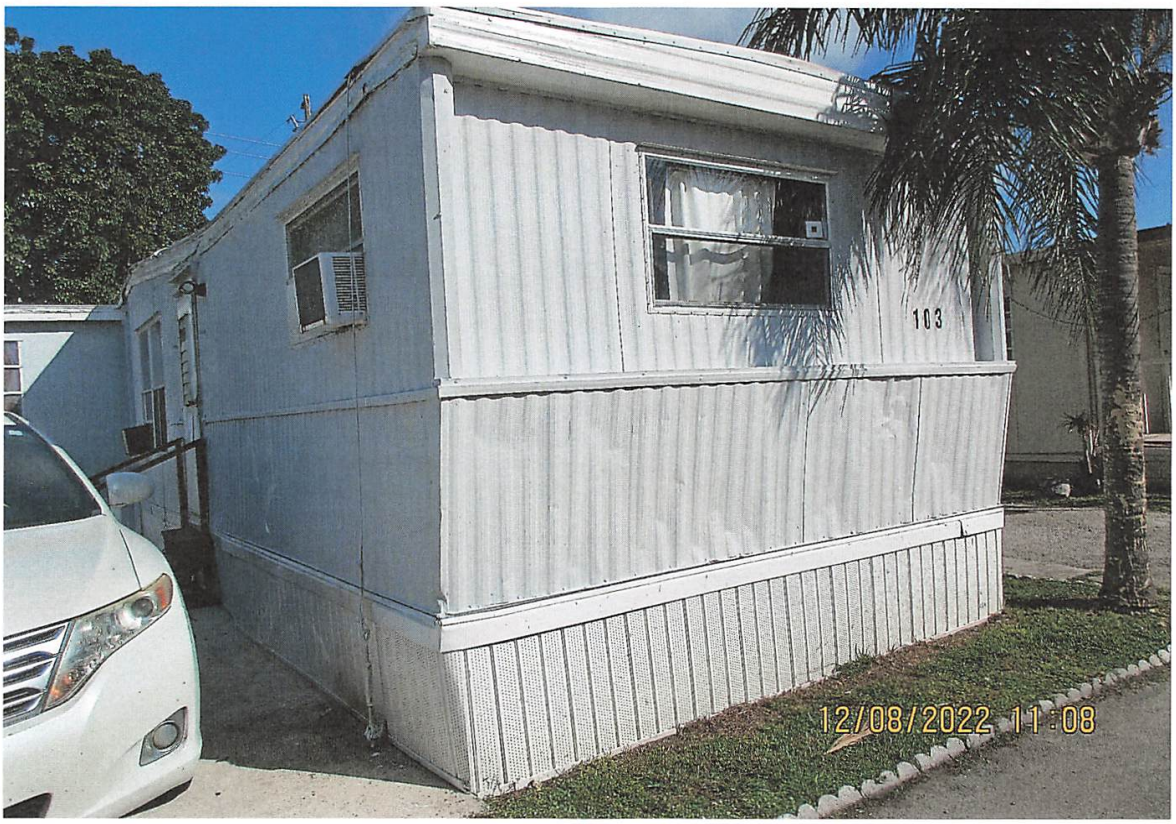
AFFIANT

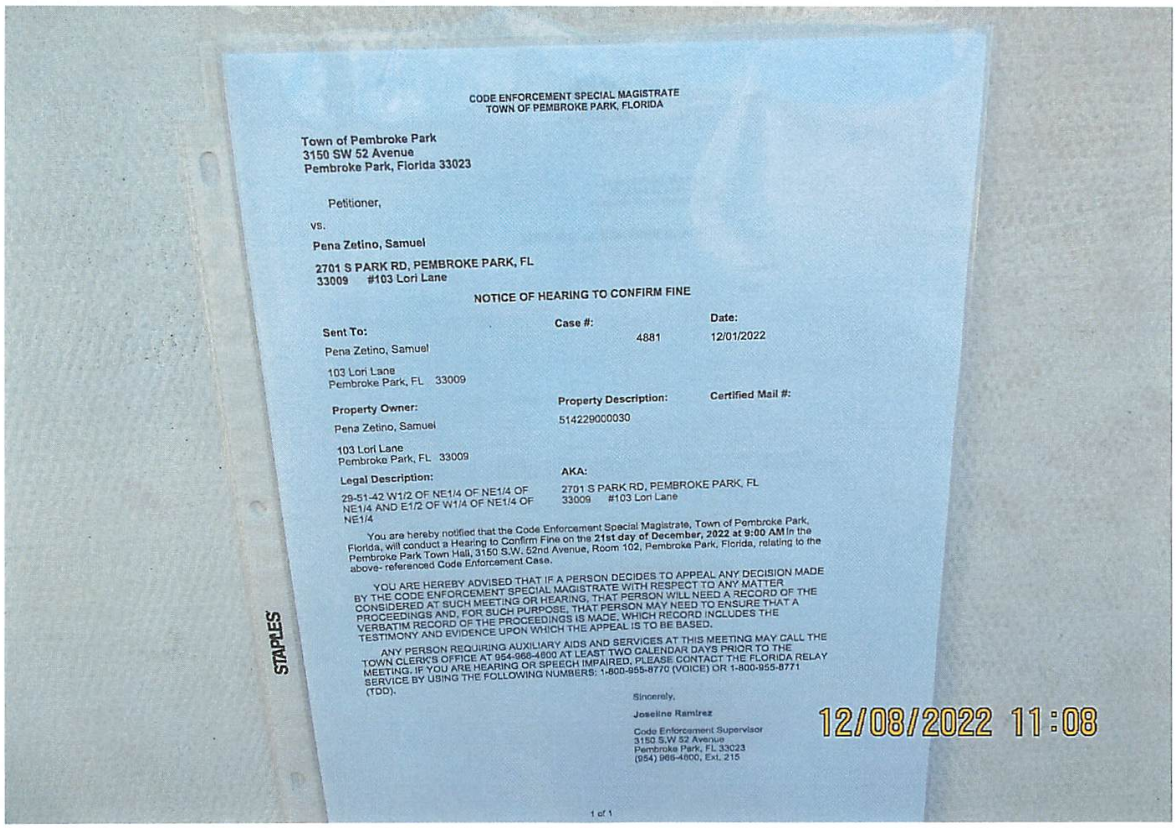
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCAR[illegible]
Notary Public State of Flo[illegible]
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.

Pena Zetino, Samuel

2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
Pena Zetino, Samuel

103 Lori Lane
Pembroke Park, FL 33009

Case #: 4881

Date: 12/01/2022

Property Owner:
Pena Zetino, Samuel

103 Lori Lane
Pembroke Park, FL 33009

Property Description:
514229000030

Certified Mail #:

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 #103 Lori Lane

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 December, 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

1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Pena Zetino, Samuel

2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Pena Zetino, Samuel 103 Lori Lane Pembroke Park, FL 33009	4881	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Pena Zetino, Samuel 103 Lori Lane 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 #103 Lori Lane

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Pena Zetino, Samuel

2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane

Respondent(s)

Case #:

4881

On 12/1/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Pena Zetino, Samuel
Address:	103 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane
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. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmantike manner.	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022

Notes/Means of Correction:

Addition - Incomplete,
shed and car port - Demo Permit #2111405-0 complete
a/c mini split - Demo permit #2111405-0 complete
, multiple alterations (windows, roof over (2)) - steps,
fence, - incomplete
doors, - incomplete
patio - incomplete
Outdoor storage - incomplete

Further, Affiant sayeth naught

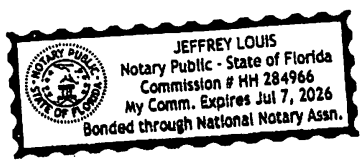
STATE OF FLORIDA

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 12/1/2022

NOTARY PUBLIC, STATE OF FLORIDA



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PENA ZETINO SAMUEL Respondent(s)	Case No.: 4881

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 103 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(o); 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(o); 5-105; 12-48; 12-49 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Esq.

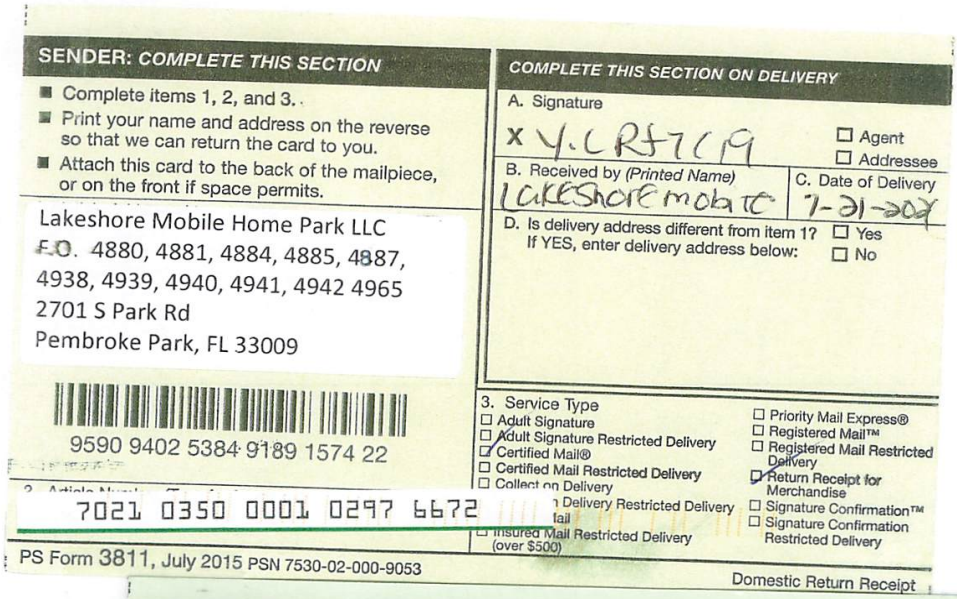
Rafael Suarez-Rivas, Special Magistrate

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 June, 2021.

Joseline Ramirez
Chief 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.

Lakeshore Mobile Home Park LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1574 22

7021 0350 0001 0297 6672

COMPLETE THIS SECTION ON DELIVERY

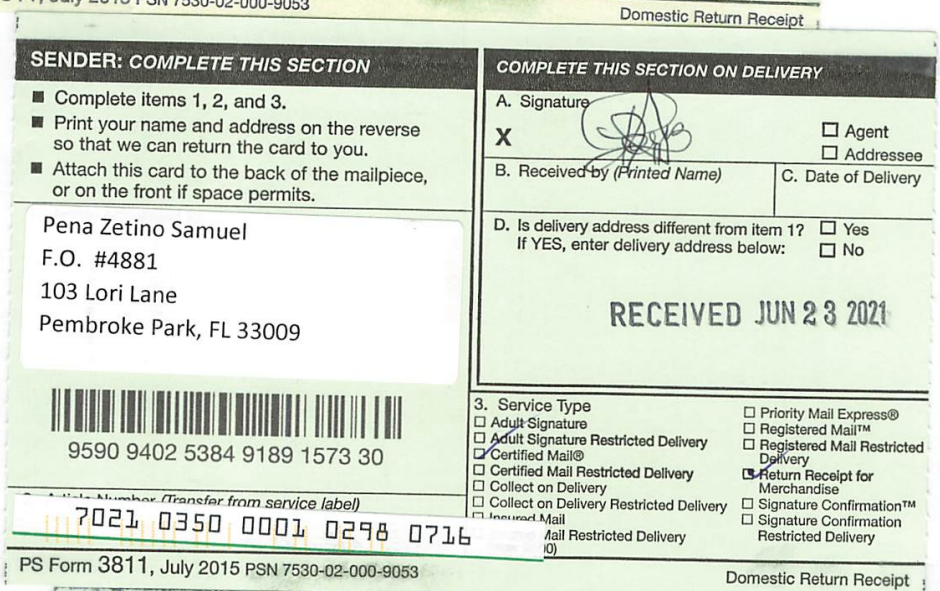
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) LAKESHORE MOBILE C. Date of Delivery 7-21-202

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

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

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



SENDER: COMPLETE THIS SECTION

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

Pena Zetino Samuel
F.O. #4881
103 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1573 30

7021 0350 0001 0298 0716

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

RECEIVED JUN 23 2021

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

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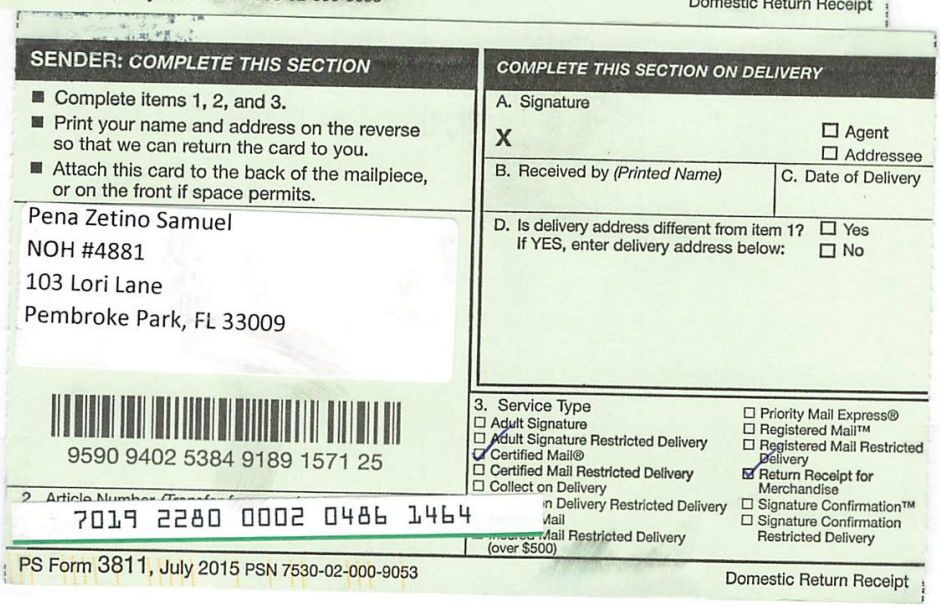

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Pena Zetino Samuel
NOH #4881
103 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 25

7019 2280 0002 0486 1464

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

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

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

7019 2280 0002 0486 1464

Postmark Here
MAY 28 2021
WEST HOLLYWOOD
HOLLYWOOD FL 33023

Pena Zetino Samuel
NOH #4881
103 Lori Lane
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
$ 8.27

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

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

7021 0350 0001 0297 6719

Postmark Here
JUN 17 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Riverstone Communities, LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 6.98

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

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

7021 0350 0001 0298 0716

Postmark Here
JUN 17 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Pena Zetino Samuel
F.O. #4881
103 Lori Lane
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
$ 8.27

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

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

Postmark Here
JUN 17 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Lakeshore Mobile Home Park LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV Case # 4881

Hasler FIRST-CLASS MA
02/06/2020
US POSTAGE $000.65
ZIP 33023
011D1065669

Lakeshore Mobile Home
Park LLC
2701 S Park Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV Case # 4881

Hasler FIRST-CLASS MAIL
02/06/2020
US POSTAGE $000.65⁰
ZP 33023
011D10656696

Rena Zentino Samuel
103 Lori Lane
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
$ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 28 2021
Postmark Here

7019 2280 0002 0486 1525

Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800,

MAY 28 2021
Postmark Here

7019 2280 0002 0486 1464

Pena Zetino Samuel
NOH #4881
103 Lori Lane
Pembroke Park, FL 33009

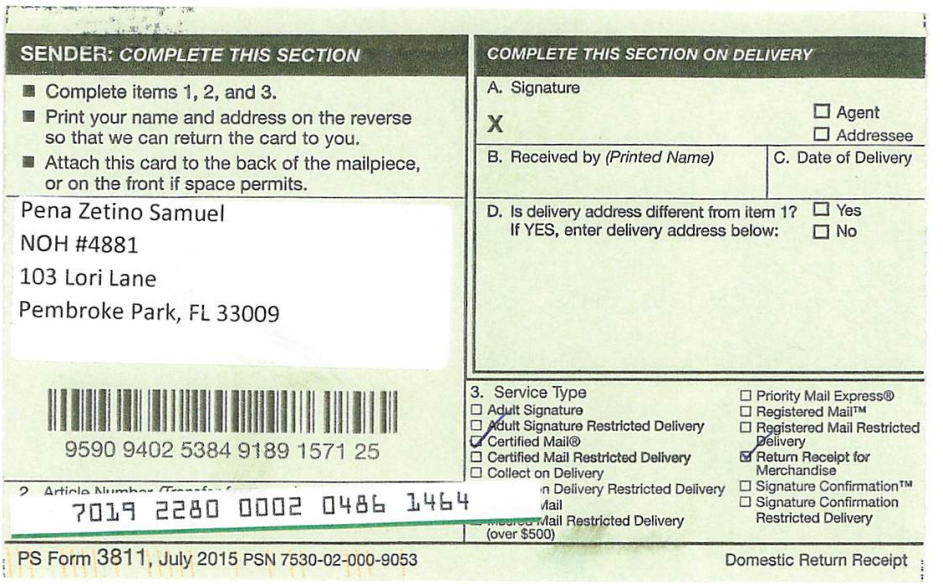


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8
Total Postage and Fees
$ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 28 2021
Postmark Here

7019 2280 0002 0486 1518

Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009



SENDER: COMPLETE THIS SECTION

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

Pena Zetino Samuel
NOH #4881
103 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 25

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1464

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1518

COMPLETE THIS SECTION ON DELIVERY

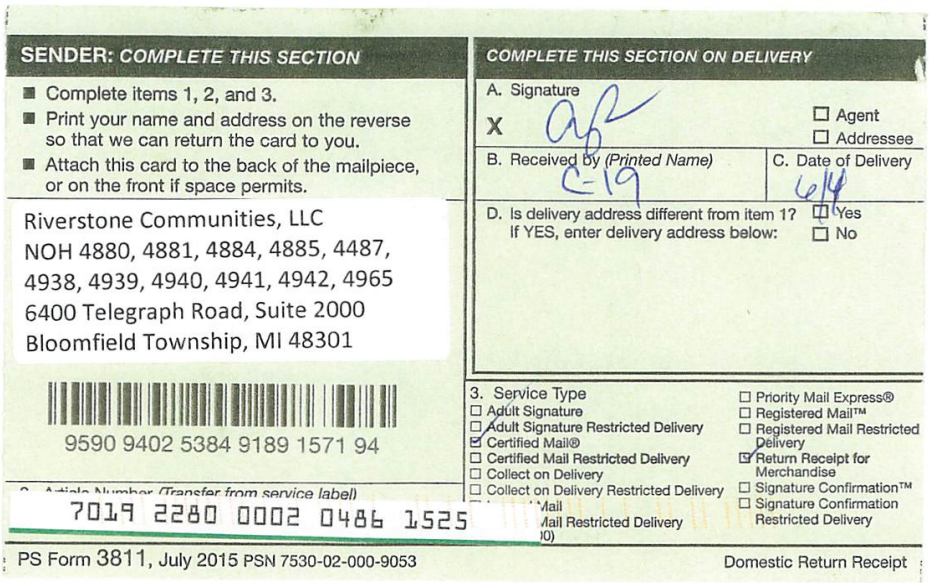
A. Signature
X [illegible] RT4C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Lakeshore mobil C. Date of Delivery 6-1-2021

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

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

Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1571 94

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1525

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C-19 C. Date of Delivery 6/4

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

* 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*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PENA ZENTINO SAMUEL) CASE NO. 4881
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PENA ZENTINO SAMUEL
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 103 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PENA ZENTINO SAMUEL AT 12:57 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

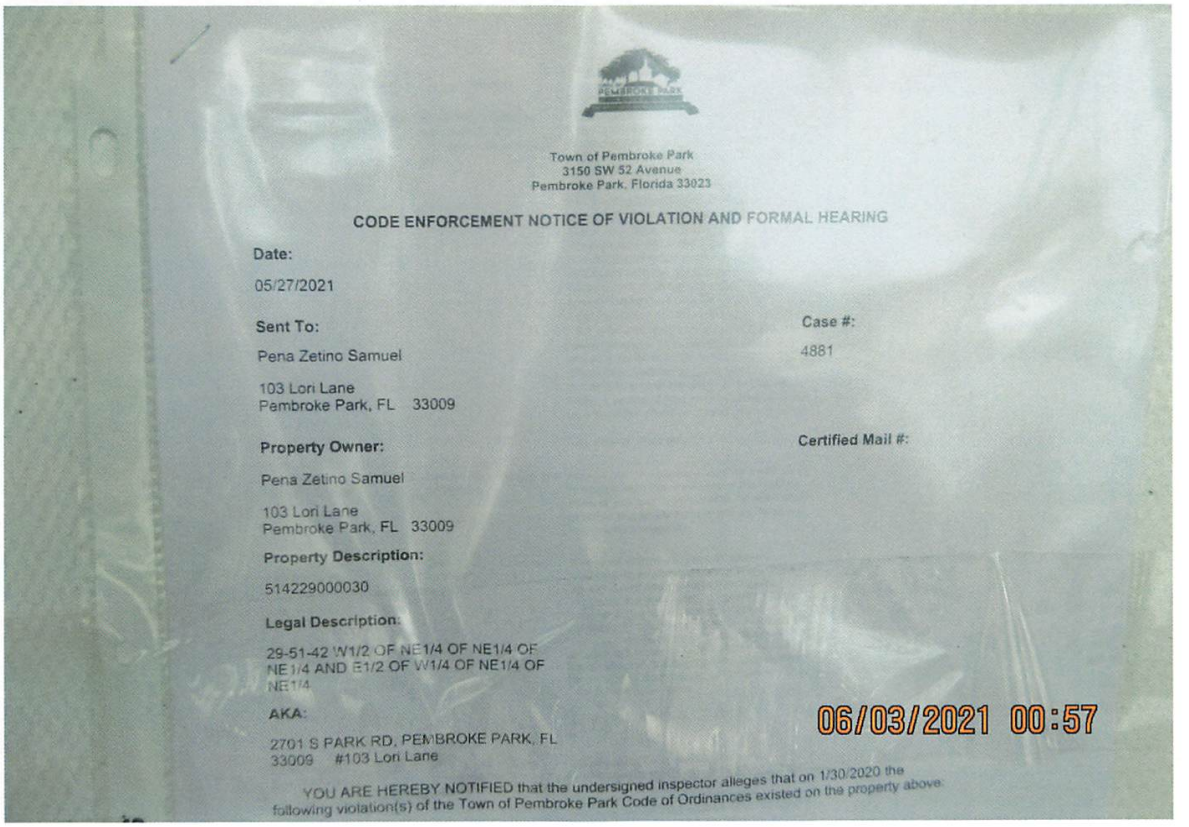
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of JUNE, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Case #:

4881

Certified Mail #:

Property Owner:

Pena Zetino Samuel

103 Lori Lane
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 #103 Lori Lane

06/03/2021 00:57

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Case #:

4881

Property Owner:

Pena Zetino Samuel

103 Lori Lane
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 #103 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

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 June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

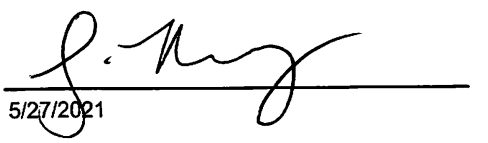
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/27/2021

10/20/20
No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Pena Zentino Samuel 103 Lori Lane Pembroke Park, FL 33009	4881	01/30/2020

Property Owner:	Property Description:	Certified Mail #:
Pena Zentino Samuel 103 Lori Lane 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 #Pena Zentino Samuel 103 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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

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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
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	$2,094,580	$2,094,580	$2,094,580	$2,094,580

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**
			6299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.25	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

Town of Pembroke Park Violation Notice

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

Name Pena Zetino Samuel
Site Address 103 Lori Lane
Permit # _____

Date 1/30/20
Case # 4881
Sub/Park Lakeshore M.H.P

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 12-48
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Addition, car port, a/c mini split, multiple alterations (windows, roof over (2), steps, fence doors, patio) & outdoor storage.

Corrective Action(s)
Owner must go to the Building Dept & obtain permits. Remove outdoor storage & remove hanging lights. Must bolt down steps w/ permits

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator


06/03/2021 00:58


06/03/2021 00:58


103
06/03/2021 00:58


06/03/2021 00:58


06/03/2021 00:57


06/03/2021 00:57


103
01/29/2020 23:39


01/29/2020 23:39

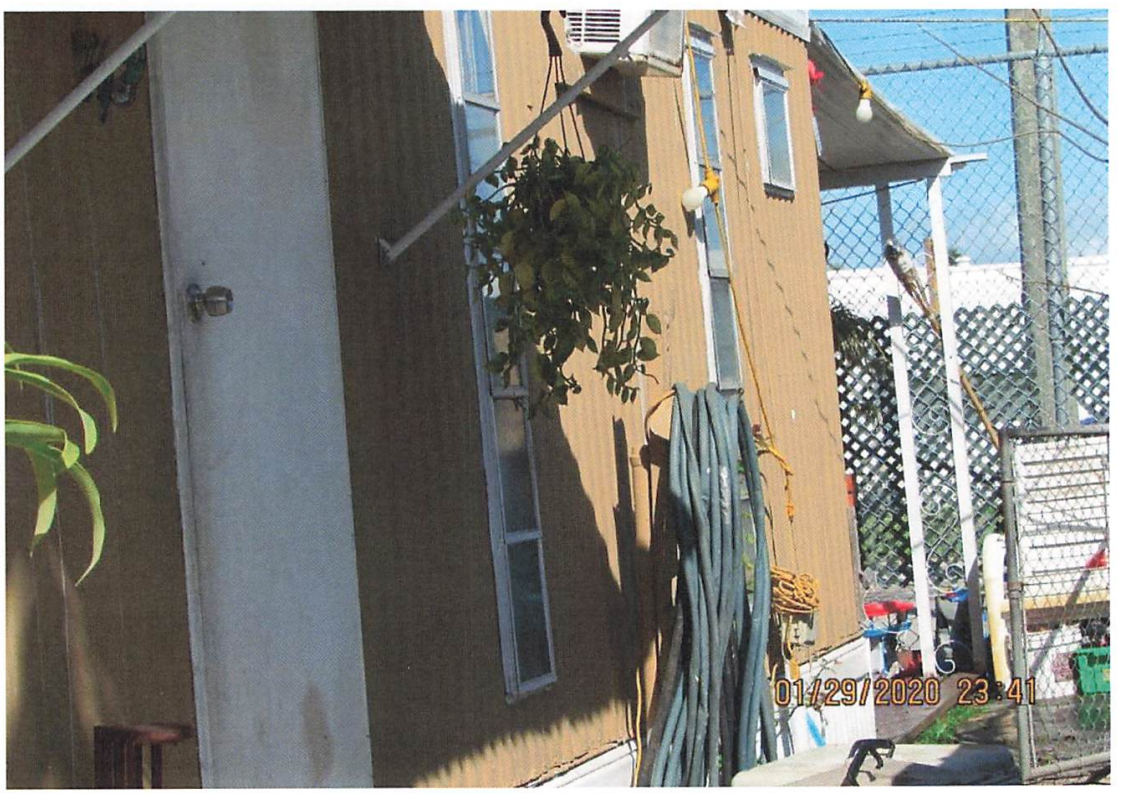

01/29/2020 23:39


01/29/2020 23:40


01/29/2020 23:40


01/29/2020 23:40


01/29/2020 23:41


01/29/2020 23:41


01/29/2020 23:41


01/30/2020 00:01


01/29/2020 23:38


01/29/2020 23:38


01/29/2020 23:38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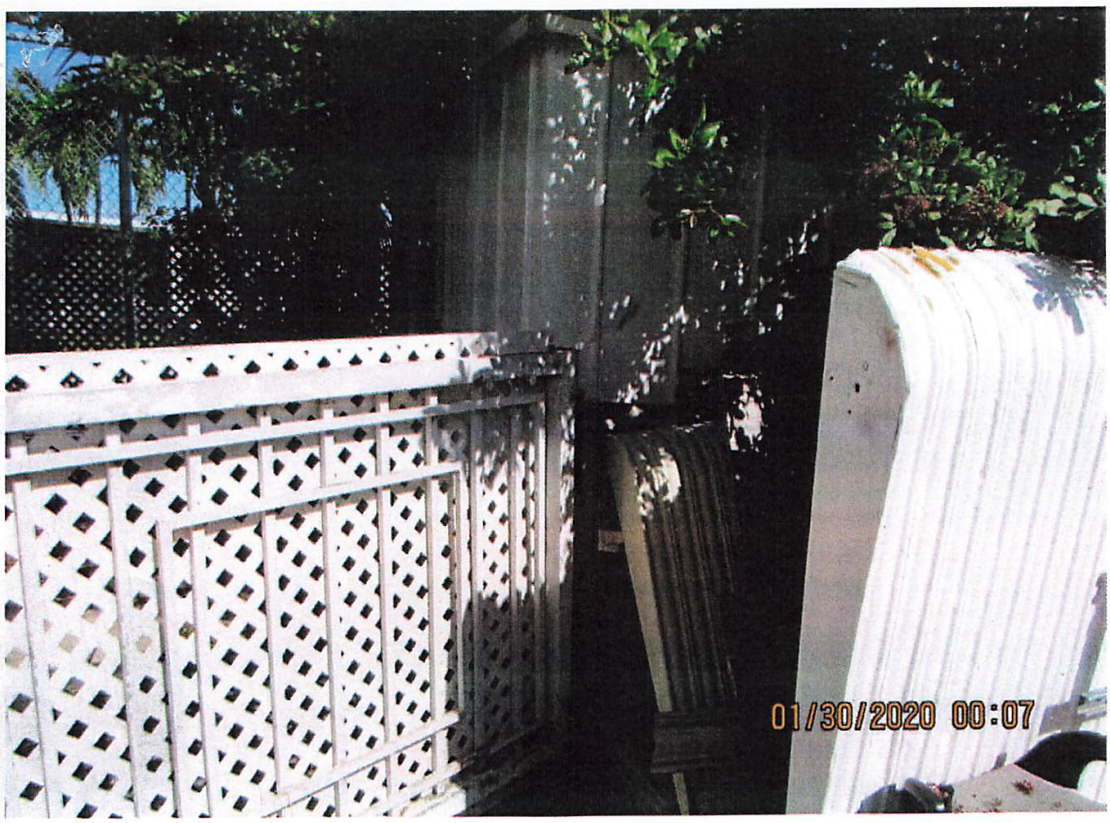
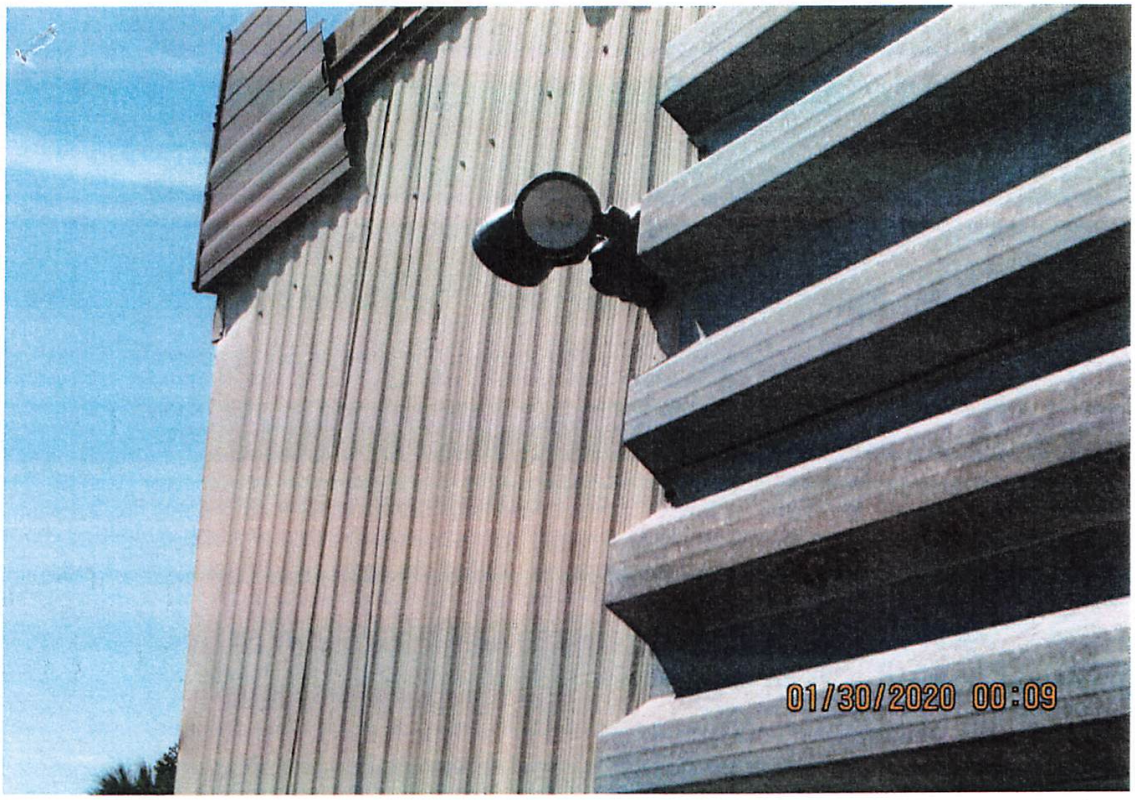
01/30/2020 00:07


01/30/2020 00:07


01/30/2020 00:07


01/30/2020 00:09


01/30/2020 00:11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Riverstone Communities, LLC
P.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1574 60

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6719

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

☐ Agent
☑ Addressee

B. Received by (Printed Name) MB RT65

C. Date of Delivery 6/22/21

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

3. Service Type

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Jacques Bessoundo	109 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4884 **Date Next Inspection** 12/1/2022

Notes Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Posted to Property Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	Certified Mail
12/1/2022		Affidavit of Non-Compliance	Certified Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 12/1/2022

Case Overview

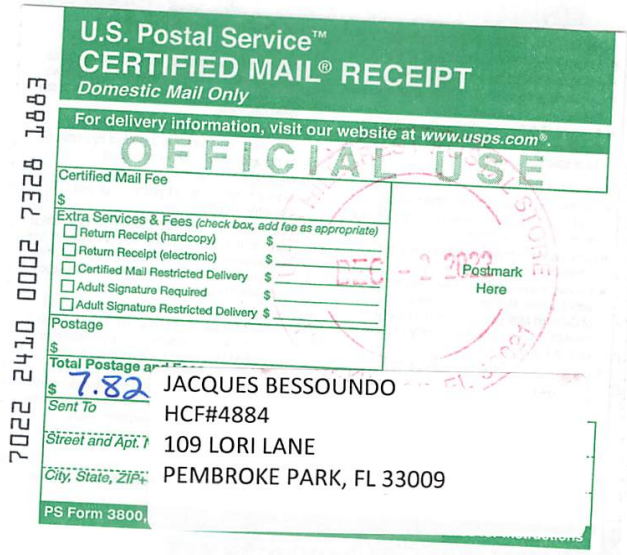
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,500.00**



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.82

Sent To JACQUES BESSOUNDO
Street and Apt. No., or PO Box No. HCF#4884
City, State, ZIP+4® 109 LORI LANE
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 2410 0002 7328 1883

Postmark Here
DEC - 2 2020



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

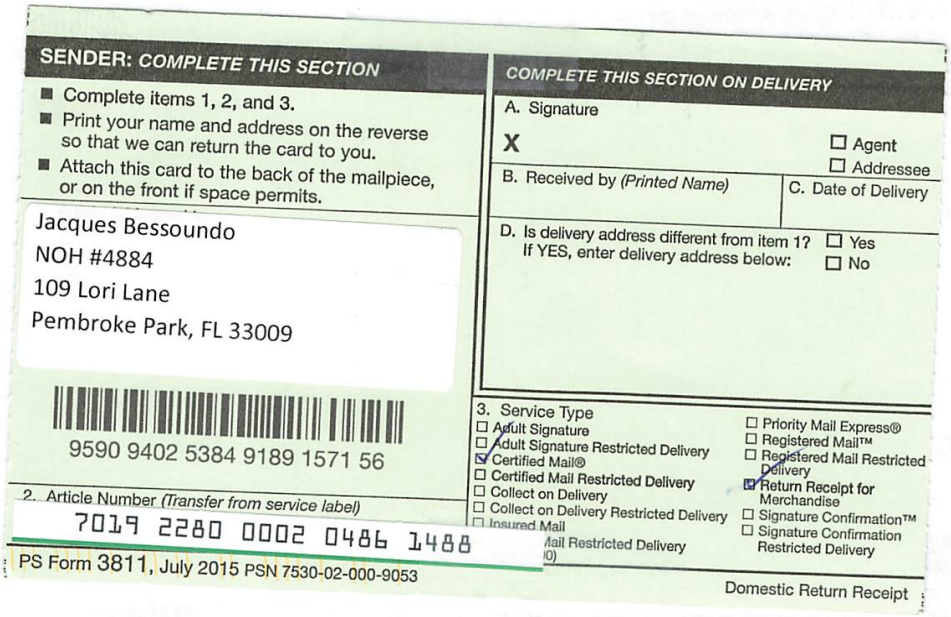
Total Postage
$

Sent To Jacques Bessoundo
Street and A NOH #4884
City, State, Z 109 Lori Lane
Pembroke Park, FL 33009

PS Form 38

7019 2280 0002 0486 1488

Postmark Here
MAY 28 2021
HOLLYWOOD 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.

Jacques Bessoundo
NOH #4884
109 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 56

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1488

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Domestic Return Receipt

7022 2410 0002 7328 2040

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 8.30

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884

Street and Apt. No.,
2701 S PARK ROAD,

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

Postmark Here

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

7022 2410 0002 7328 2033

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 8.30

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884

Street and Apt. No.,
6400 TELEGRAPH RD #2000

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here

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

SENDER: COMPLETE THIS SECTION

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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 4729 8344 1622 59

7022 2410 0002 7328 2033

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

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

SENDER: COMPLETE THIS SECTION

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

LAKESHORE MOBILE HOME PARK LLC
HCF#4763, #4880, #4881, #4884
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1622 66

7022 2410 0002 7328 2040

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
(over $500)

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JACQUES BESSOUNDO CASE NO. 4884

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JACQUES BESSOUNDO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 109 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JACQUES BESSOUNDO 11:08 A.M. ON THE 8 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.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec., 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Jacques Bessoundo

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Jacques Bessoundo 109 Lori Lane Pembroke Park, FL 33009	4884	12/01/2022

Property Owner:	Property Description:	Certified Mail #:
Jacques Bessoundo 109 Lori Lane 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 #Jacques Bessoundo 109 Lori Lane

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 December, 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

STAPLES

12/08/2022 11:11



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Jacques Bessoundo

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Jacques Bessoundo 109 Lori Lane Pembroke Park, FL 33009	4884	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Jacques Bessoundo 109 Lori Lane 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 #Jacques Bessoundo 109 Lori Lane

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 December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Jacques Bessoundo

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane

Respondent(s)

Case #:

4884

On 12/1/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Jacques Bessoundo
Address:	109 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane
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. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 12/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 12/1/2022

Notes/Means of Correction:

Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater). incomplete

Further, Affiant sayeth naught

STATE OF FLORIDA

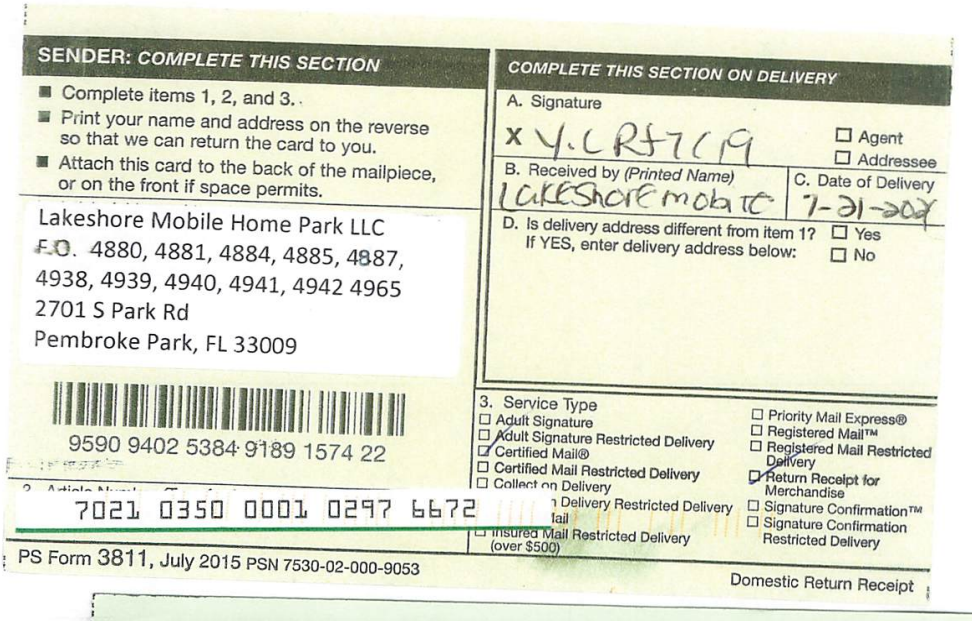
COUNTY OF BROWARD

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 12/1/2022

NOTARY PUBLIC, STATE OF FLORIDA

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



SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1574 22

7021 0350 0001 0297 6672

COMPLETE THIS SECTION ON DELIVERY

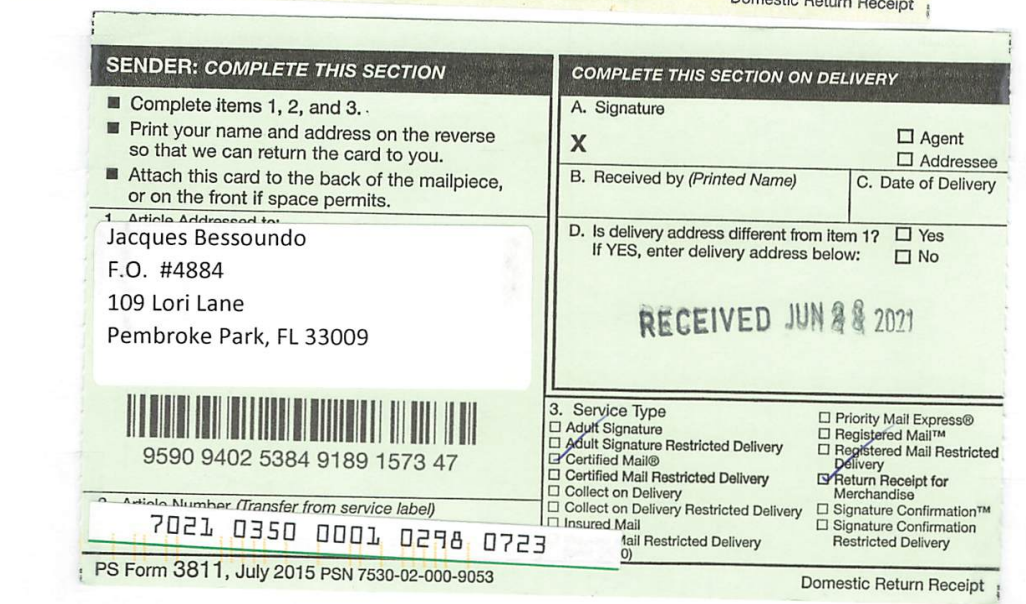
A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) LAKESHORE MOBILE C. Date of Delivery 7-21-202[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
☐ 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.

Jacques Bessoundo
F.O. #4884
109 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1573 47

7021 0350 0001 0298 0723

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 JUN 28 2021

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 8.27
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
JUN 17 2021
Postmark Here
7021 0350 0001 0297 6719
Riverstone Communities, LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 8.27
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
JUN 17 2021
Postmark Here
7021 0350 0001 0297 6672
Lakeshore Mobile Home Park LLC
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

JACQUES BESSOUNDO
Respondent(s)

Case No.: 4884

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 109 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(o); 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as [illegible] and presented by the Code Enforcement Officer does in fact



ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(o); 5-105; 12-48; 12-49 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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 June, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case # 4884

Hasler FIRST-CLASS MAIL
02/04/2020
US POSTAGE $000.95⁰

ZIP 33023
011D10656696

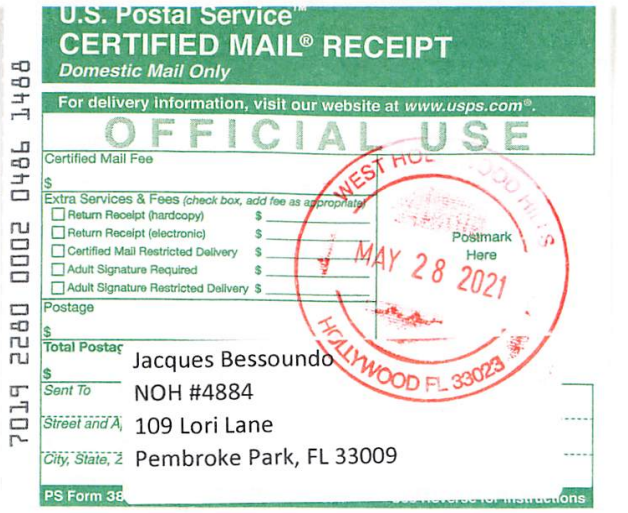
Lakeshore Mobile Home Park LLC
2701 S Park RD
Pembroke Park FL. 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case # 4884

Hasler FIRST-CLASS MAIL
02/04/2020
US POSTAGE $000.95⁰

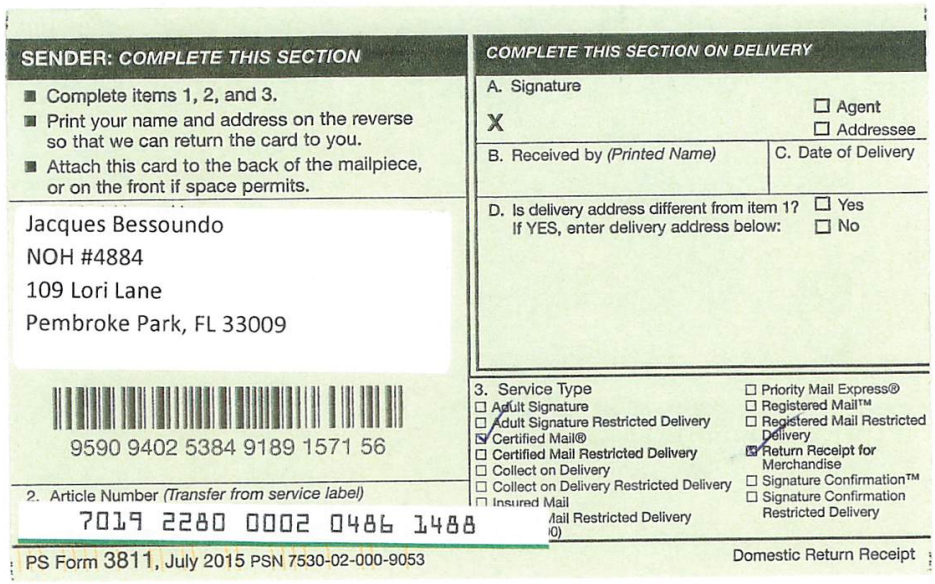
ZIP 33023
011D10656696

Jaques Bessaudo
109 Lori Lane
Pembroke Park FL. 33009


7019 2280 0002 0486 1468
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postag
Sent To
Street and A
City, State, Z
PS Form 38
MAY 28 2021
Postmark Here
HOLLYWOOD FL 33023
Jacques Bessoundo
NOH #4884
109 Lori Lane
Pembroke Park, FL 33009


7019 2280 0002 0486 1525
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
$ 8.47
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800, April 2015
See Reverse for Instructions
MAY 28 2021
Postmark Here
Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301


7019 2280 0002 0486 1518
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Total Postage and
$ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
MAY 28 2021
Postmark Here
Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009



SENDER: COMPLETE THIS SECTION

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

Jacques Bessoundo
NOH #4884
109 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 56

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1488

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1518

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Yil Rt 4 C19
☐ Agent
☐ Addressee

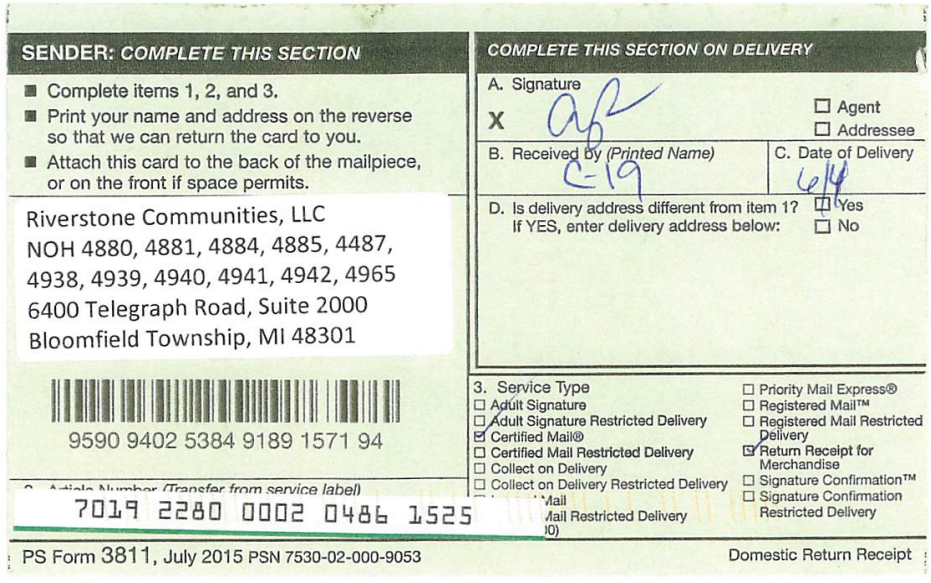
B. Received by (Printed Name)
Lakeshore mobile

C. Date of Delivery
6-1-2021

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

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

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



SENDER: COMPLETE THIS SECTION

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

Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1571 94

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1525

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C-19

C. Date of Delivery
6/4

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
JACQUES BESSOUNDO Respondent	)	CASE NO. 4884

AFFIDAVIT OF SERVICE

TO BE SERVED: JACQUES BESSOUNDO
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 109 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JACQUES BESSOUNDO AT 1:00 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

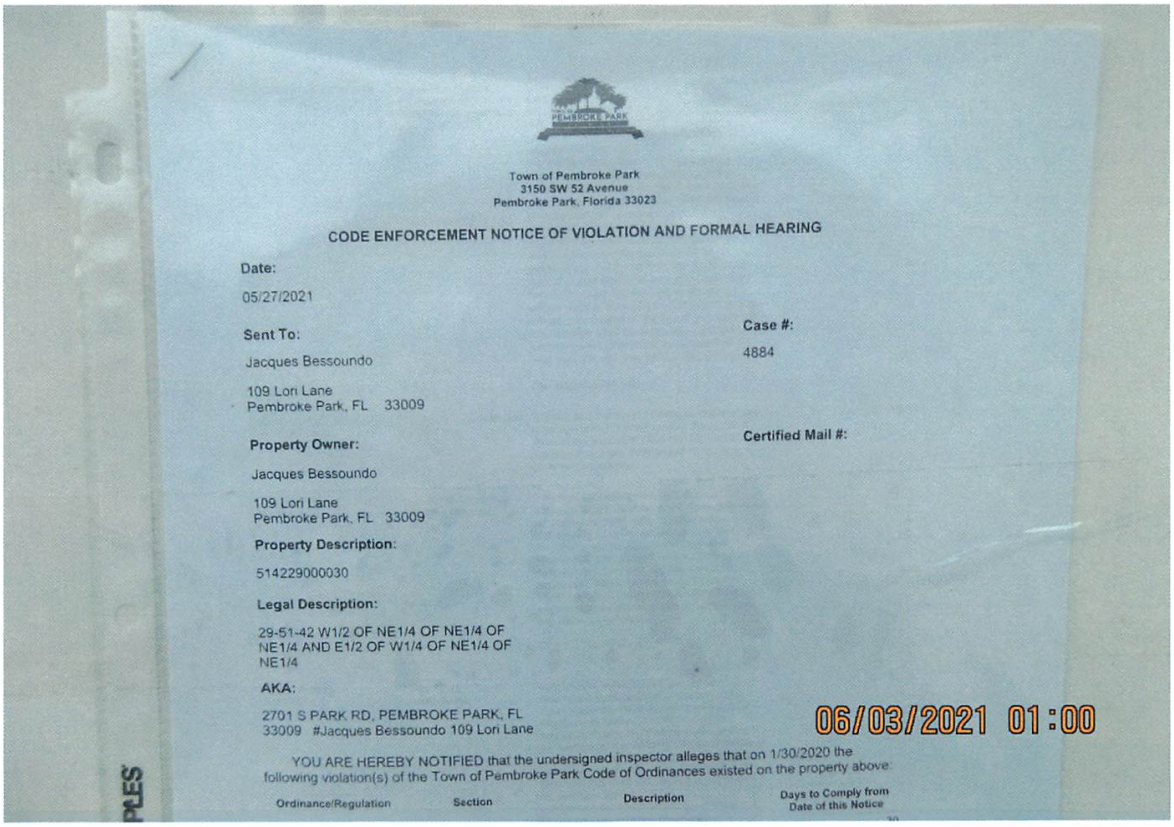
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jacques Bessoundo

109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Certified Mail #:

Property Owner:

Jacques Bessoundo

109 Lori Lane
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 #Jacques Bessoundo 109 Lori Lane

06/03/2021 01:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jacques Bessoundo

109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Property Owner:

Jacques Bessoundo

109 Lori Lane
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 #Jacques Bessoundo 109 Lori Lane

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

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 June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/27/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Jacques Bessoundo

109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Date:

01/30/2020

Property Owner:

Jacques Bessoundo

109 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:

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 #Jacques Bessoundo 109 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

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

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

Name Jaques Bessoundo
Site Address 109 Lori Lane
Permit # _____

Date 1/30/20
Case # 4884
Sub/Park Lakeshore M.H.P

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105 5-103 12-48
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Sled, Additions, mobile home alterations (windows, doors, fence Stairs, back patio) & exterior maintenance. Outdoor Prohibited Storage (washer, dryer, heaters.

Corrective Action(s)

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited Storage. Exterior maintenance (open awnings & paint house number

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 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

Joseline Ramirez
Code Enforcement Officer

Spoke with Mrs. Bessoundo
Posted on door
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	**Assessed / SOH Value**	**Tax**
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
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	$2,094,580	$2,094,580	$2,094,580	$2,094,580

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**
			6299 / 977

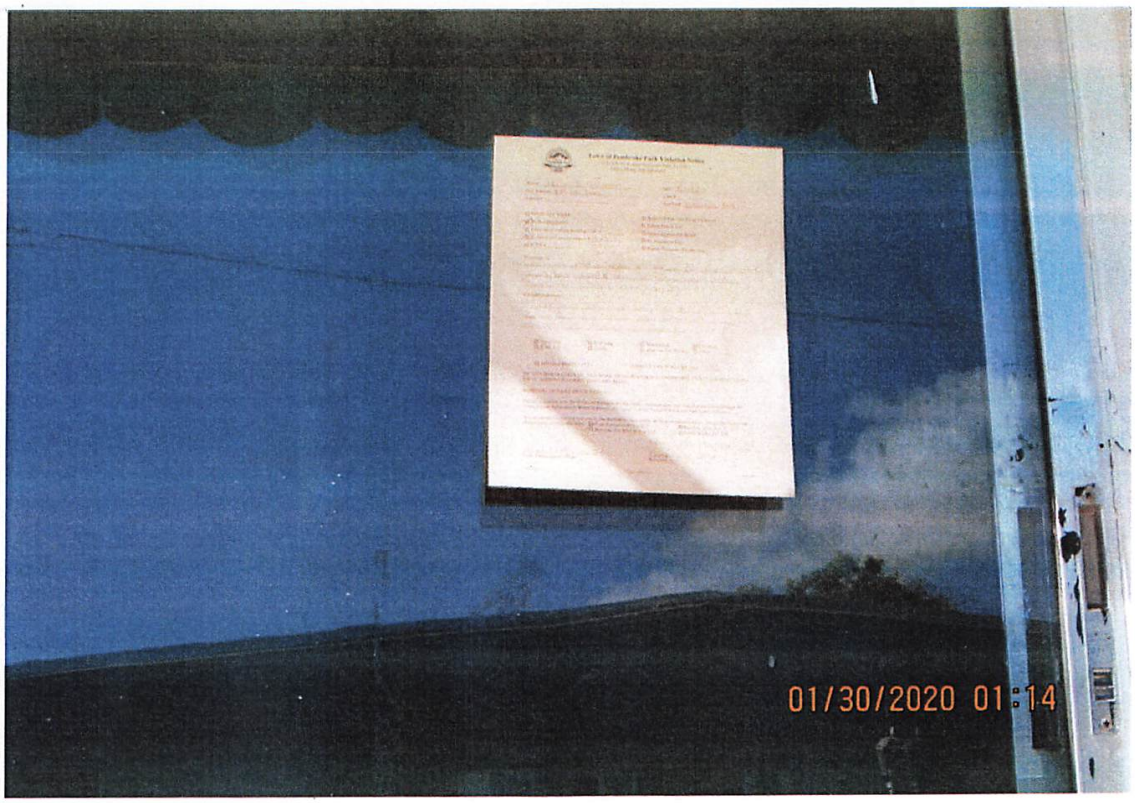
* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	**Type**
$5.25	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc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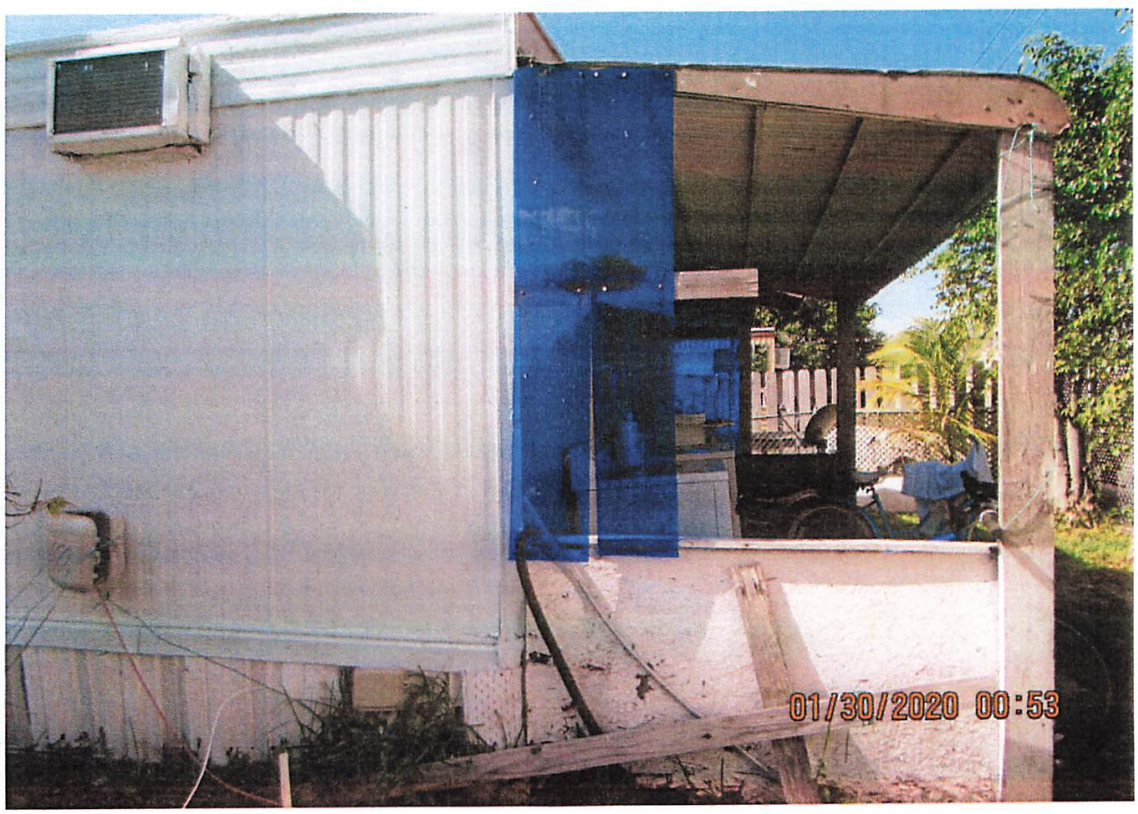
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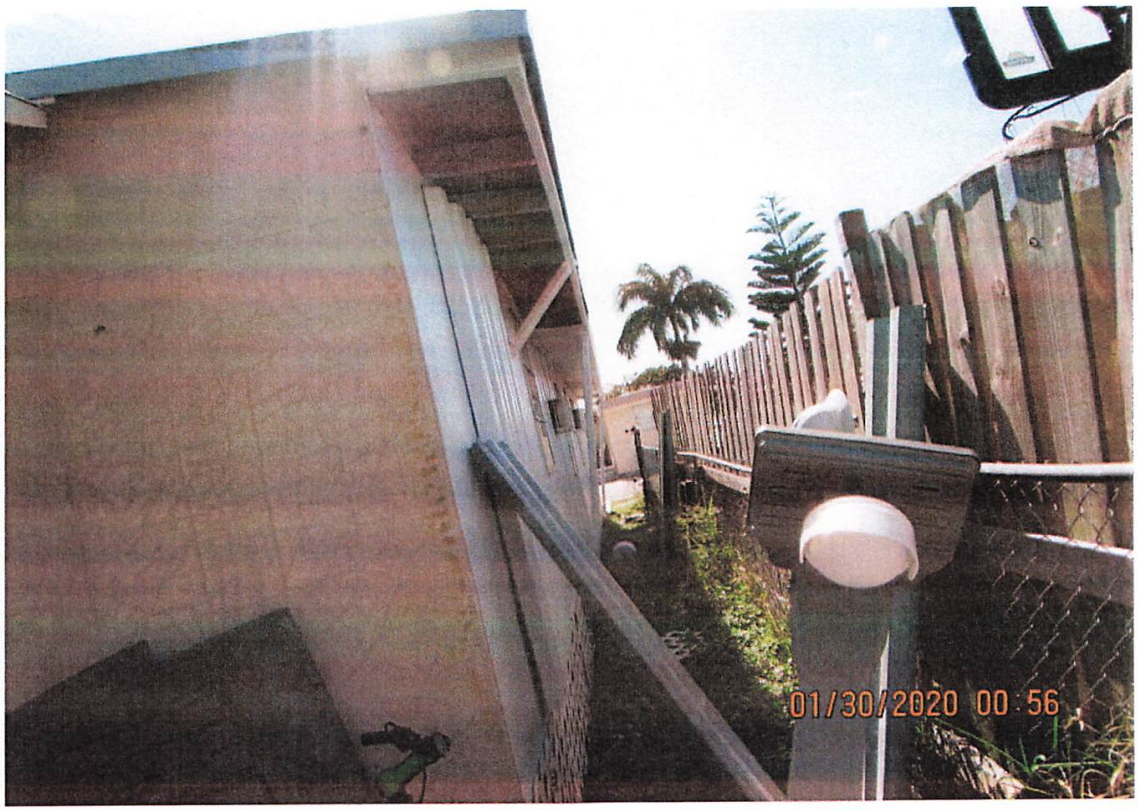
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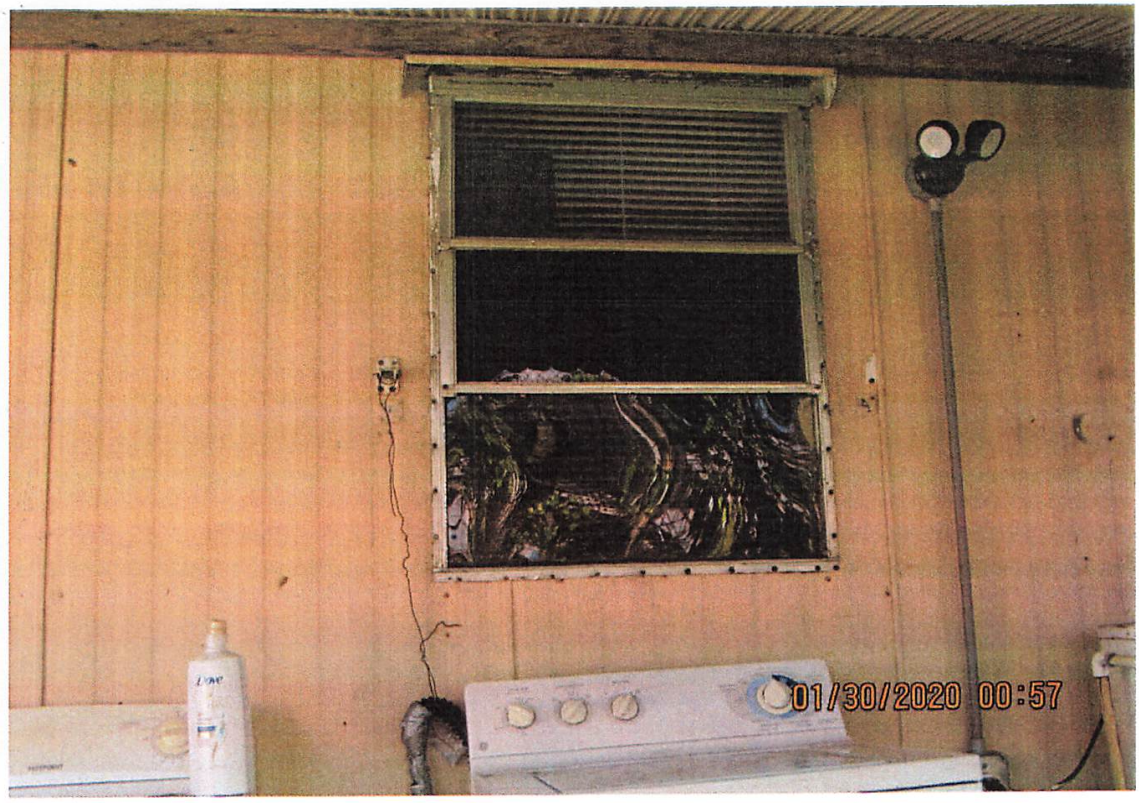
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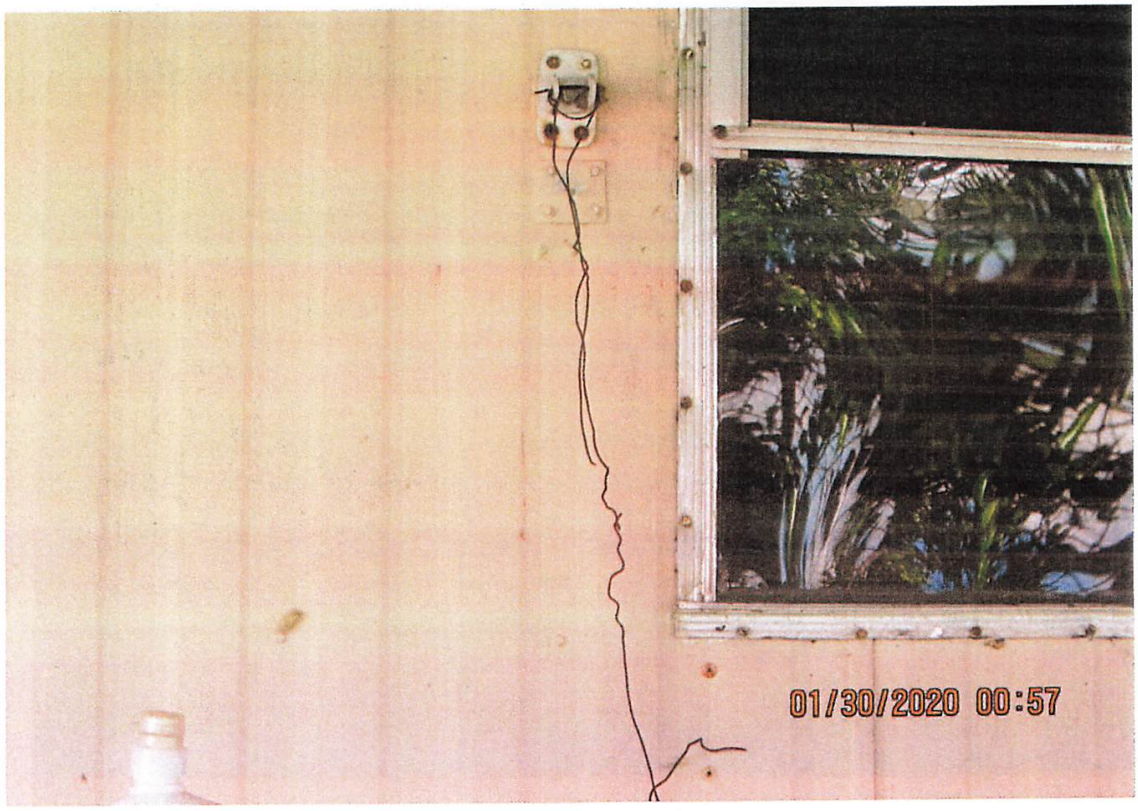
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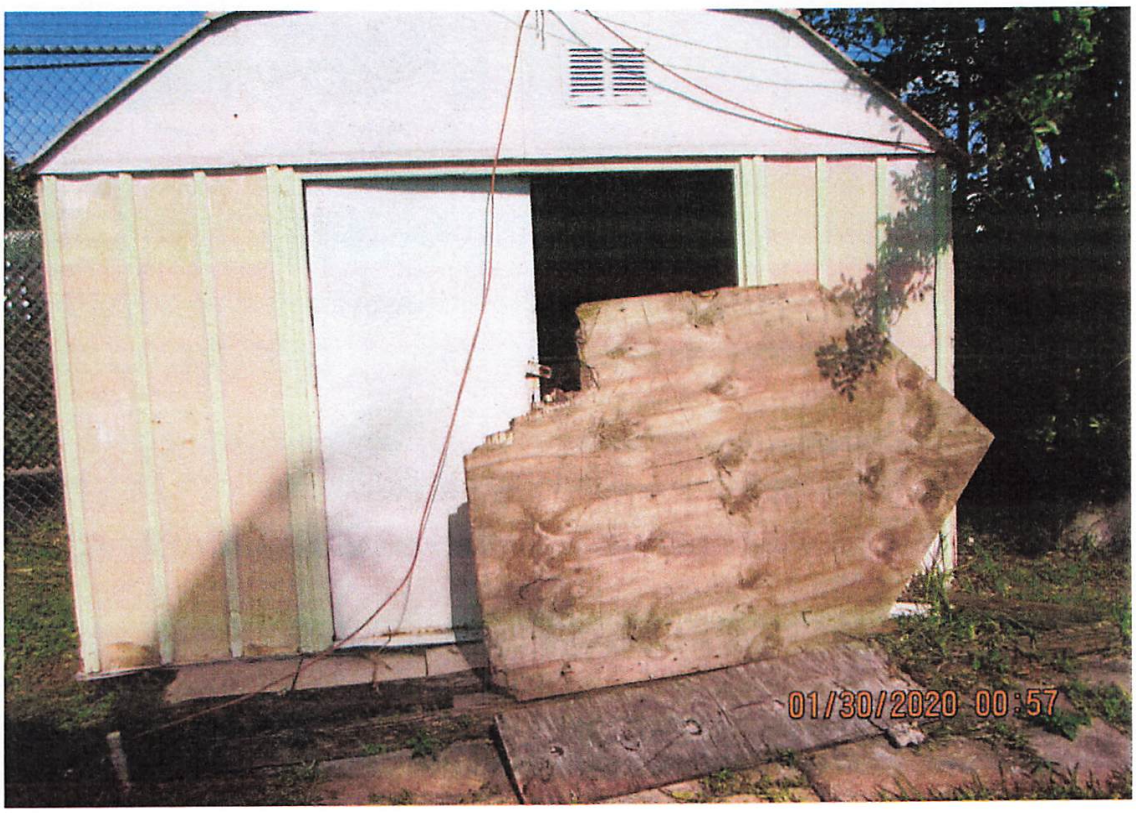
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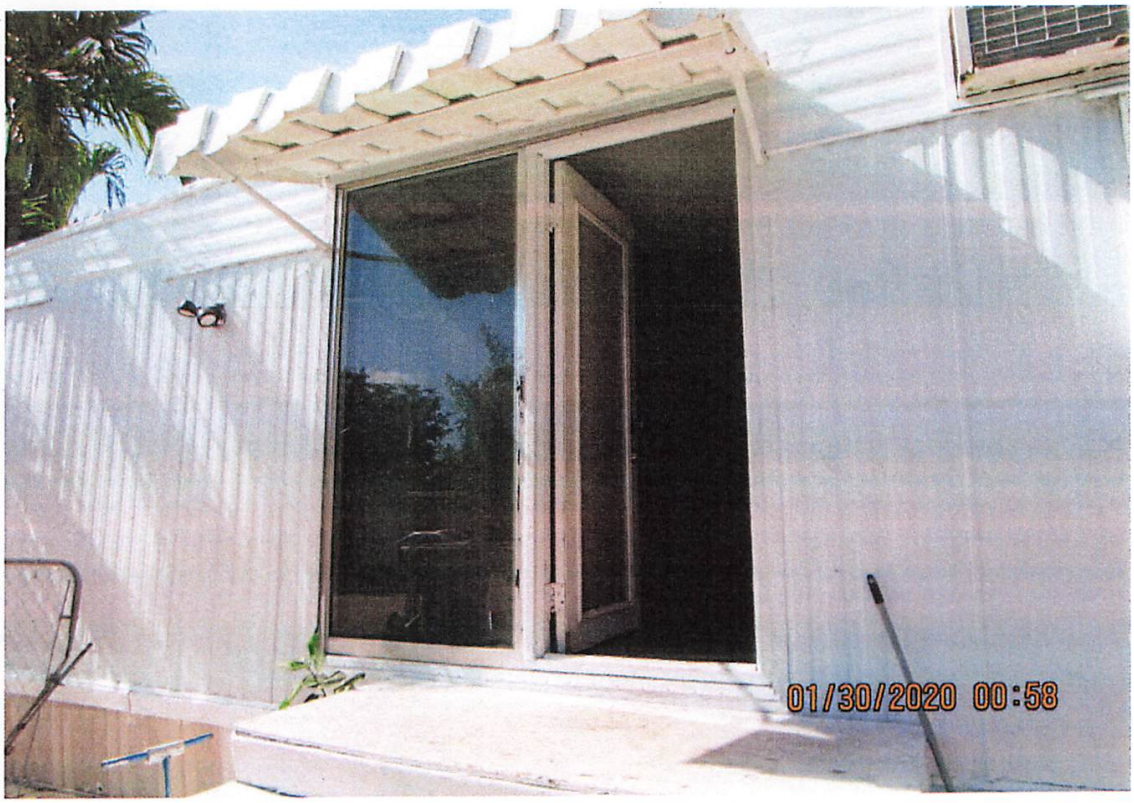
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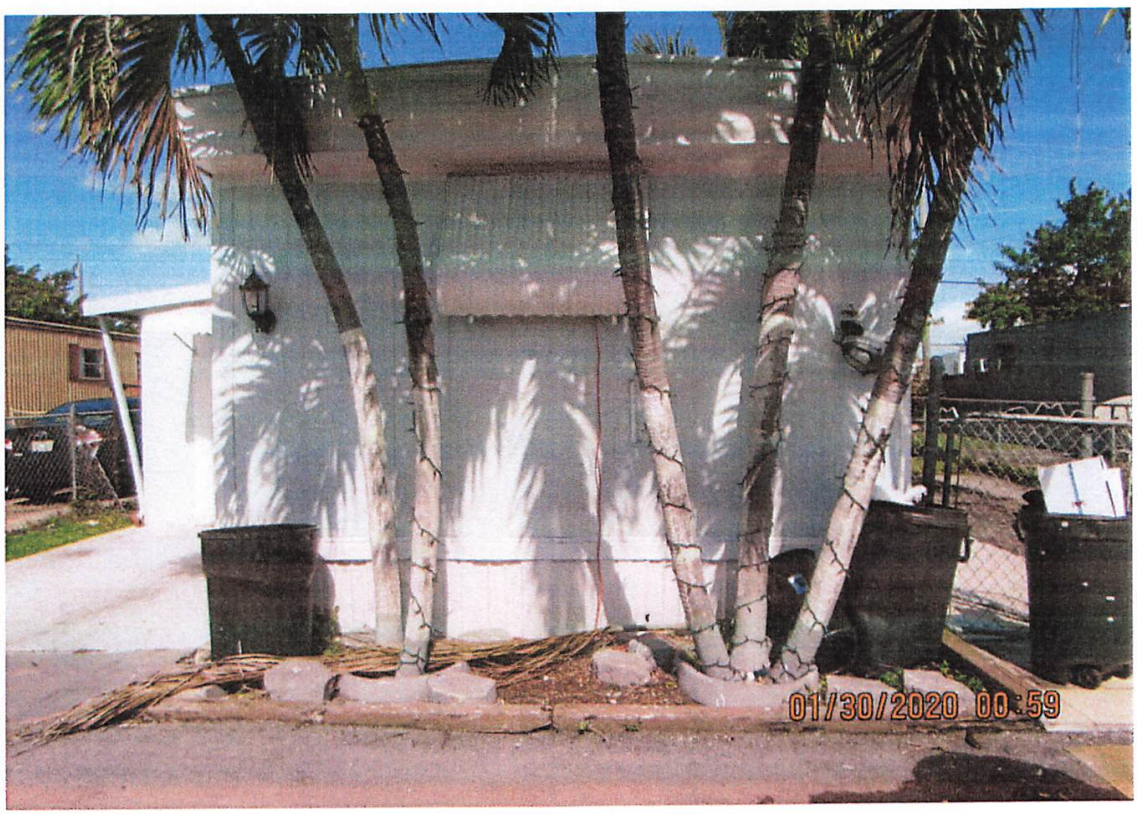
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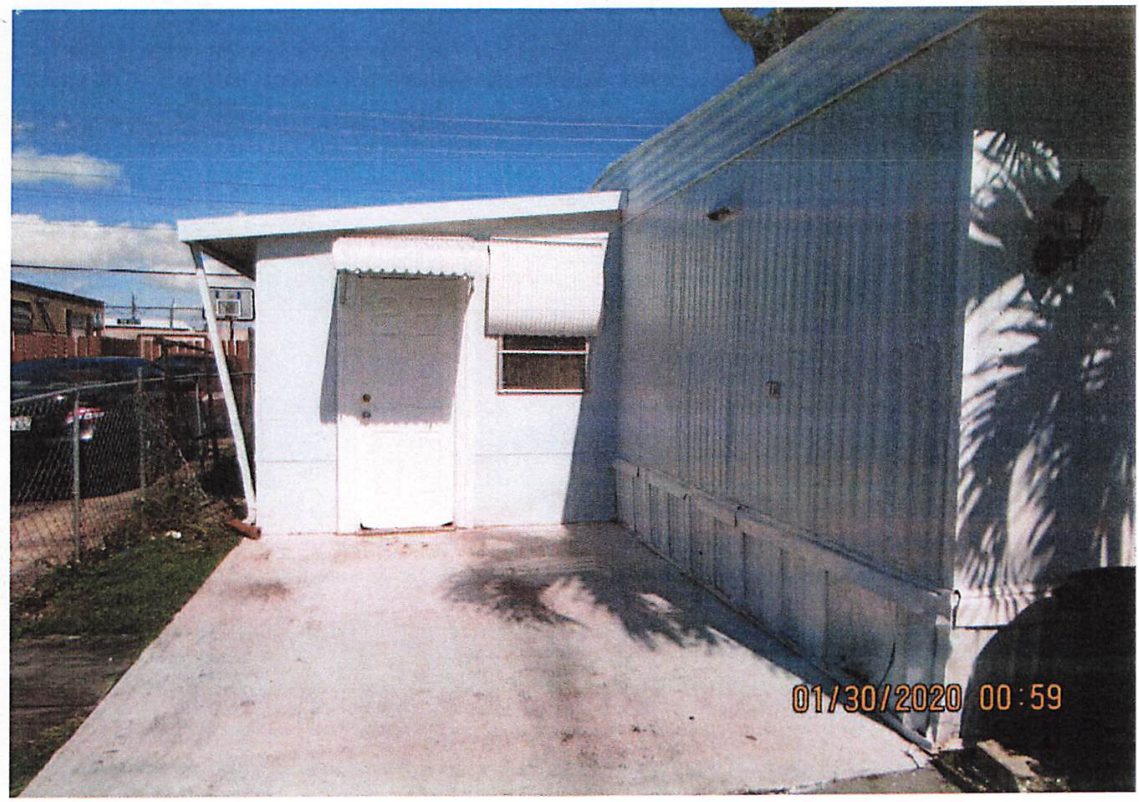
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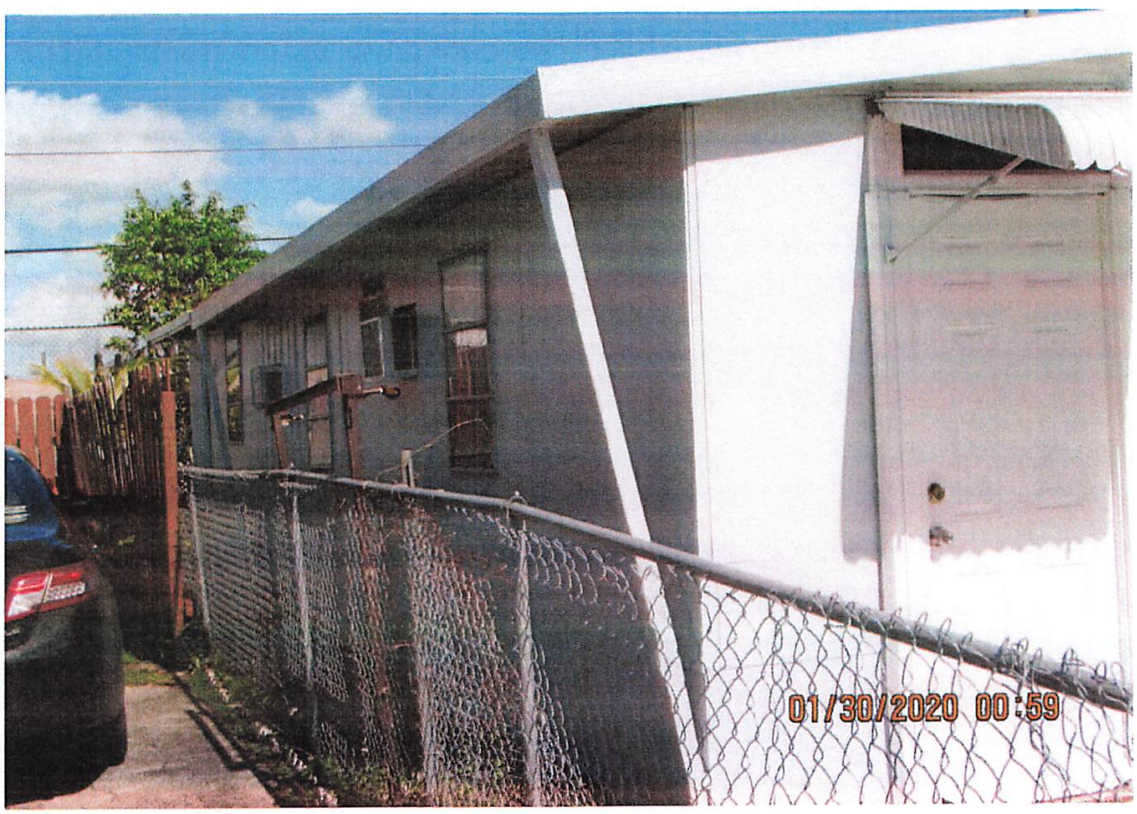
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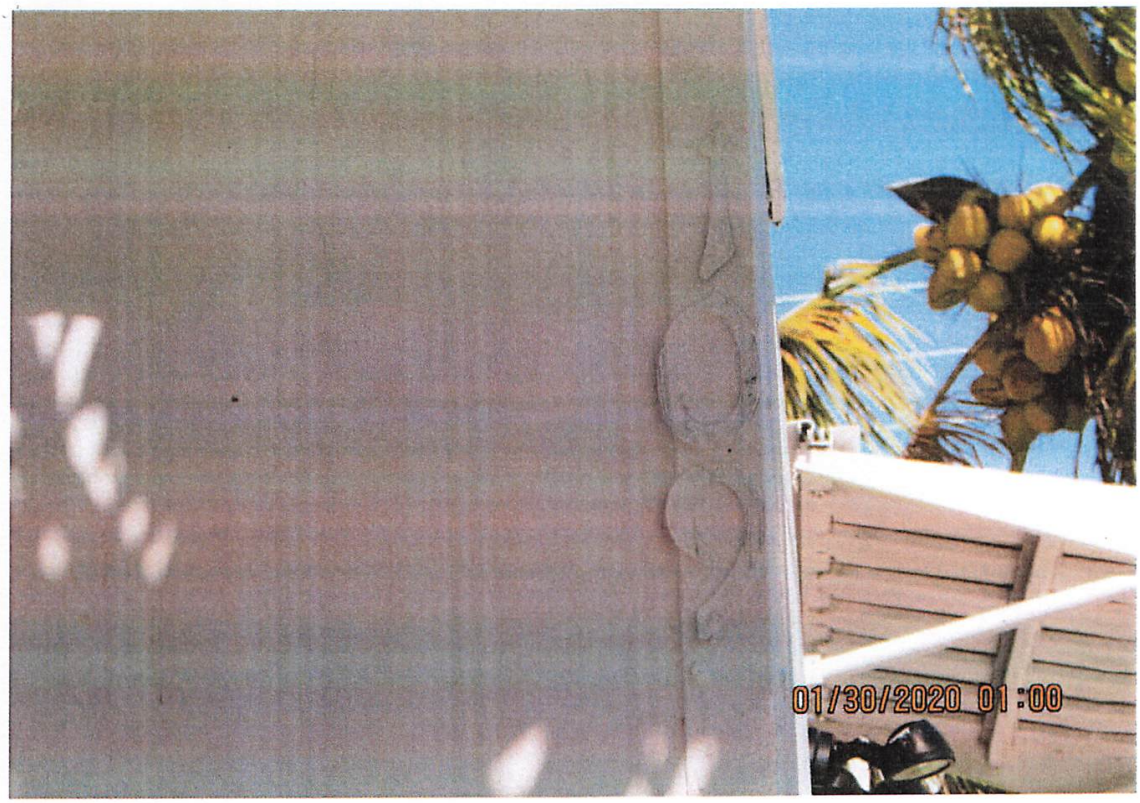
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JACQUES BESSOUNDO Respondent(s)	)	Case No.: 4884

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 109 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(o); 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(o); 5-105; 12-48; 12-49 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E Suarez-Rivas Esq
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 June, 2021.

J. Ramirez
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
CHARTRAND, DENIS and BOURGUIGNON, JOSEE	124 Lake Shore Drive #13 Pembroke Park, FL 33009	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Folio

514229NN0130

Legal Description

Case Status Open **Case #** 1238 **Date Next Inspection** 12/21/2022

Notes Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/18/2018		Notice of Violation	Posted to Property
10/4/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
10/29/2019	10/24/2019	Final Order	
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/3/2022		Affidavit of Non-Compliance	Certified Mail
11/16/2022	11/16/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
12/19/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$56,850.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Total Fines	**$56,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$56,950.00**

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12/19/2022 Phone #: 954 981 3500

Case # 1238 E-mail: BERTRANDS@PARKLAKEINC.COM

Address of Violation: 124 LAKE SHORE DRIVE

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, BERTRAND SAYSSET (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 1238 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the DECEMBER 21ST 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 11/16/2022 imposing the fine of $ 51,100 for violation(s)of the Town's Code of Ordinances: REPAIR WAS DONE IN 2017 UNDER ANNUAL PREMISE PERMIT. PICTURES WERE SENT TO INSPECTOR BUT INFORMATION WAS NEVER INPUT IN COMPUTER –

Brief summary for request:

BERTRAND SAYSSET
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, BERTRAND SAYSSET and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 12-19-2022

Notary Public State of Florida: Martine Ouellet My Commission expires:

MARTINE OUELLET
Notary Public - State of Florida
Commission # HH 18082
My Comm. Expires Jul 22, 2024
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.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	1238	12/19/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	514229NN0130	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

CHARTRAND, DENIS
BOURGUIGNON, JOSEE
Respondent(s)

Case No.: **1238**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 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 24, 2019. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 124 LAKE SHORE DR #13, PEMBROKE PARK, FL 33009

PROPERTY OWNER: CHARTRAND, DENIS & BOURGUIGNON, JOSEE

FOLIO NO.: 5142 29 NN 0130

1. The Special Magistrate entered a Final Order on October 24, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 24, 2019, 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 not complied with the Final Order issued on October 24, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

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 330238

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHARTRAND, DENIS and BOURGUIGNON, JOSEE	124 Lake Shore Drive #13 Pembroke Park, FL 33009	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description

Case Status Open **Case #** 1238 **Date Next Inspection** 11/16/2022

Notes Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/18/2018		Notice of Violation	Posted to Property
10/4/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
10/29/2019	10/24/2019	Final Order	
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine -Cancelled	Affidavit of Service/Posted to Property Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 11/3/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail 11/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$54,850.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$54,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$54,950.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	1238	11/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	514229NN0130	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

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

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

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Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHARTRAND, DENIS CASE NO. 1238
BOURGUIGNON, JOSEE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARTRAND, DENIS & BOURGUIGNON, JOSEE AT 10:13 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

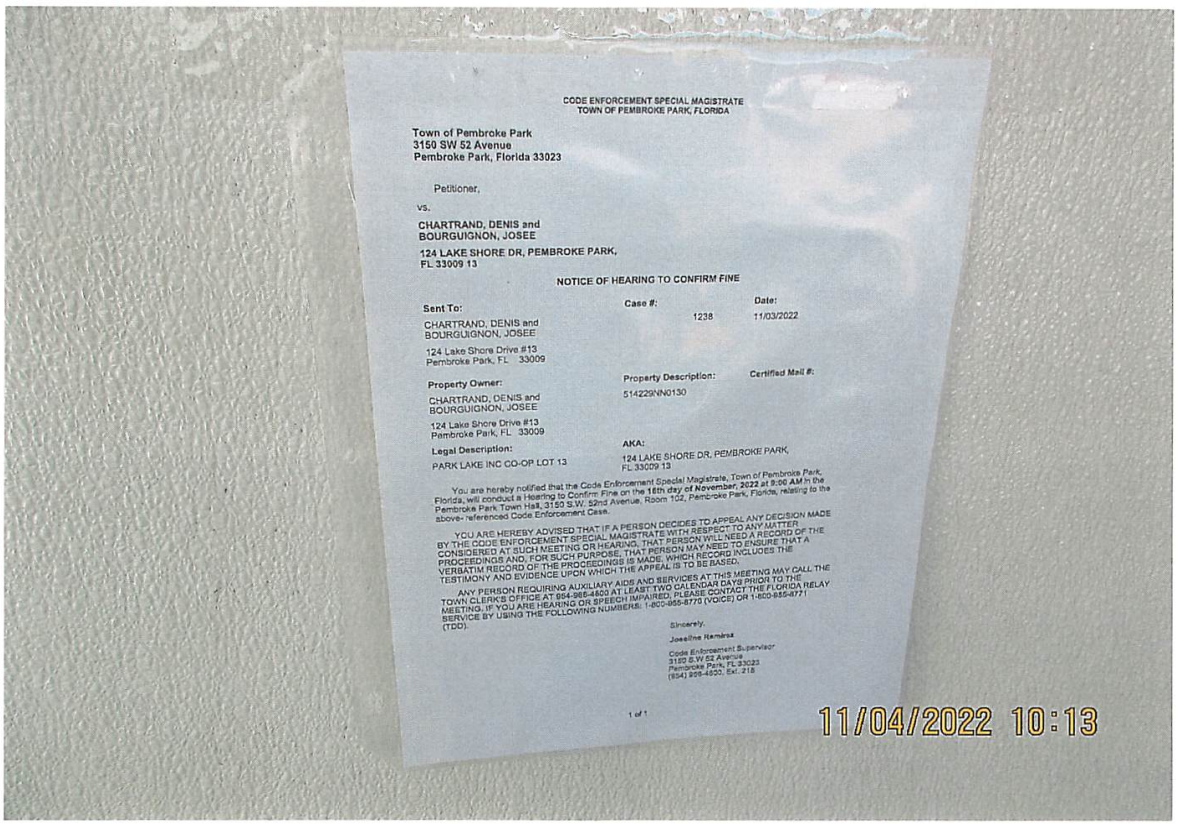
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 Lake Shore Drive #13
Pembroke Park, FL 33009

Property Owner:
CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 Lake Shore Drive #13
Pembroke Park, FL 33009

Legal Description:
PARK LAKE INC CO-OP LOT 13

Case #: 1238

Date: 11/03/2022

Property Description: 514229NN0130

Certified Mail #:

AKA:
124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

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

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

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Sincerely,

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

1 of 1

11/04/2022 10:13



124

11/04/2022 10:13

Town of Pembroke Park

INVOICE

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

DATE: November 8, 2022
INVOICE # 324
FOR:

Case # 1238
CHARTRAND,DENIS
BOURGUIGNON,JOSEE
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Bill To:
CHARTRAND,DENIS
BOURGUIGNON,JOSEE
124 Lake Shore Drive #13
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
1104	Day(s) of Per Diem from (11/08/2019 - 11/16/2022)	$ 50.00	$ 55,200.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 51,100.00

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

THANK YOU FOR YOUR BUSINESS!

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

Respondent(s)

Case #:

1238

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CHARTRAND, DENIS and BOURGUIGNON, JOSEE

Address: 124 Lake Shore Drive #13 Pembroke Park, FL 33009

Folio: 514229NN0130

Site Address: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description: PARK LAKE INC CO-OP LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

No permit has been obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	CHARTRAND, DENIS BOURGUIGNON, JOSEE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$40,000	$28,350	$68,350	$68,350	
2022	$40,000	$28,350	$68,350	$68,350	$1,443.60
2021	$40,000	$20,720	$60,720	$60,720	$1,305.76

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$68,350	$68,350	$68,350	$68,350
Portability	0	0	0	0
Assessed/SOH	$68,350	$68,350	$68,350	$68,350
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$68,350	$68,350	$68,350	$68,350

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2022	CPT-D	$80,000	118147581
9/1/2021	CPT-D	$60,000	117558099
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 1238

Petitioner,

vs.

NOEL,GUY LECOURS,JULIE

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 #13

FOLIO: 514229NN0130

LEGAL DESCRIPTION: PARK LAKE INC LOT 13

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, October 24, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	11/8/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this October 24, 2019

ATTEST:

AGATHA MUSE-SALTERS
TOWN MANAGER

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC LOT 13

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$40,000	$28,740	$68,740	$68,740	
2019	$40,000	$28,740	$68,740	$67,210	
2018	$40,000	$21,100	$61,100	$61,100	$1,315.31

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$68,740	$68,740	$68,740	$68,740
Portability	0	0	0	0
Assessed/SOH	$68,740	$68,740	$68,740	$68,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$68,740	$68,740	$68,740	$68,740

Sales History

Date	Type	Price	Book/Page or CIN
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL HAMEL, TOMMY
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$40,000	$20,720	$60,720	$60,720	
2020	$40,000	$21,210	$61,210	$61,210	$1,321.04
2019	$40,000	$28,740	$68,740	$67,210	$1,477.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$60,720	$60,720	$60,720	$60,720
Portability	0	0	0	0
Assessed/SOH	$60,720	$60,720	$60,720	$60,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$60,720	$60,720	$60,720	$60,720

Sales History

Date	Type	Price	Book/Page or CIN
9/1/2021	CPT-D	$60,000	117558099
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SENDER: COMPLETE THIS SECTION

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

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #1238

9590 9402 4839 9032 7070 00

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 2717

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

Guy Noel & Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009
F.O. #1238

9590 9402 4839 9032 7069 66

7019 1120 0000 9007 2991

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☒ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 11/12

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
GLAZER & SACHS,
H.C.F #1238
3113 STIRLING RD,
HOLLYWOOD, FL, 33021

9590 9402 6610 1028 6970 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2239

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and F
$ 7.33

Sent To GLAZER & SACHS,
H.C.F #1238

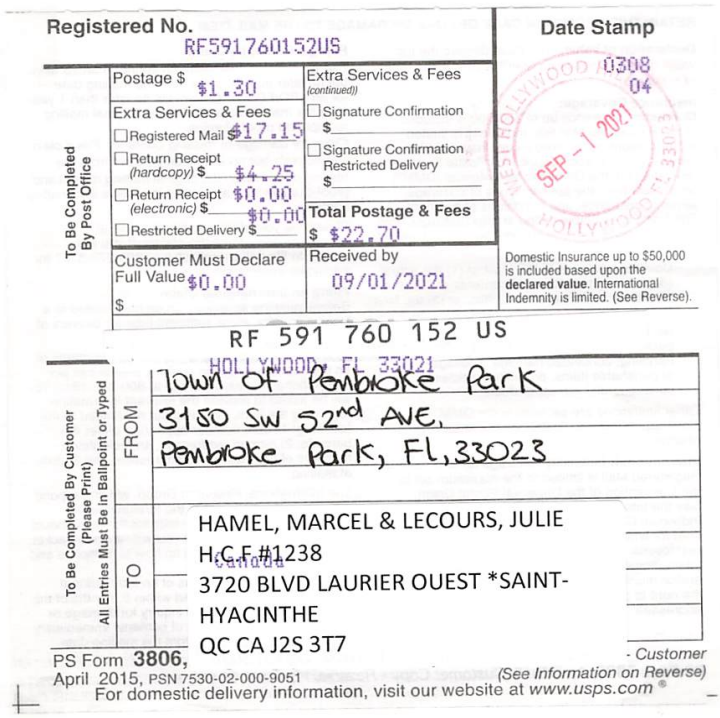
Street and Apt. No., 3113 STIRLING RD,

City, State, ZIP+4® HOLLYWOOD, FL, 33021

PS Form 3800, Ap

Postmark Here
SEP - 1 20

7021 0350 0001 0298 2239



Registered No. RF591760152US

Date Stamp
0308
04
SEP - 1 2021

To Be Completed By Post Office

Postage $ $1.30
Extra Services & Fees $17.15
Return Receipt (hardcopy) $ $4.25
Return Receipt (electronic) $ $0.00
Restricted Delivery $ $0.00
Extra Services & Fees (continued)
☐ Signature Confirmation $
☐ Signature Confirmation Restricted Delivery $
Total Postage & Fees $ $22.70

Customer Must Declare Full Value $0.00
Received by 09/01/2021

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

RF 591 760 152 US

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

FROM
Town of Pembroke Park
3150 SW 52nd AVE,
Pembroke Park, FL, 33023

TO
HAMEL, MARCEL & LECOURS, JULIE
H.C.F #1238
3720 BLVD LAURIER OUEST *SAINT-HYACINTHE
QC CA J2S 3T7

PS Form 3806, April 2015, PSN 7530-02-000-9051 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To HAMEL, MARCEL & LECOURS, JULIE
H.C.F #1238

Street and Apt. No., 124 LAKE SHORE DR #13,

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

PS Form 3800, A

Postmark Here
SEP - 1 2021

7021 0350 0001 0298 2215



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

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

OFFICIAL USE

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.50

Total Postage a
$ 6.80

Sent To Guy-Noel & Julie Lecours
124 Lake Shore Drive #13

Street and Apt. Pembroke Park, FL 33009

City, State, ZIP NOH #1238

PS Form 3800,

Postmark Here
OCT 09 2021

7019 1120 0000 9007 2700



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

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

OFFICIAL USE

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.50

Total Postag
$ 6.80

Sent To Park Lake Inc.
3184 W Hallandale Beach Blvd

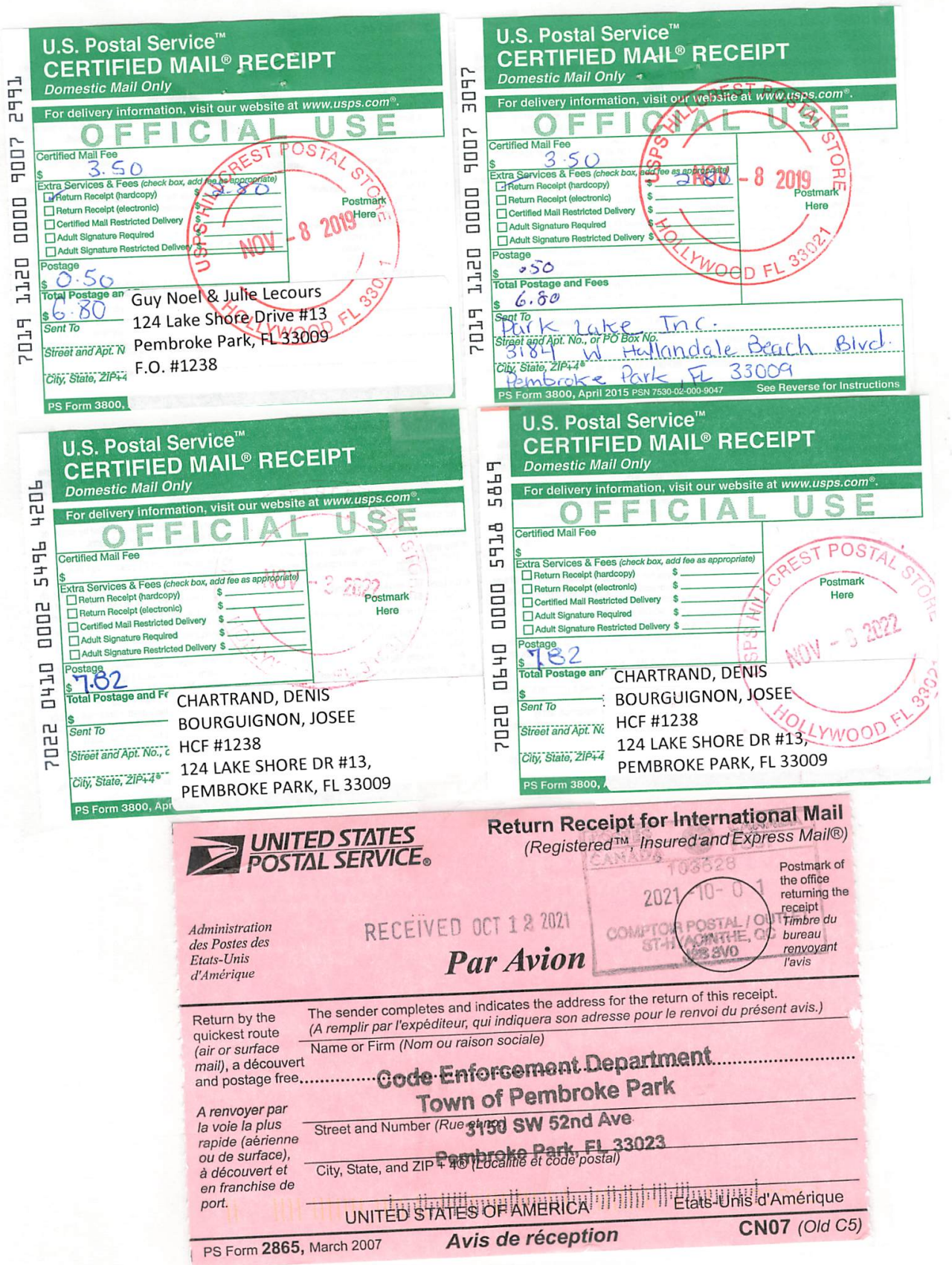
Street and Ap Pembroke Park, FL 33009

City, State, Zi NOH #1238

PS Form 380

Postmark Here
OCT 09 2021

7019 1120 0000 9007 2717



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and Fees $ 6.80
Sent To Guy Noel & Julie Lecours
Street and Apt. No., or PO Box No. 124 Lake Shore Drive #13
City, State, ZIP+4® Pembroke Park, FL 33009
F.O. #1238
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 NOV - 8 2019
Postmark Here
7019 1120 0000 9007 2991

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and Fees $ 6.80
Sent To Park Lake Inc.
Street and Apt. No., or PO Box No. 3184 W Hallandale Beach Blvd.
City, State, ZIP+4® Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 NOV - 8 2019
Postmark Here
7019 1120 0000 9007 3097

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $ 7.82
Total Postage and Fe $
Sent To CHARTRAND, DENIS
Street and Apt. No., BOURGUIGNON, JOSEE
City, State, ZIP+4® HCF #1238
124 LAKE SHORE DR #13,
PEMBROKE PARK, FL 33009
PS Form 3800, Apr
Postmark Here
7022 0410 0002 5496 4206

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (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 CHARTRAND, DENIS
Street and Apt. No., BOURGUIGNON, JOSEE
City, State, ZIP+4 HCF #1238
124 LAKE SHORE DR #13,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 NOV - 3 2022
Postmark Here
7020 0640 0000 5918 5869

UNITED STATES POSTAL SERVICE®
Return Receipt for International Mail
(Registered™, Insured and Express Mail®)
Administration des Postes des Etats-Unis d'Amérique
RECEIVED OCT 12 2021
Par Avion
CANADA POST T06528 2021-10-01 COMPTOIR POSTAL / OUTREMONT, QC H2S 3V0
Postmark of the office returning the receipt / Timbre du bureau renvoyant l'avis
Return by the quickest route (air or surface mail), a découvert and postage free / A renvoyer par la voie la plus rapide (aérienne ou de surface), à découvert et en franchise de port.
The sender completes and indicates the address for the return of this receipt. (A remplir par l'expéditeur, qui indiquera son adresse pour le renvoi du présent avis.)
Name or Firm (Nom ou raison sociale)
Code Enforcement Department
Town of Pembroke Park
Street and Number (Rue et numéro) 3150 SW 52nd Ave
City, State, and ZIP + 4® (Localité et code postal) Pembroke Park, FL 33023
UNITED STATES OF AMERICA Etats-Unis d'Amérique
PS Form 2865, March 2007 Avis de réception CN07 (Old C5)



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	3720 BLVD LAURIER OUEST *SAINT-HYACINTHE QC CA J2S 3T7

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$40,000	$20,720	$60,720	$60,720	
2020	$40,000	$21,210	$61,210	$61,210	$1,321.04
2019	$40,000	$28,740	$68,740	$67,210	$1,477.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$60,720	$60,720	$60,720	$60,720
Portability	0	0	0	0
Assessed/SOH	$60,720	$60,720	$60,720	$60,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$60,720	$60,720	$60,720	$60,720

Sales History

Date	Type	Price	Book/Page or CIN
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene

3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARCEL HAMEL/JULIE LECOURS CASE NO. 1238

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCEL HAMEL/JULIE LECOURS
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 124 LAKE SHORE DRIVE #13, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARCEL HAMEL/JULIE LECOURS AT 12:34 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

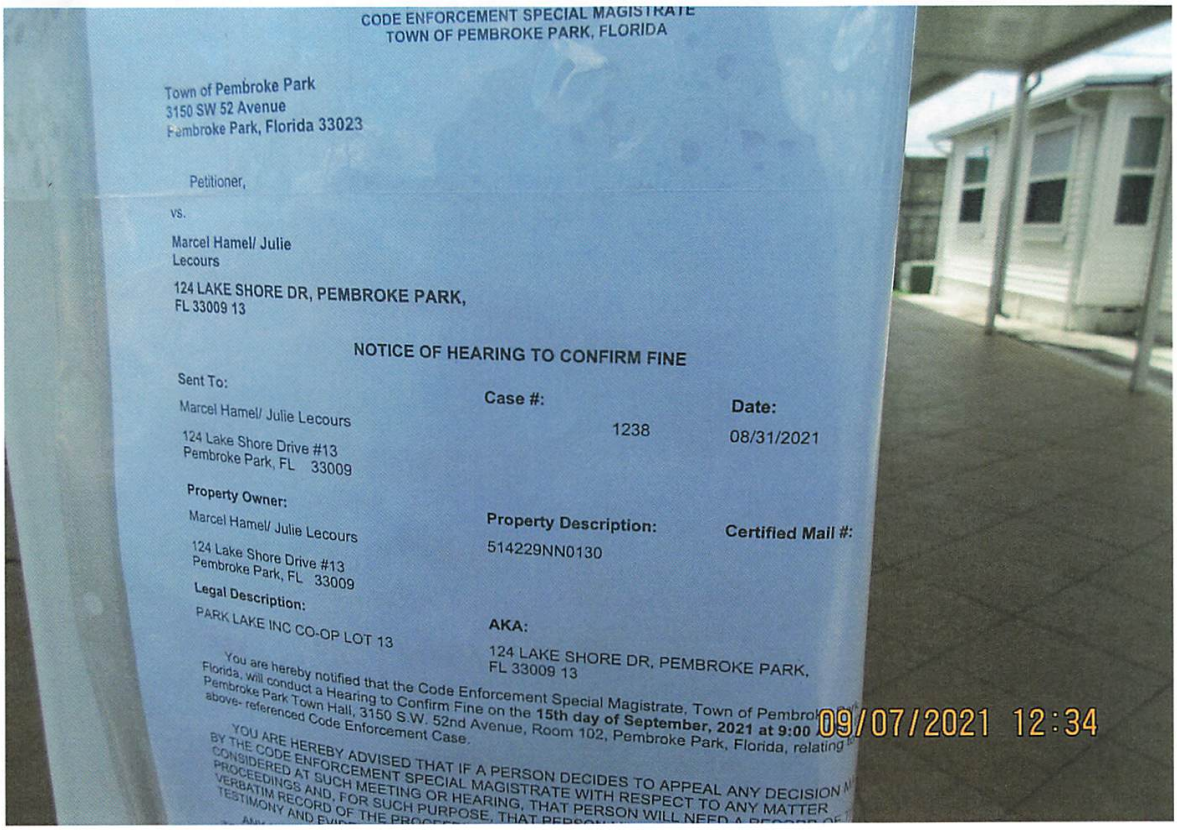
AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Marcel Hamel/ Julie Lecours

124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
Marcel Hamel/ Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Case #: 1238

Date: 08/31/2021

Property Owner:
Marcel Hamel/ Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Property Description: 514229NN0130

Certified Mail #:

Legal Description:
PARK LAKE INC CO-OP LOT 13

AKA:
124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00** Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to above- referenced Code Enforcement Case.

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

09/07/2021 12:34



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Marcel Hamel/ Julie Lecours

124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marcel Hamel/ Julie Lecours	1238	08/31/2021
124 Lake Shore Drive #13 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Marcel Hamel/ Julie Lecours	514229NN0130	
124 Lake Shore Drive #13 Pembroke Park, FL 33009		

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Marcel Hamel/ Julie Lecours

124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Respondent(s)

Case #: 1238

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Marcel Hamel/ Julie Lecours

Address: 124 Lake Shore Drive #13 Pembroke Park, FL 33009

Folio: 514229NN0130

Site Address: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description: PARK LAKE INC CO-OP LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

Notes/Means of Correction:

Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2021

NOTARY PUBLIC, STATE OF FLORIDA

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 10, 2021
INVOICE # 324
FOR:

Case # 1238
Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Bill To:
Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
676	Day(s) of Per Diem from (11/09/2019-09/15/2021)	$ 50.00	$ 33,800.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 29,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

124 Lakeshore Drive

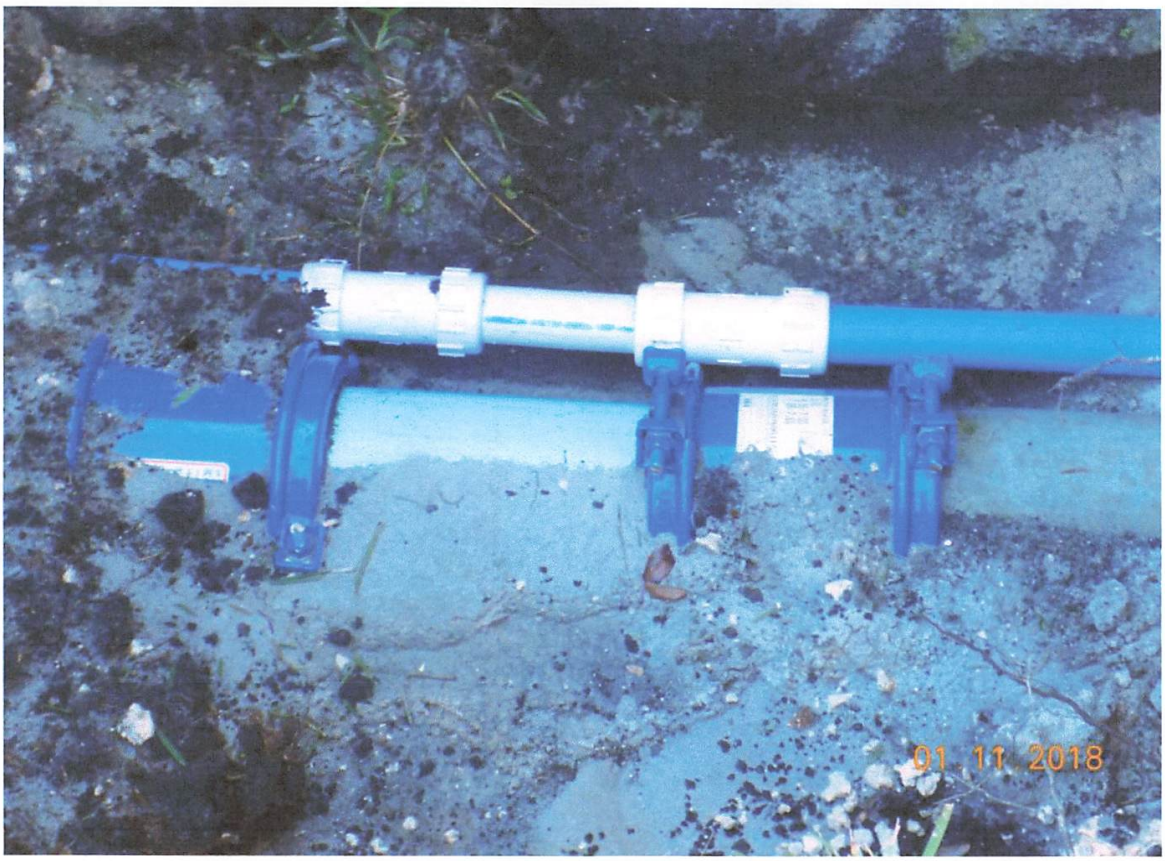

R 122
WARNING
at&t
CALL 811
10 24 2019 03 06


10.24.2019 03:05


124
2018/01/18 14:52:54


2018/01/


CAUTION
01 11 2018


01 11 2018


CAUTION
01 11 2018

R203 Permit Messages For Permit (176957-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
70176	Final Plumbing	10/29/2018	Pass
	This final inspection closes the annual permit for this contractor		
61065	Info Plumbing	2/1/2018	Pass
	PERMIT WAS EXPIRED & REINSTATED ON 02/01/2018		
66659	Sanitary Main	5/30/2018	Pass
	An emergency repair at 130 Marine Drive last Friday. It is underneath the car port area and replaced their customer supplied 6" couplings. Pictures are in my Park Lake Annual Permit It is under the annual premise permit #176957-0.		
62924	Water Connection	3/21/2018	Pass
	A repair was completed where the galvanized pipe was broken at Park Lake near the Monte Carlo area. The repair was an emergency under the annual premise permit # 176957-0.		
64560	Water Connection	4/12/2018	Pass
	repair under driveway ok see pictures		
53584	Water Service	3/16/2017	Pass Partial
	107 Marine Drive where we repaired a 2" galvanized pipe. We also changed three 3/4 meter valves at 526, 528 and 530 Marine Drive.		
53952	Water Service	4/3/2017	Pass Partial
54098	Water Service	4/14/2017	Pass Partial
	Park Lake- 318 Marine Drive Mark from Park Lake called us yesterday for an emergency repair, the main water line was leaking at 318 Marine Drive. The PVC pipe came out of the 90 due to the previous plumber not using cleaner and the pipe wasn't pushed all the way in. The annual premise permit # is 176957-0. Aleksandra Simic- Office Manager Executive Plumbing Contractors, Inc.		
54676	Water Service	5/16/2017	Pass
	Valve is replaced in front of the boat ramp by the clubhouse need to backfill		

64561 Water Service 4/12/2018 Pass

replace water service at 155 Marine Cr,   see pictures

R203 Permit Messages For Permit (176957-0)

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64561 Water Service 4/12/2018 Pass

replace water service at 155 Marine Cr,   see pictures

jeffrey louis

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Wednesday, November 13, 2019 9:50 AM
To: jeffrey louis
Subject: FW: 124 Lakeshore Drive
Attachments: IMG_7348.JPG

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Wednesday, November 13, 2019 9:47 AM
To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Monday, November 11, 2019 4:59 PM

To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Monday, November 11, 2019 9:51 AM
To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

From: Bertrand Saysset
Sent: Monday, November 11, 2019 9:17 AM
To: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: FW: 124 Lakeshore Drive

Good morning Jeffrey,
Please find attached pictures for 124 Lake Shore Drive from when Executive Plumbing did the work under the annual permit.
Aleks had sent these pictures to Alan Corriveau at that time.
Please let me know if you need additional information.
Thank you,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Aleks Simic <aleks@epcfla.com>
Sent: Monday, November 11, 2019 8:31 AM
To: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Subject: Fwd: 124 Lakeshore Drive

---------- Forwarded message ---------
From: **Aleks Simic** <aleks@epcfla.com>
Date: Tue, Dec 12, 2017 at 12:27 PM
Subject: 124 Lakeshore Drive
To: Alan Corriveau <acorriveau@townofpembrokepark.com>

Goodmorning Alan,

These are photos from the emergency repair yesterday on the 6" water main.

Sent from my iPhone

--
Aleksandra Simic
Office Manager
Executive Plumbing Contractors, Inc.
2020 Liberty Street
Hollywood, FL 33020
Office: 954.924.8211
Fax: 954.924.8424
www.epcfla.com

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.


SMITH BLAIR
TOP BOLT
SMITH-BLAIR
TOP BOLT
SMITH-BLAIR

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/04/2019

Sent To:

NOEL,GUY LECOURS,JULIE

559 CHEMIN DES PATRIOTES #1
*ST DENIS SUR RICHELIE QC, CA J0H 1

Case #:

1238

Property Owner:

NOEL,GUY LECOURS,JULIE

559 CHEMIN DES PATRIOTES #1
*ST DENIS SUR RICHELIE QC, CA J0H 1

Certified Mail #:

Property Description:

514229NN0130

Legal Description:

PARK LAKE INC LOT 13

AKA:

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/18/2018 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	5

Plumbing work done without permit. water connection replaced without permission in back of mobile home. Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 24th day of October, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis



10/4/2019

Case# 1238

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Guy Noel DATE 1/18 2018

SITE ADDRESS 124 Lakeshore Drive

PERMIT # SUB/PARK Park Lake Inc

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE #
- [x] VIOLATION OF TOWN ORDINANCE # 5-105
- [ ] NFPA #
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Plumbing work done Without permit

Water connection replace without Permission in back of Mobile Home

Need permit from Building Dept. for replacement

- [x] 2 X FEE
- [x] FINE 150 DAYS TO COMPLY 5

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [ ] STRUCTURAL
- [ ] CODE ENF.
- [x] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis EXT. # 213
INSPECTOR

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NOEL,GUY LECOURS,JULIE	1238	01/18/2018
559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC, CA J0H 1		

Property Owner:	Property Description:	Certified Mail #:
NOEL,GUY LECOURS,JULIE	514229NN0130	
559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC, CA J0H 1		

Legal Description:	AKA:
PARK LAKE INC LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/18/2018 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	5

Notes/Means of Correction:

Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

If the referenced violations are corrected within 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


124
2018/01/18 14:52:54


2018/01/18 14:52:35


2018/01/


CAUTION
CUIDADO
01.18.2018

ADT
01.18.2018

TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
01.18.2018



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	NOEL,GUY LECOURS,JULIE
Mailing Address	559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC CA J0H 1K0

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbreviated Legal Description	PARK LAKE INC LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	$30,000	$45,810	$75,810	$75,810	
2017	$30,000	$45,810	$75,810	$75,810	$1,644.19
2016	$30,000	$50,050	$80,050	$80,050	$1,768.12

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$75,810	$75,810	$75,810	$75,810
Portability	0	0	0	0
Assessed/SOH	$75,810	$75,810	$75,810	$75,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$75,810	$75,810	$75,810	$75,810

Sales History

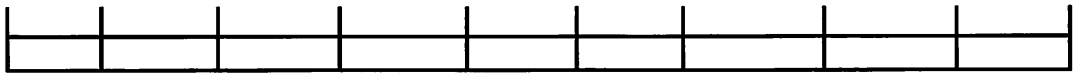
Date	Type	Price	Book/Page or CIN
3/23/2017	CPT-D	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations

Price	Factor	Type
$30,000	1.00	FV
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
01/23/2018
US POSTAGE
FIRST-CLASS MAIL
$00.46⁰
ZIP 33023
011D10634780

Guy Noel & Julie Lecours
124 Lake Shore Drive
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC LOT 13

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$40,000	$28,740	$68,740	$67,210	
2018	$40,000	$21,100	$61,100	$61,100	$1,315.31
2017	$30,000	$45,810	$75,810	$75,810	$1,644.19

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$68,740	$68,740	$68,740	$68,740
Portability	0	0	0	0
Assessed/SOH	$67,210	$68,740	$67,210	$67,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$67,210	$68,740	$67,210	$67,210

Sales History

Date	Type	Price	Book/Page or CIN
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC/Wood's Professional Creative LLC	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

Folio

514229040010

Legal Description

Case Status Closed **Case #** 5544

Notes

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.
No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/22/2021		Notice of Violation	Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
9/9/2022		Affidavit of Compliance	Regular Mail
11/22/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	9/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	9/9/2022

Case Overview

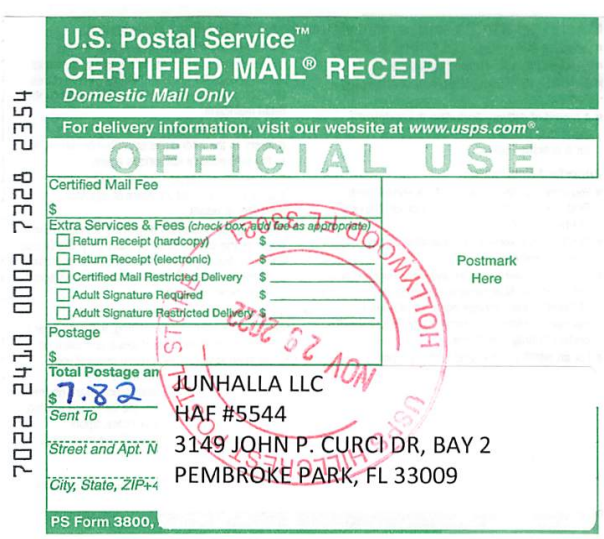
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	9/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	9/9/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	9/9/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	9/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/9/2022	$13,200.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,300.00**

Payments

Date	Payment Type Name	Amount
3/17/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$13,200.00**



7022 2410 0002 7328 2354

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.82

Sent To
JUNHALLA LLC
HAF #5544

Street and Apt. N
3149 JOHN P. CURCI DR, BAY 2

City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

HOLLYWOOD FL 330
NOV 25 2022
US POSTAGE



7022 2410 0002 7328 2347

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.82

Sent To
JUNHALLA LLC James F Curci
HAF #5544

Street and Apt. N
7201 MCKINLEY ST

City, State, ZIP+4
HOLLYWOOD FL 33024

PS Form 3800,

Postmark Here

POSTAL STORE
HOLLYWOOD FL 330
NOV 25 2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC CASE NO. 5544

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3149 JOHN P. CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC AT 11:20 A.M. ON THE 8 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.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____



1. Operating without a Business Tax Receipt. Business owner must cease all operations *until Business Tax* Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.

No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JUNHALLA LLC/Wood's
Professional Creative LLC

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

NOTICE OF HEARING TO ABATE FINE

Sent To:
JUNHALLA LLC/Wood's Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #: 5544

Date: 11/22/2022

Property Owner:
JUNHALLA LLC/Wood's Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description: 514229040010

Certified Mail #:

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 20124/768 - EXHIBIT F

AKA:
3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

12/08/2022 11:20

1 of 2

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.
No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JUNHALLA LLC/Wood's
Professional Creative LLC

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
JUNHALLA LLC/Wood's Professional Creative LLC 7201 MCKINLEY ST HOLLYWOOD, FL 33024	5544	11/22/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
JUNHALLA LLC/Wood's Professional Creative LLC 7201 MCKINLEY ST HOLLYWOOD, FL 33024	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 2-3

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/18/22 Phone #: (305) 342-6720

Case # 5544 E-mail: rchaples@thekelseygroup.com

Address of Violation: 3149 JP Curci Drive Bays 2 & 3 Pembroke Park FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Rick Chaples (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5544 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the December 21st, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 16 March 2022 imposing the fine of $ 13,200 for violation(s)of the Town's Code of Ordinances: Sections 5-105; 5-17; 5-2(a)(b); 5-17; 15-22

Brief summary for request:
The Landlord and & Tenant resolved the violations via multiple building permits. Electrical equipment was unavailable for over 5 months, delaying the completion of the project. The Business Tax Receipt was issued on 9/9/2022 bringing the Tenant and the building into compliance.

Rick Chaples
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Rick Chaples and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on November 18, 2022.

Notary Public State of Florida: Audrey Chatkevicius My Commission expires: Dec. 12, 2023

AUDREY CHATKEVICIUS
Notary Public - State of Florida
Commission # GG 939492
My Comm. Expires Dec 12, 2023
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JUNHALLA LLC WOOD'S PROFESSIONAL CREATIVE LLC Respondent(s)	)	Case 5544

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: 3149 JOHN P. CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JUNHALLA LLC, 7201 MCKINLEY ST HOLLYWOOD FL 33024

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; 5-2(a)(b); 15-17 and 15-22. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b); 15-17; 15-22 **WITHIN 45 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 $ 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 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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

HLC, Inc.
1812 SW 31St Avenue
Pembroke Park, FL 33009

Site Address:

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

Date 3/17/2022 4:52:54 PM
Invoice # 24796
For Code Enforcement Case# 5544

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	4/30/2022		$100.00	0	$0.00
Admin Fixed	3/17/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
3/17/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

NOV Case # 5544

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/22/2021
US POSTAGE $

Sent To:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

NOV Case # 5549

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/22/2021
US POSTAGE $

Junhalla LLC /
Woods Professional Creative LLC
7201 Mckinley St
Hollywood FL, 33024

7021 0350 0000 2802 4310

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ar
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NOH #5544
2645 Executive Park Dr, Ste 123
Weston, FL 33331

7021 0350 0000 2802 4327

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To

Street and Ap

City, State, Zi

PS Form 3800,

Postmark Here
MAR – 3 2022
USPS

JUNHALLA/ WOOD'S PROFESSIONAL
CREATIVE LLC/ NOH # 5544
3149 JOHN P CURCI DRIVE, BAY 2
PEMBROKE PARK FL 33009

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JUNHALLA/ WOOD'S PROFESSIONAL
CREATIVE LLC/ NOH # 5544
3149 JOHN P CURCI DRIVE, BAY 2
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8581 38

2. Article Number (Transfer from service label)
7021 0350 0000 2802 4327

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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.

CY Accountax Services Inc
NOH #5544
2645 Executive Park Dr, Ste 123
Weston, FL 33331

9590 9402 6379 0303 8581 21

7021 0350 0000 2802 4310

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MP
☐ Agent
☐ Addressee

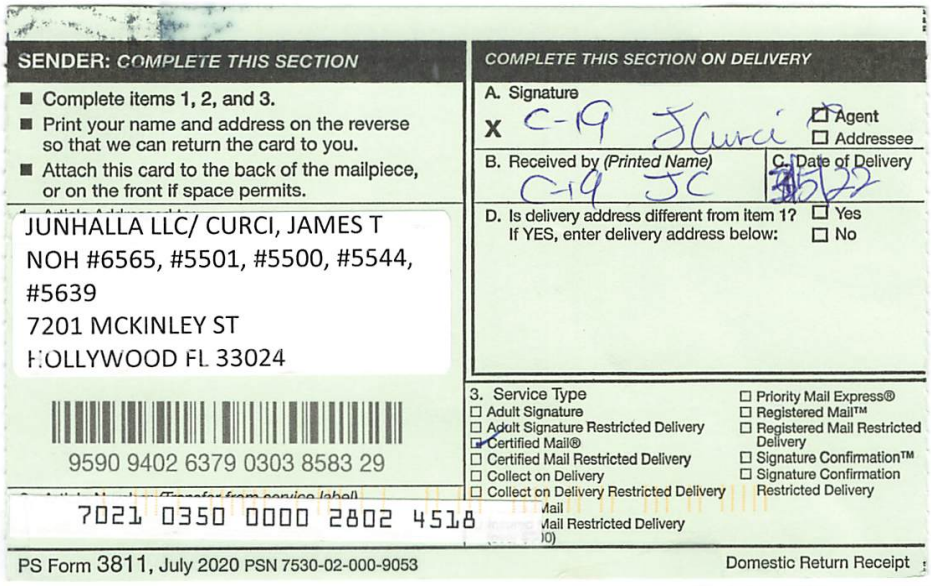
B. Received by (Printed Name)
MILLE

C. Date of Delivery
3-7-22

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
- ☐ 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.

JUNHALLA LLC/ CURCI, JAMES T
NOH #6565, #5501, #5500, #5544, #5639
7201 MCKINLEY ST
HOLLYWOOD FL 33024

9590 9402 6379 0303 8583 29

7021 0350 0000 2802 4518

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19 JCurci ☐ Agent ☐ Addressee

B. Received by (Printed Name) C-19 JC C. Date of Delivery 3/5/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered 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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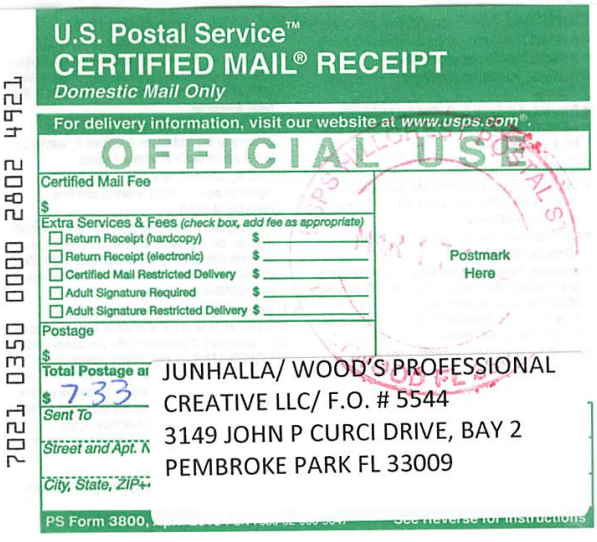
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
MAR 7 2022

CY Accountax Services Inc
F.O. #5544
2645 Executive Park Dr, Ste 123
Weston, FL 33331

7021 0350 0000 2802 4990

PS Form 3800, April 2015



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

JUNHALLA/ WOOD'S PROFESSIONAL
CREATIVE LLC/ F.O. # 5544
3149 JOHN P CURCI DRIVE, BAY 2
PEMBROKE PARK FL 33009

7021 0350 0000 2802 4921

PS Form 3800,



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	7201 MCKINLEY ST HOLLYWOOD FL 33024	Use	48

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).

* 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*	$562,510	$4,619,100	$5,181,610	$5,181,610	
2021	$562,510	$4,619,100	$5,181,610	$5,038,480	$109,275.41
2020	$562,510	$4,017,930	$4,580,440	$4,580,440	$98,854.13

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,181,610	$5,181,610	$5,181,610	$5,181,610
Portability	0	0	0	0
Assessed/SOH	$5,181,610	$5,181,610	$5,181,610	$5,181,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,181,610	$5,181,610	$5,181,610	$5,181,610

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
WOODS PROFESSIONAL CREATIVE, LLC

Filing Information

Document Number	L12000025982
FEI/EIN Number	45-4616057
Date Filed	02/23/2012
Effective Date	02/23/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/01/2015

Principal Address

3149 JOHN P CURCI DR
BAY 2 & 3
PEMBROKE PARK, FL 33009

Changed: 07/20/2020

Mailing Address

3149 JOHN P CURCI DR
BAY 2 & 3
PEMBROKE PARK, FL 33009

Changed: 07/20/2020

Registered Agent Name & Address

CY Accountax Services Inc
2645 Executive Park Dr
Ste 123
Weston, FL 33331

Name Changed: 05/01/2015

Address Changed: 07/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Montes de Oca, Roberto
19111 COLLINS AVE
Apt # 1507
Sunny Isles Beach, FL 33160

Title MGR

DIAZ, MILTON J
3307 Port Royale Dr S
Apt 605
Ft Lauderdale, FL 33308

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	07/20/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
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04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/31/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- REINSTATEMENT	View image in PDF format
03/24/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- Florida Limited Liability	View image in PDF format



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

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
88 Woodlake Dr.
Port Orange, FL 32129

Title MGRM

CURCI-STEVENS, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2020	03/03/2020
2021	03/10/2021
2022	03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
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04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC
WOOD'S PROFESSIONAL CREATIVE LLC CASE NO. 5544

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 JOHN P CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/WOOD'S PROFESSIONAL CREATIVE LLC AT 12:04 P.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

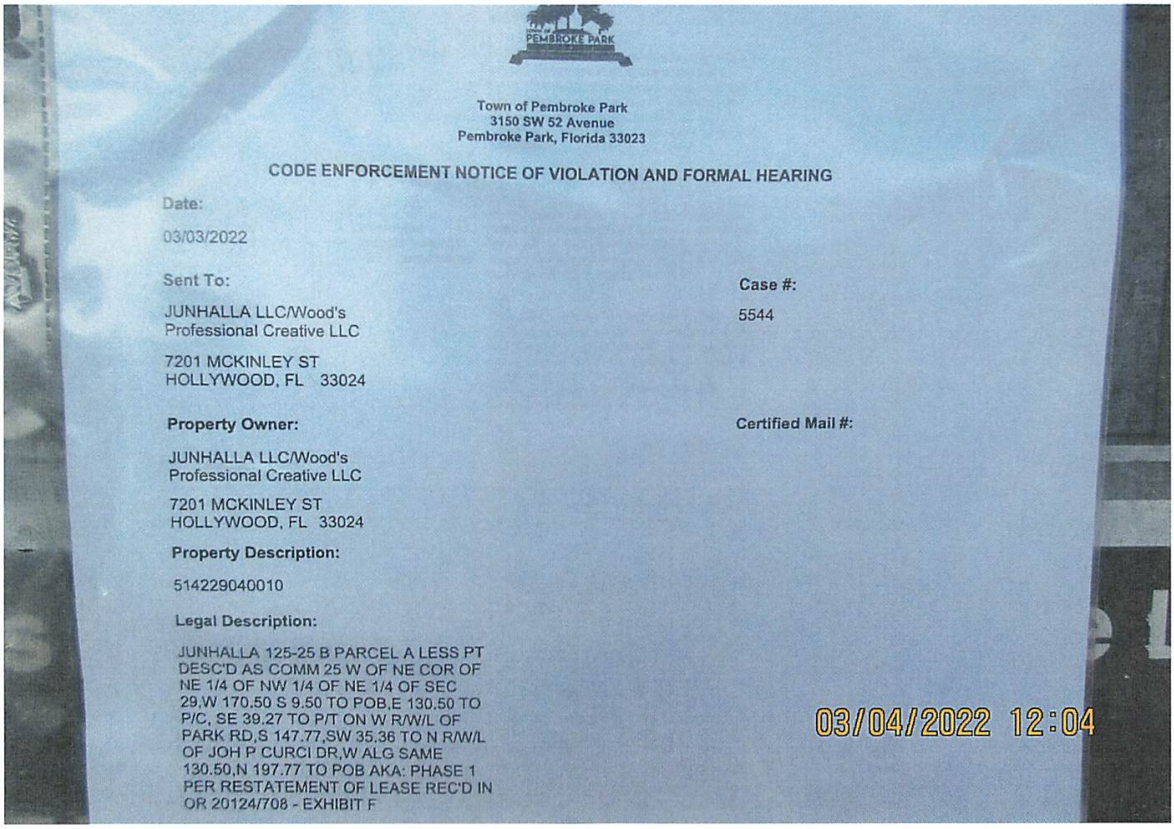
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ____√__ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


3
3149-3
03/04/2022 12:04


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/03/2022
Sent To:
JUNHALLA LLC/Wood's
Professional Creative LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024
Case #:
5544
Property Owner:
JUNHALLA LLC/Wood's
Professional Creative LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024
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
03/04/2022 12:04

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

Property Owner:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

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 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.

No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

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 March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

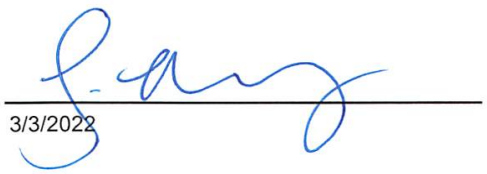
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



3/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

JUNHALLA LLC/Wood's Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

Date:

02/22/2021

Property Owner:

JUNHALLA LLC/Wood's Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description:

514229040010

Certified Mail #:

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 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

Notes/Means of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

3149






01/19/2021 14:45


01/19/2021 14:46


01/19/2021 14:45


01/19/2021 14:45


2
01/19/2021 14:43


01/19/2021 14:45


01/19/2021 14:47


01/19/2021 14:47


01/19/2021 14:47


01/19/2021 14:48


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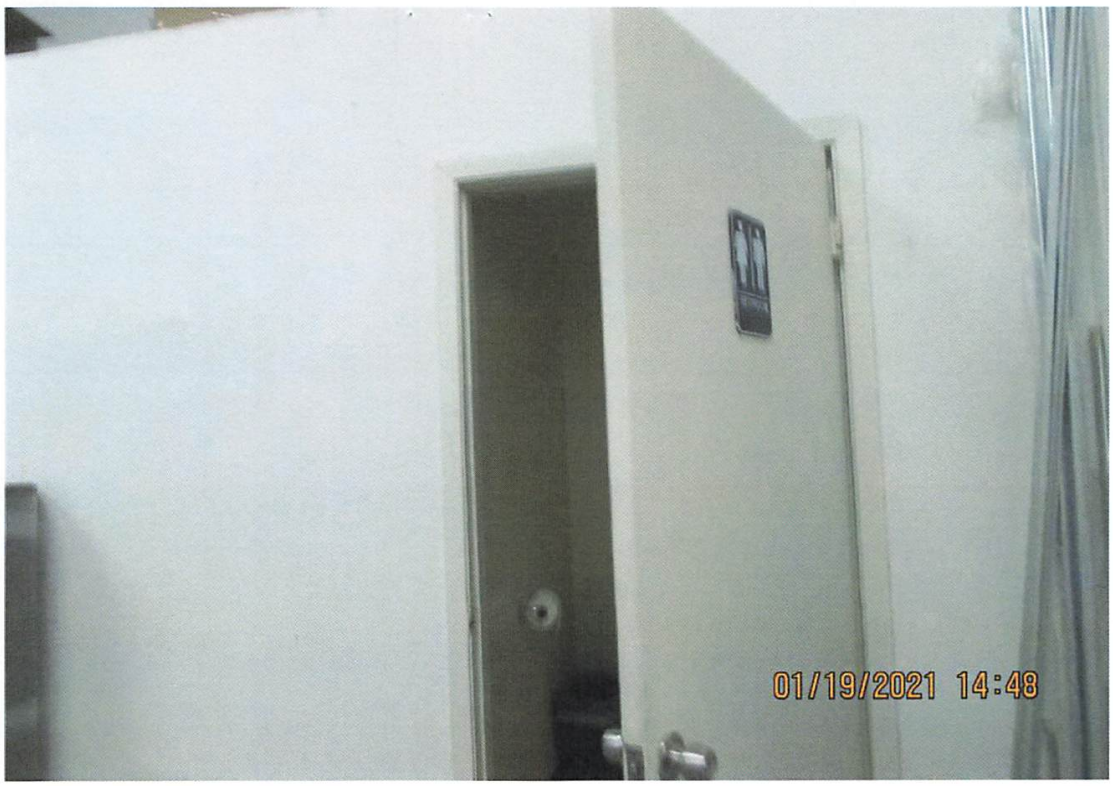
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EXIT
01/19/2021 14:49


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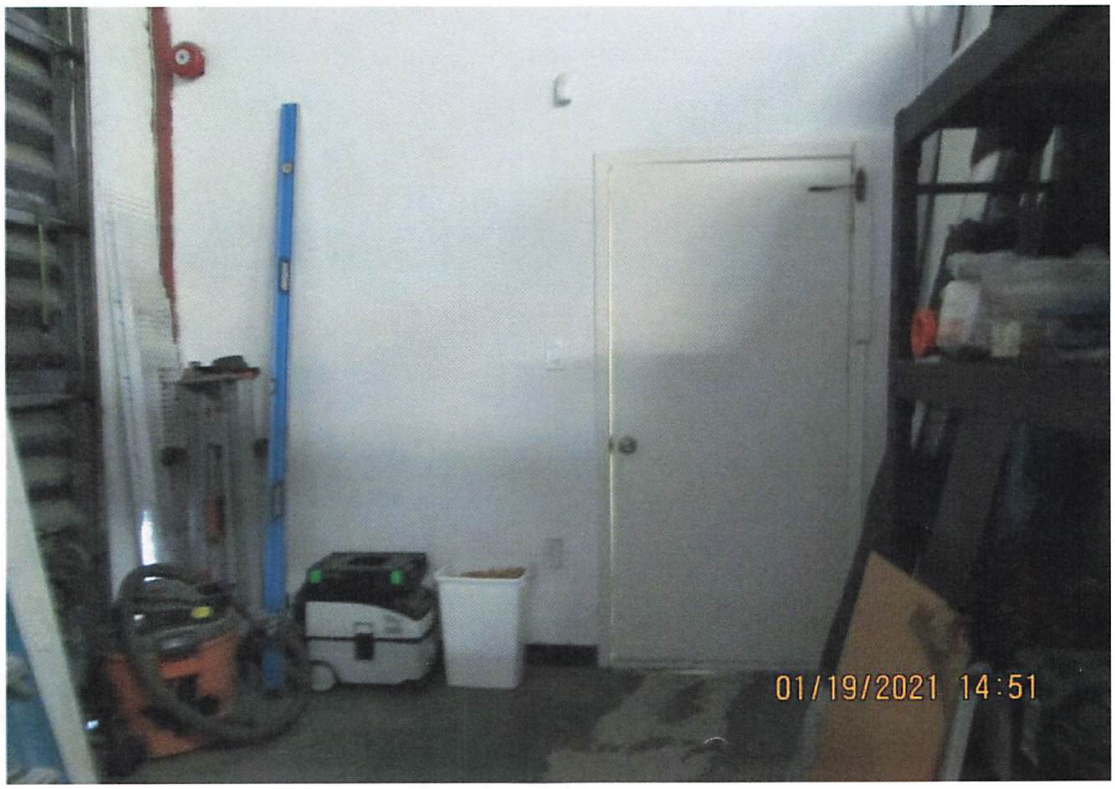

01/19/2021 14:51

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 135025

APPLICATION FORM

Application Category: Carpenter/Cabinet Maker **Application Date:** 8/9/2016

Business Owner Information (Residential Usage)

Business Name: WOOD'S PROFESSIONAL CREATIVE LLC

Business Owner/Corporation/Partnership:

Business Address: 3149 J P CURCI DR, 2 - 3

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9542742255 **Fax #:**

E-Mail: Woods.professional@yahoo.com **Contact Person's Name:** ROBERTO MONTES DE OCA

Parcel Information

Folio Number: 514229040010 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3149 J P CURCI DR, 2 - 3

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

CARPENTER/UPHOLSTER

Limitations:



Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

(UPDATE BTR LOCAL ADD UNIT 3- PENDING INSP)

Case #5544 – Request for _____-day extension

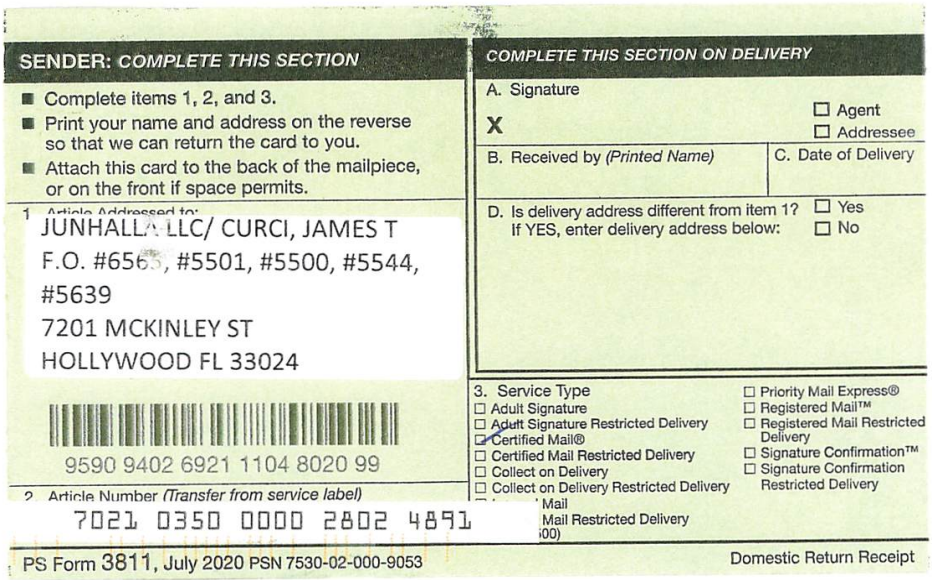
3149 John P Curci Drive Bays 2 & 3
Tenant: Wood's Professional Creative LLC

Landlord is requesting _____-day extension to allow for

Summary:

Landlord has implemented (as of notice to the 3/16/22 Magistrate Hearing) a new internal system to track all Notices of Violations (NOV), Business Tax Receipt inspections, and correlate those with the often-required Building Permits to mitigate future issues such as highlighted in this Case.

Obtaining the final Fire Sprinkler inspection on 12/14/21 resolved the failed fire BTR inspection issue but because there is no connection between the Building Permit inspection system and the BTR inspection system, the BTR still shows fire as a failed inspection, which in-turn keeps this Case open because the original violation was issued for a lack of an approved BTR.



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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/ CURCI, JAMES T
F.O. #6565, #5501, #5500, #5544, #5639
7201 MCKINLEY ST
HOLLYWOOD FL 33024

9590 9402 6921 1104 8020 99

2 Article Number *(Transfer from service label)*

7021 0350 0000 2802 4891

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

7021 0350 0000 2802 4891

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & 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

MAR 17 2022

Postage
$

Total Postage and Fees
$ 7.33

Sent To JUNHALLA LLC/ CURCI, JAMES T
Street and Apt. F.O. #6565, #5501, #5500, #5544, #5639
City, State, ZIP 7201 MCKINLEY ST HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Case Status Closed **Case #** 6567

Notes
1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/11/2022		Affidavit of Compliance	Regular 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 Hand
11/29/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/11/2022
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5/11/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/11/2022	$3,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,850.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6567

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 PR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:54 A.M. ON THE 8 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.

AFFIANT

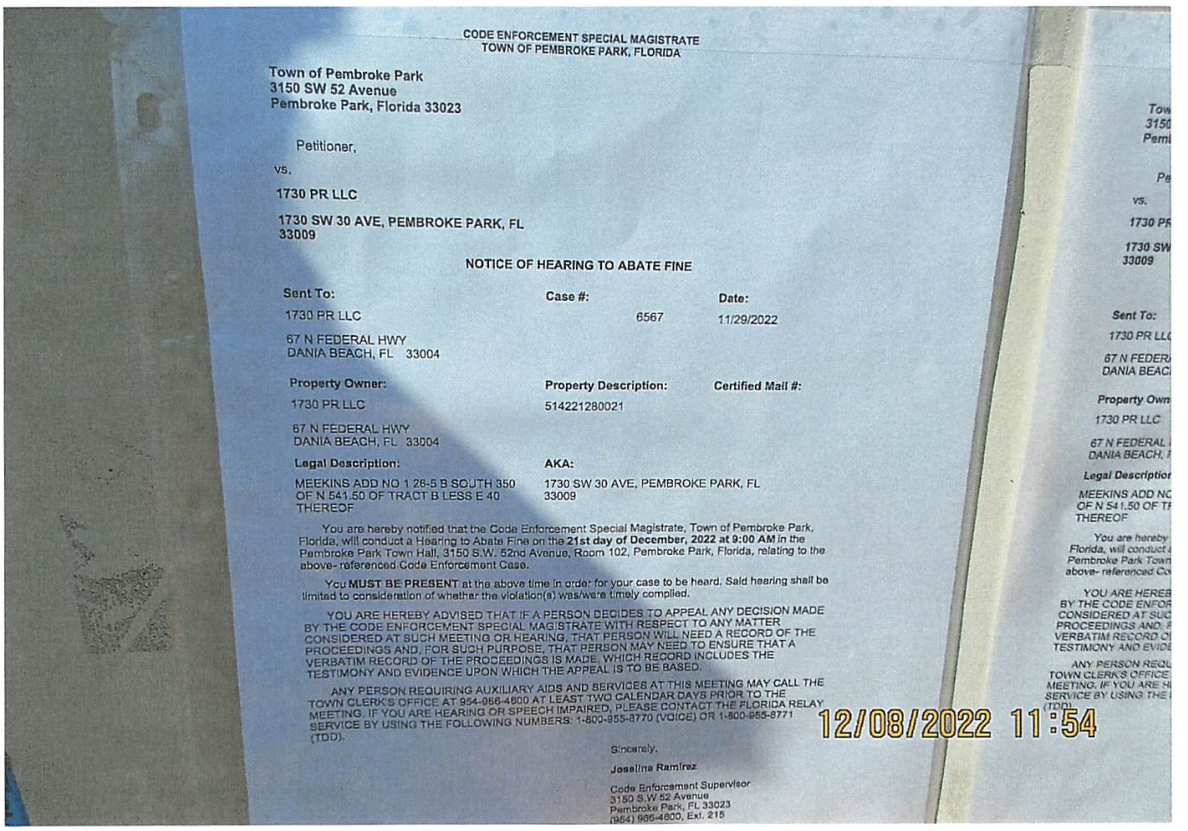
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6567	11/29/2022

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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

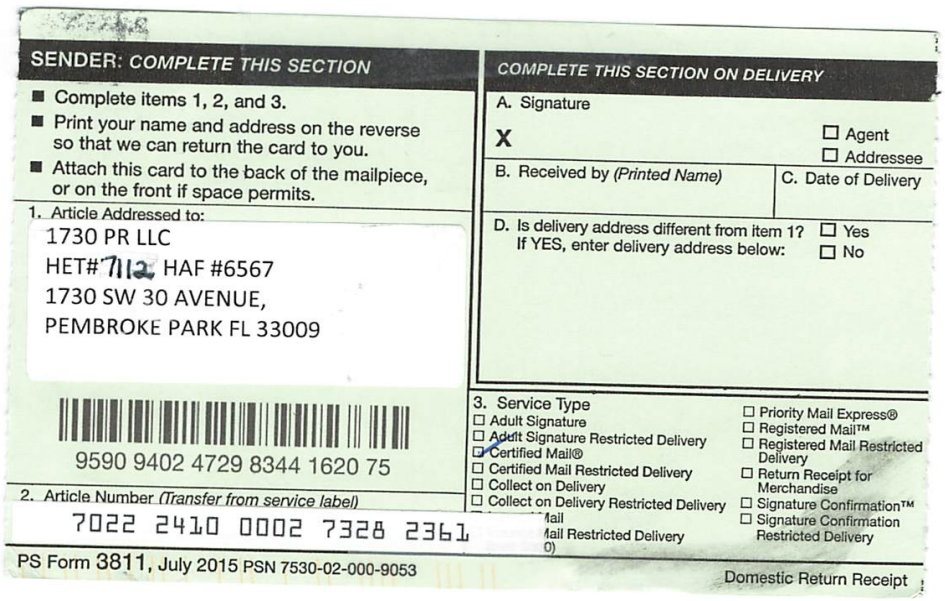
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

12/08/2022 11:54

Sincerely,

Joselina Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1730 PR LLC
HET#7112 HAF #6567
1730 SW 30 AVENUE,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1620 75

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2361

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.82

Postmark Here

Sent To: 1730 PR LLC/MELLOUL, SHLOMO
HET#. 7112, HAF #6567

Street and Apt. No.: 67 N FEDERAL HWY

City, State, ZIP+4: DANIA BEACH FL 33004

PS Form 3800,

7022 2410 0002 7328 2378



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.82

Postmark Here

Sent To: 1730 PR LLC
HET#7112, HAF #6567

Street and Apt. No.: 1730 SW 30 AVENUE,

City, State, ZIP+4: PEMBROKE PARK FL 33009

PS Form 3800

7022 2410 0002 7328 2361

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6567	11/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6567	11/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/18/22

Phone #: 305 450 7744

Case # 6567

E-mail: shlomo@bananasplitusa.com

Address of Violation: 1730 SW 30th Ave. Pembroke Park, 33009.

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, shlomo mellul (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6567 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/22/22 imposing the fine of $ 3850 for violation(s)of the Town's Code of Ordinances: Section 21-19. Section 21-21

Brief summary for request:

We did not observe a prohibited sign and we Removed it as soon as found out about violation.

shlomo mellul
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, _____ and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on November 21, 2022

Notary Public State of Florida: Vilma Ceciotaite My Commission expires: 08/17/2026

VILMA CECIOTAITE
Notary Public - State of Florida
Commission # HH 267874
My Comm. Expires Sep 17, 2026
Bonded through National Notary Assn.

Instr# 118506122 , Page 1 of 5, Recorded 11/07/2022 at 04:13 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

1730 PR LLC
Respondent(s)

Case No.: **6567**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT 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 enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2021. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ✓ NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

FOLIO NO.: 5142 21 28 0021

1. The Special Magistrate entered a Final Order on April 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 21-19 and 21-21(1). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIVE (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,850.00** (THREE THOUSAND EIGTH HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

1730 PR LLC
Respondent(s)

Case No.: **6567**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ✓ NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

FOLIO NO.: 5142 21 28 0021

1. The Special Magistrate entered a Final Order on April 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 21-19 and 21-21(1). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIVE (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,850.00** (THREE THOUSAND EIGTH HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

R B INDUSTRIAL PLAT 104-38 B TRACT A

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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 Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

Sep 22, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	)	Case No.: 6567

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) 21-19 and 21-21(1). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(1) **WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona

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
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC

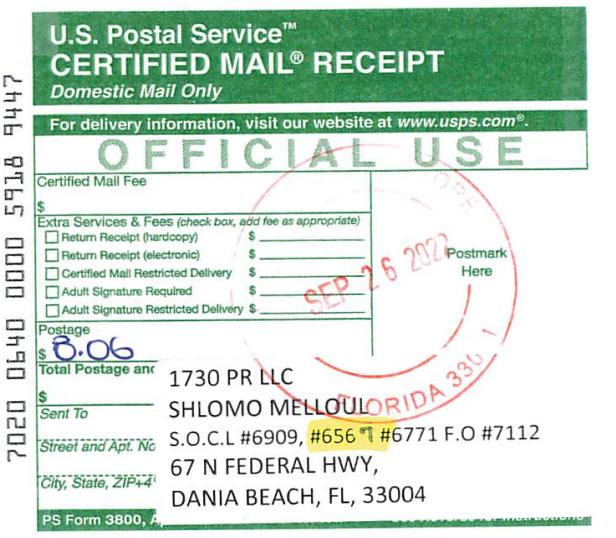
Street and Apt. No.,
S.O.C.L #6909, #6561 #6771
F.O #7112

City, State, ZIP+4®
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Postmark Here
SEP 26 20
FLORIDA 3302

PS Form 3800, Ap

7020 0640 0000 5918 9430



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC
SHLOMO MELLOUL

Street and Apt. No
S.O.C.L #6909, #6561 #6771 F.O #7112
67 N FEDERAL HWY,

City, State, ZIP+4
DANIA BEACH, FL, 33004

Postmark Here
SEP 26 202
FLORIDA 330

PS Form 3800, A

7020 0640 0000 5918 9447

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

Legal Description

Case Status Closed **Case #** 6567

Notes
1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/11/2022		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/11/2022

Case Overview

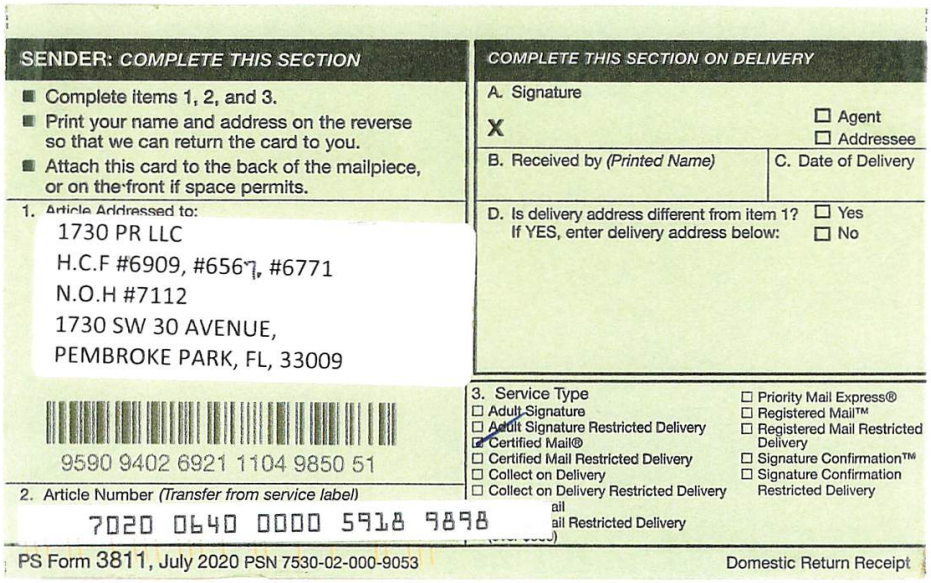
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5/11/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/11/2022	$3,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,850.00**



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

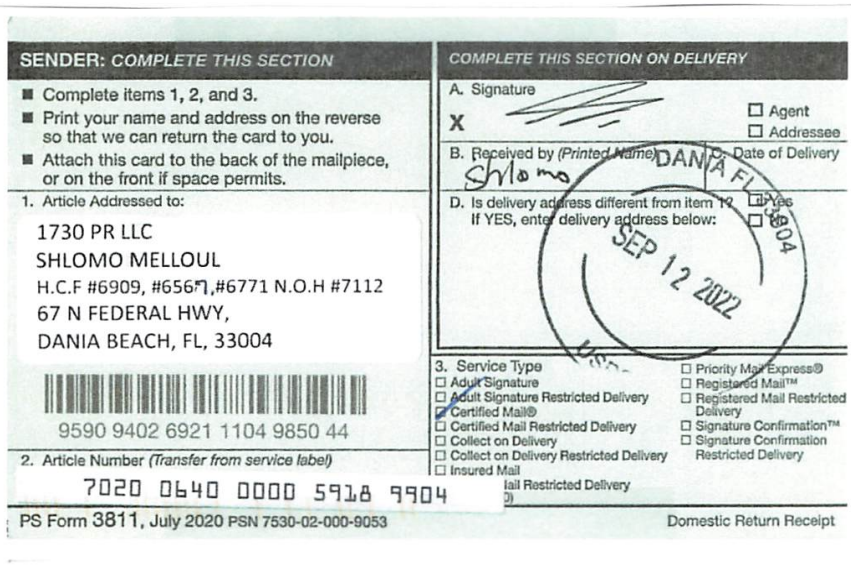
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ 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:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Shlomo | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DANIA FL 33004
SEP 12 2022

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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 6, 2022
INVOICE # 320
FOR:

Case # 6567
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 21-19 and 21-21(1).		
	Final Order on 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
15	Day(s) of Per Diem from (04/26/22-05/11/22)	$ 250.00	$ 3,750.00
		Balance	$ 3,850.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6567

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

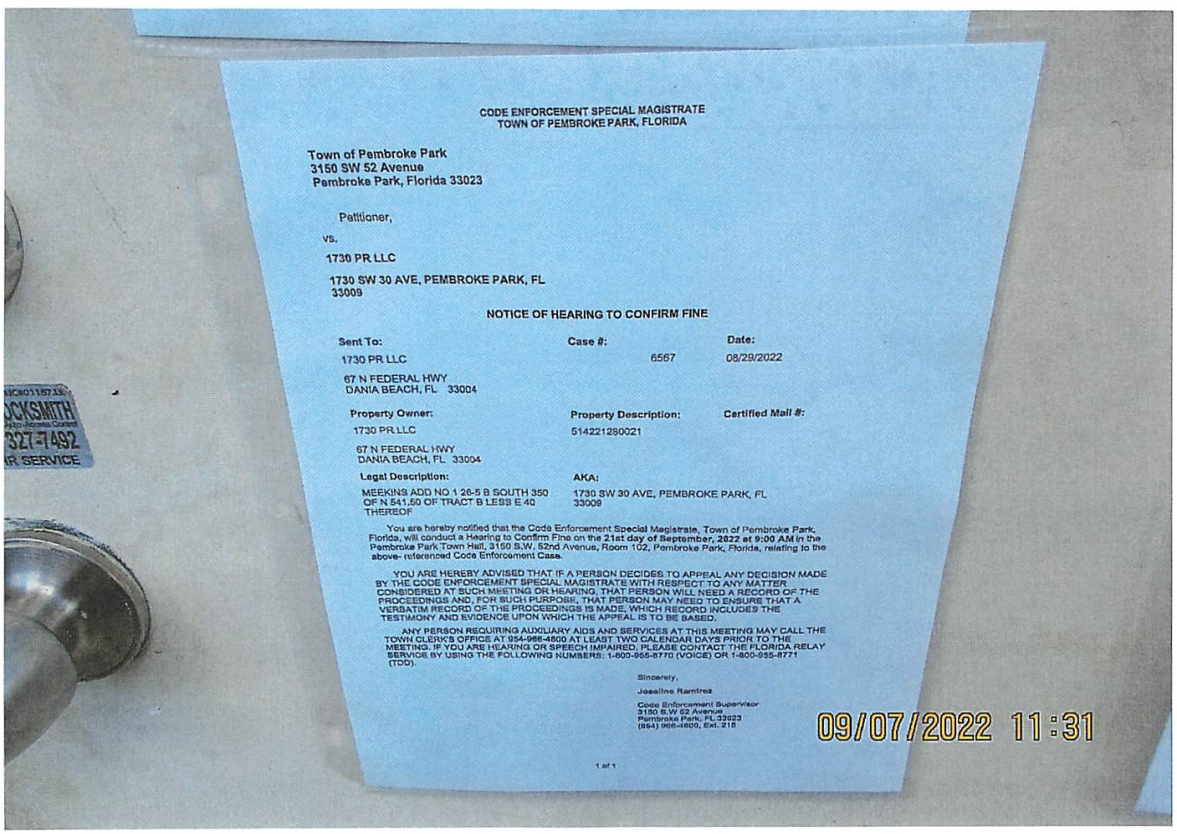
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V 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.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
1730 PR LLC	6567	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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 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 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 Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 216

1 of 1

09/07/2022 11:31

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6567	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To 1730 PR LLC
SHLOMO MELLOUL

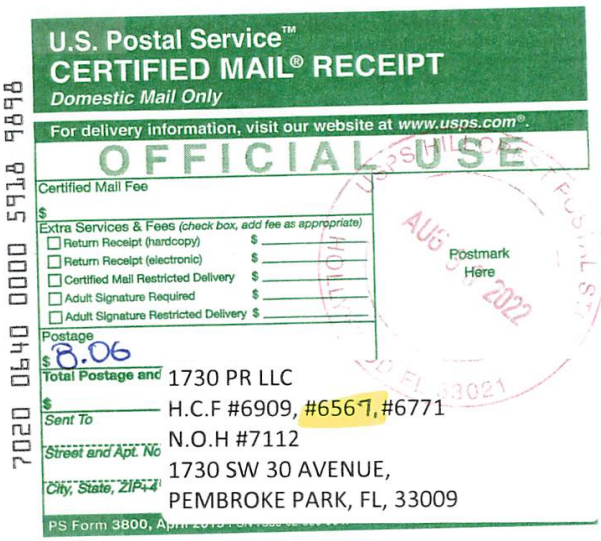
Street and Apt. No. H.C.F #6909, #6567,#6771 N.O.H #7112

City, State, ZIP+4® 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

PS Form 3800, A

Postmark Here
AUG 2022
FL 33021

7020 0640 0000 5918 9904



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To 1730 PR LLC
H.C.F #6909, #6567,#6771
N.O.H #7112

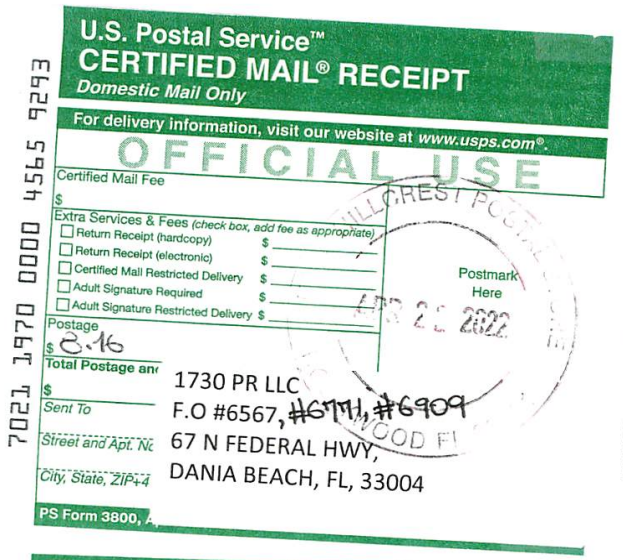
Street and Apt. No 1730 SW 30 AVENUE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, April

Postmark Here
AUG 2022
FL 33021

7020 0640 0000 5918 9898



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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
$ 8.16

Total Postage and Fees
$

Sent To 1730 PR LLC

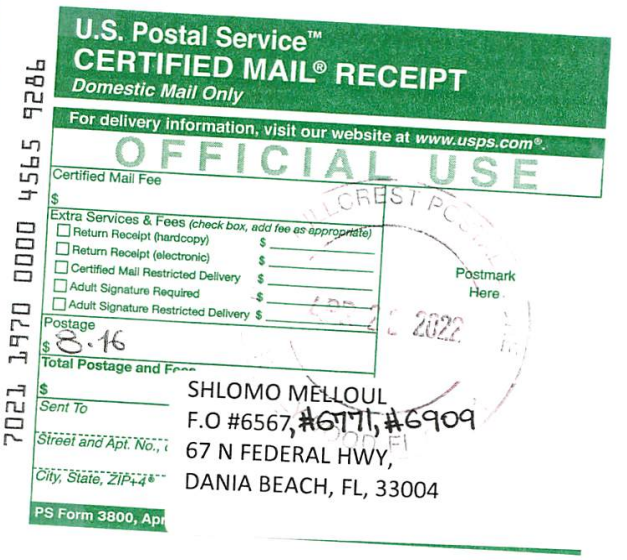
Street and Apt. No. F.O #6567, #6771, #6909

City, State, ZIP+4 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

PS Form 3800, A

Postmark Here
APR 2[illegible] 2022

7021 1970 0000 4565 9293



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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
$ 8.16

Total Postage and Fees
$

Sent To SHLOMO MELLOUL

Street and Apt. No., F.O #6567, #6771, #6909

City, State, ZIP+4 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

PS Form 3800, Apr

Postmark Here
APR 2[illegible] 2022

7021 1970 0000 4565 9286



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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
$ 8.16

Total Postage and Fees
$

Sent To 1730 PR LLC

Street and Apt. No. F.O #6567, #6771, #6909

City, State, ZIP+4 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here
APR 2[illegible] 2022

7021 1970 0000 4565 9309

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6567

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:
6567

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6567

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

1730 PR LLC
1730 SW 30 Avenue
Pembroke Park, FL 33009



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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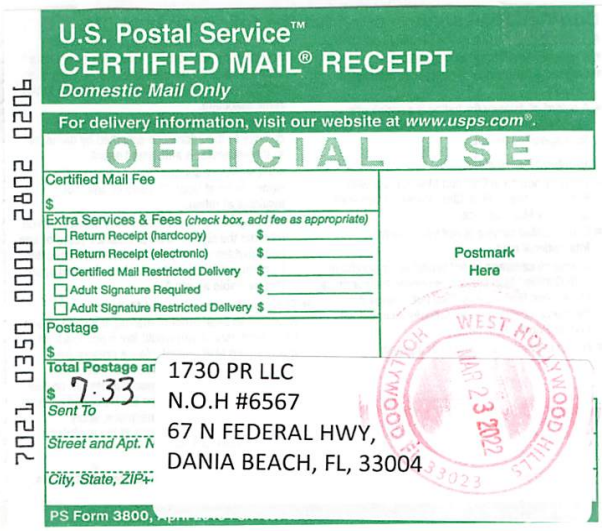
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS FL 33023
SHLOMO MELLOUL
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
7021 0350 0000 2802 0213



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage ar
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS FL 33023
1730 PR LLC
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
7021 0350 0000 2802 0206



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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage anc
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS FL 33023
1730 PR LLC
N.O.H #6567
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009
7021 0350 0000 2802 0190



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
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).

* 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*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

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
$9.00	54,296	SF
$9.00	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



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

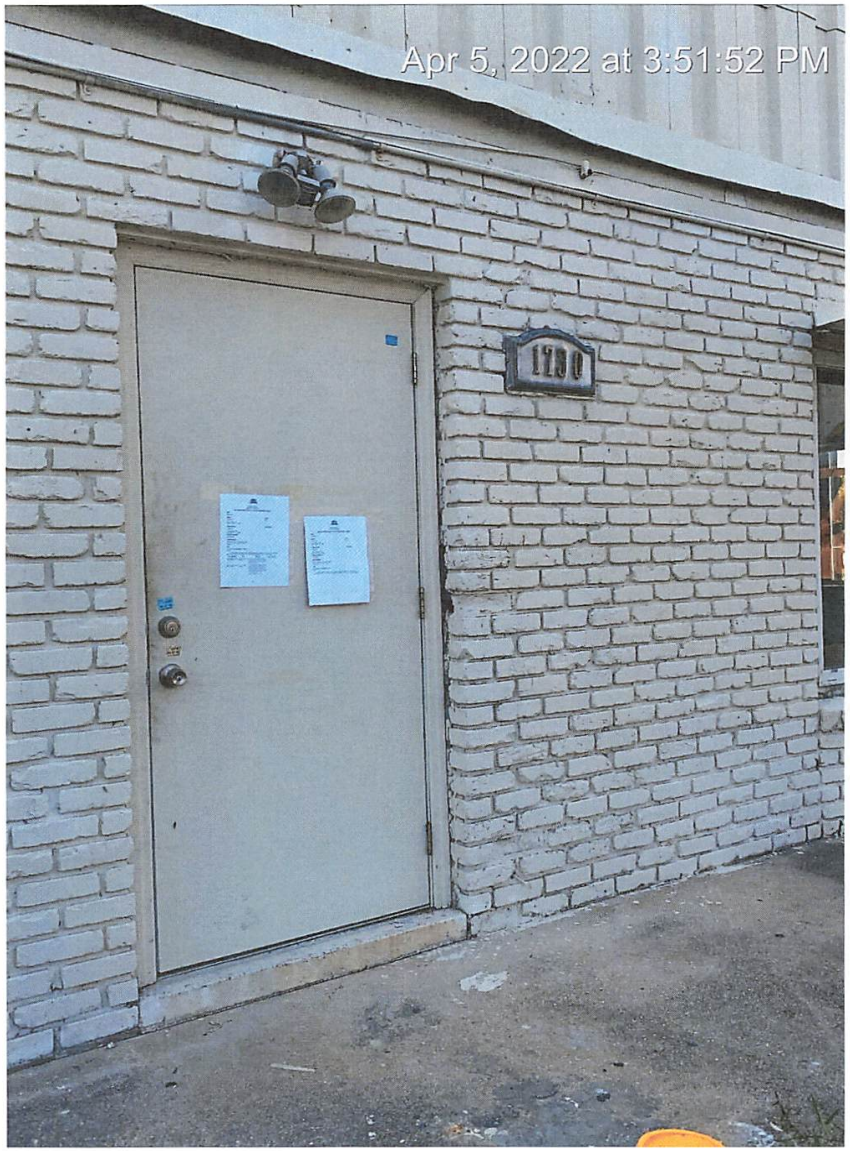
Annual Reports

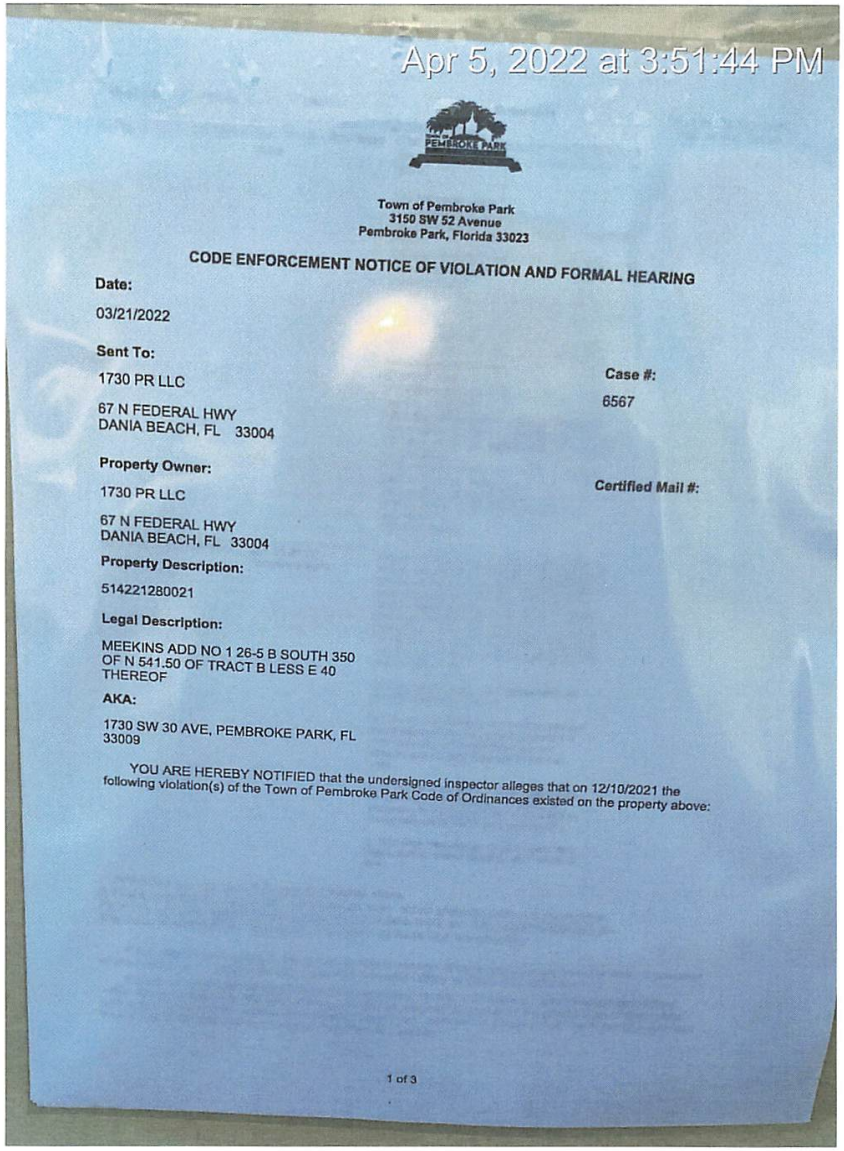
Report Year	**Filed Date**

2022	01/29/2022

Document Images

01/29/2022 – ANNUAL REPORT	View image in PDF format
08/04/2021 – Florida Limited Liability	View image in PDF format





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

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 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
1730 PR LLC		CASE NO. 6567
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:37 A.M. ON THE 5 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

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1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

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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

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5

1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

3/21/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6567	12/10/2021

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

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Notes/Means of Correction:

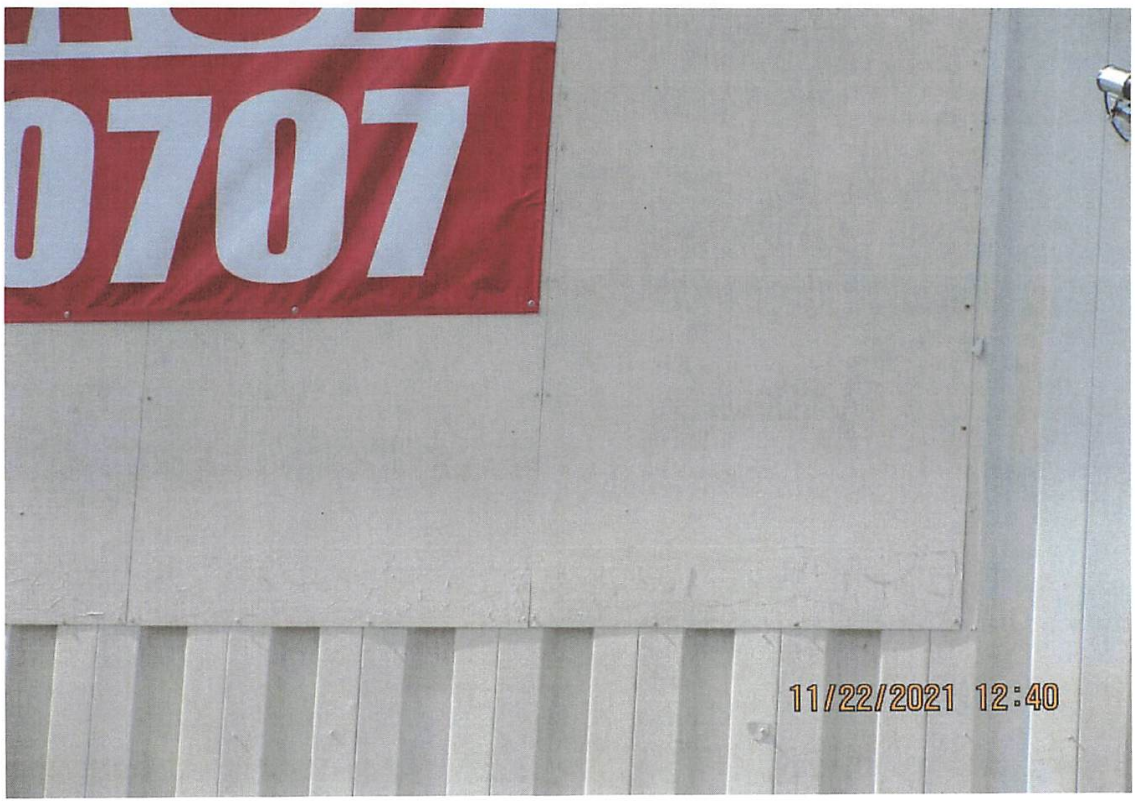
1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


FOR LEASE
754-777-0707
11/22/2021 12:40


0707
11/22/2021 12:40


FOR LEASE
754-777-0707
12/01/2021 13:37



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
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).

* 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	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

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
$9.00	54,296	SF
$9.00	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



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	NONE
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 AMBR

LEVI, MAIMON
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Annual Reports

No Annual Reports Filed

Document Images

08/04/2021 -- Florida Limited Liability | View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA

Case Overview

Property/Incident Information

Owner	Address	Site Address
AA WAREHOUSE PROPERTIES INC	1701 NW 119 AVE PEMBROKE PINES, FL 33026	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514220070039

Legal Description

Case Status Open **Case #** 6009 **Date Next Inspection** 12/21/2022

Notes

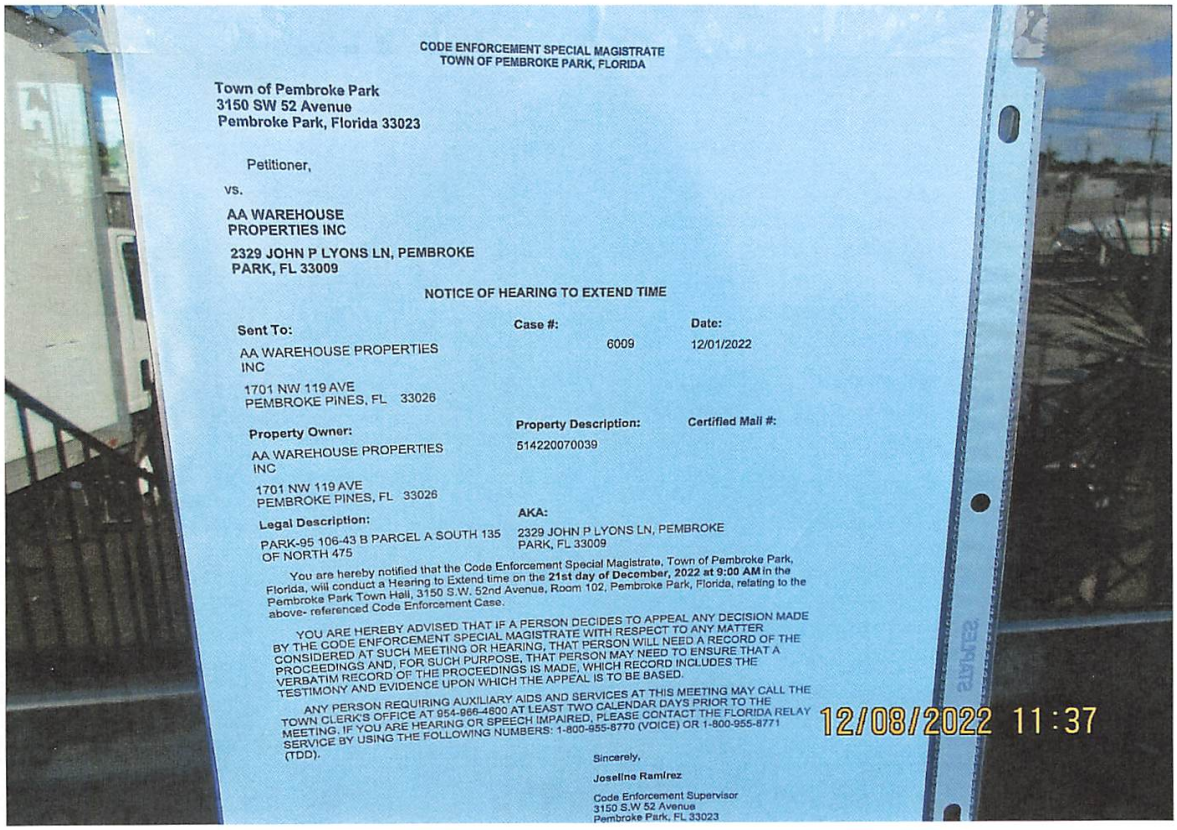
1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/12/2021		Notice of Violation	Regular Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/8/2022		Affidavit of Compliance	
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

AA WAREHOUSE PROPERTIES INC

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	12/01/2022

Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	514220070039	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

AA WAREHOUSE PROPERTIES INC

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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Sent To:	**Case #:**	**Date:**
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
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Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/1/22 Phone: 954-806-1824

Email: NIR.ETM@GMAIL.COM

Property Address: 2329 JOHN J LYONS LN

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, NIR SHAHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6009 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 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 9-21-22 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 5-2(a)(6) ; 12-48 ; 15-17, 15-27 15-40

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.

NIR-SHAHAM
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Nir Shaham, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 1 day of December, 20 22.

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 ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

AA WAREHOUSE PROPERTIES INC
Respondent(s)

Case No.: 6009

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: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AA WAREHOUSE PROPERTIES INC

FOLIO NO.: 5142 20 07 0039

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307 **WITHIN 90 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

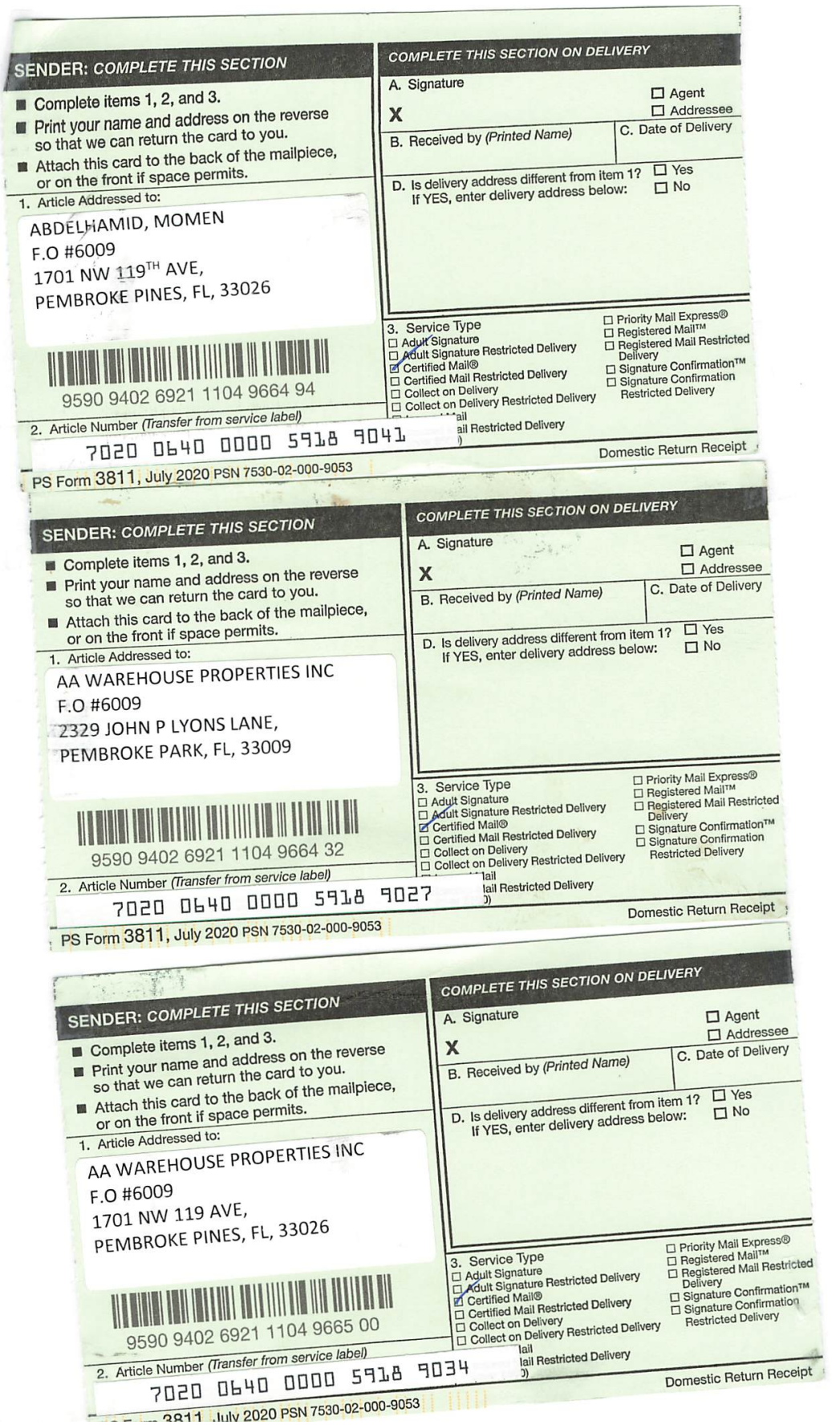
This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ABDELHAMID, MOMEN
F.O #6009
1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9664 94

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9041

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:

AA WAREHOUSE PROPERTIES INC
F.O #6009
2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9664 32

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9027

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:

AA WAREHOUSE PROPERTIES INC
F.O #6009
1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9665 00

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9034

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



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC

Street and Apt. No.,
S.O.C.L #6909, #6561 #6771 F.O #7112

City, State, ZIP+4®
1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

Postmark Here

SEP 26 20

7020 0640 0000 5918 9430



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
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC
SHLOMO MELLOUL

Street and Apt. No
S.O.C.L #6909, #6561 #6771 F.O #7112
67 N FEDERAL HWY,

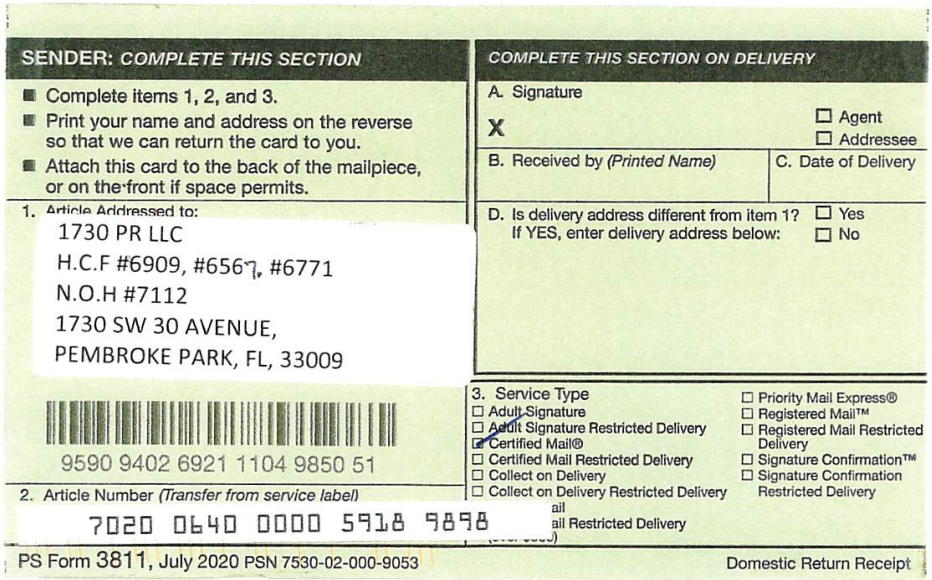
City, State, ZIP+4
DANIA BEACH, FL, 33004

PS Form 3800,

Postmark Here

SEP 26 2022

7020 0640 0000 5918 9447



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

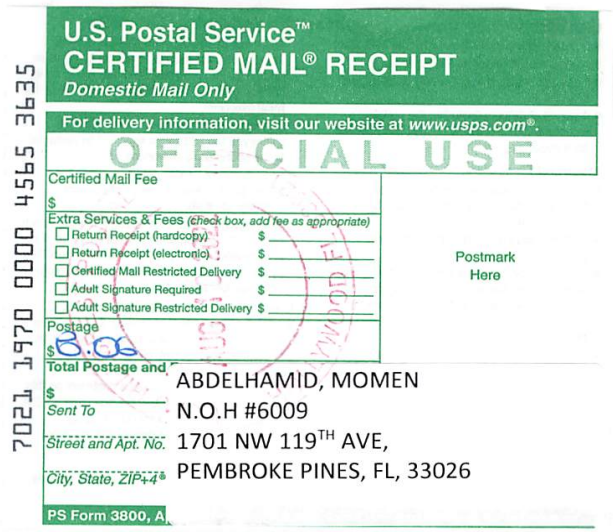
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ 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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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

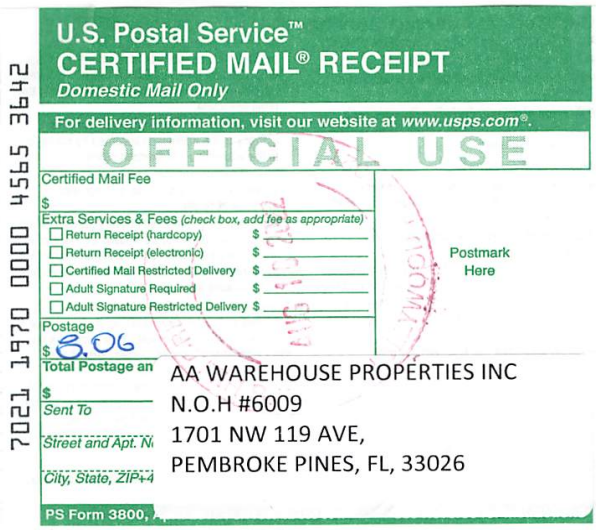
Total Postage and F
$

Postmark Here

Sent To ABDELHAMID, MOMEN
Street and Apt. No. N.O.H #6009
City, State, ZIP+4® 1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3635



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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
$ 8.06

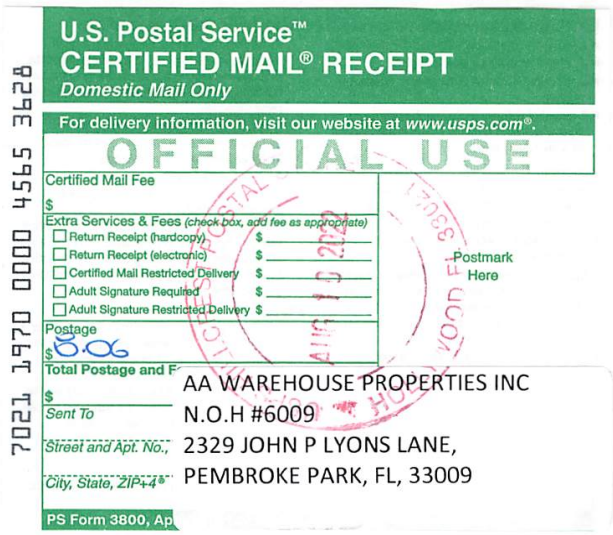
Total Postage an
$

Postmark Here

Sent To AA WAREHOUSE PROPERTIES INC
Street and Apt. N N.O.H #6009
City, State, ZIP+4 1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3642



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and F
$

Postmark Here

Sent To AA WAREHOUSE PROPERTIES INC
Street and Apt. No., N.O.H #6009
City, State, ZIP+4® 2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 1970 0000 4565 3628

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ABDELHAMID, MOMEN
N.O.H #6009
1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9864 85

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3635

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ABDELHAMID ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery: 8-12-22

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9864 92

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3628

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AA Warehouse ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* AA Warehouse | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9864 61

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3642

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ABDELHAMID | C. Date of Delivery: 8-12-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6009

Hasler FIRST-CLASS MAIL
07/12/2021
US POSTAGE $000.71º
ZIP 33023
011D10656696

Gallerit
AA Warehouse Properties Inc.
2329 John P. Lyons Lane
Pembroke Park, FL 33009

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6009

Hasler FIRST-CLASS MAIL
07/12/2021
US POSTAGE $000.71º
ZIP 33023
011D10656696

Sent To:

AA WAREHOUSE PROPERTIES INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:
6009

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/17/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
02/04/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- ANNUAL REPORT	View image in PDF format
03/14/2009 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- Amendment	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/07/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- Amendment	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2329 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0039
Property Owner	AA WAREHOUSE PROPERTIES INC	Millage	0613
Mailing Address	1701 NW 119 AVE PEMBROKE PINES FL 33026-1927	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$197,740	$1,153,770	$1,351,510	$1,003,640	
2020	$197,740	$714,660	$912,400	$912,400	$19,691.25
2019	$197,740	$714,660	$912,400	$838,020	$18,798.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,351,510	$1,351,510	$1,351,510	$1,351,510
Portability	0	0	0	0
Assessed/SOH	$1,003,640	$1,351,510	$1,003,640	$1,003,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,003,640	$1,351,510	$1,003,640	$1,003,640

Sales History

Date	Type	Price	Book/Page or CIN
11/12/2003	SWD	$800,000	36486 / 281
3/10/1995	WD	$515,000	23255 / 987
10/1/1991	QCD	$117	10009 / 532
1/1/1985	WD	$475,000	

Land Calculations

Price	Factor	Type
$7.00	28,248	SF
Adj. Bldg. S.F. (Card, Sketch)		13312
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)	
Petitioner)	
vs.)	
)	
AA WAREHOUSE PROPERTIES INC	CASE NO. 6009
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AA WAREHOUSE PROPERTIES INC AT 10:26 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

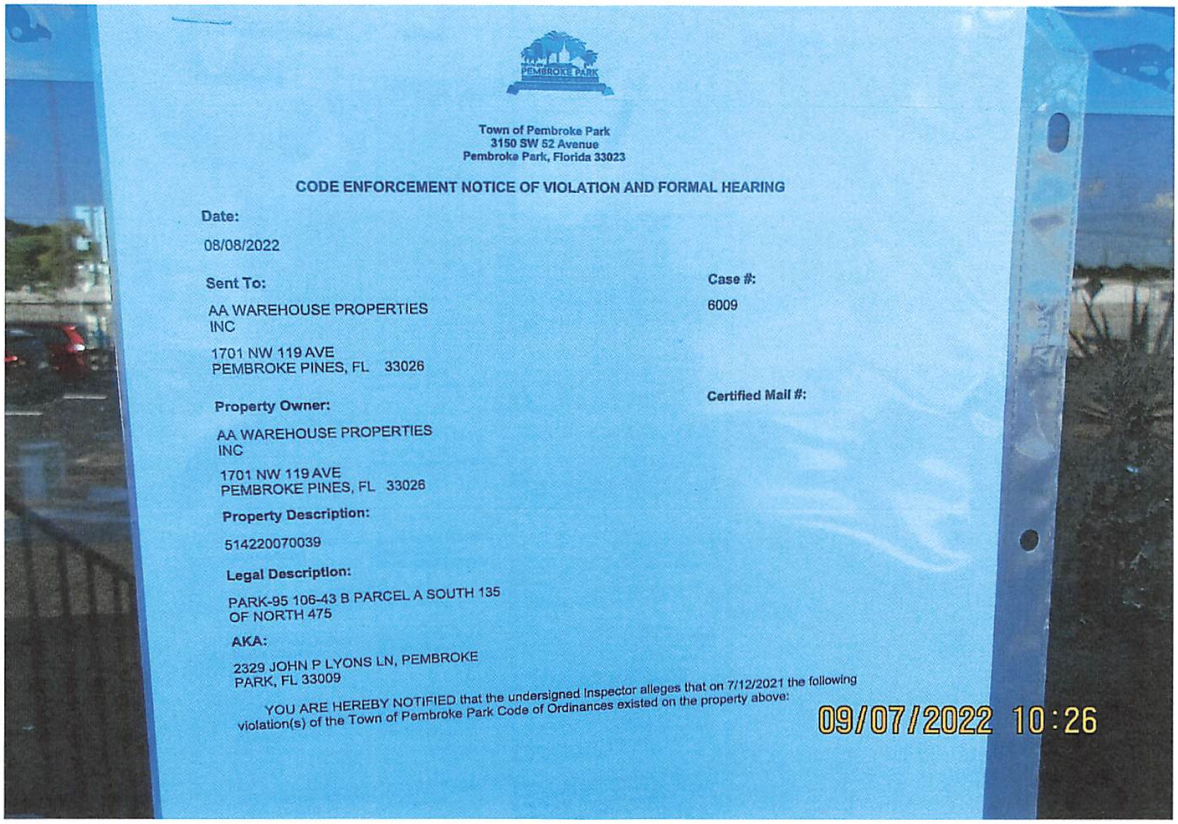
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

Sent To:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Certified Mail #:

Property Owner:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Property Description:

514220070039

Legal Description:

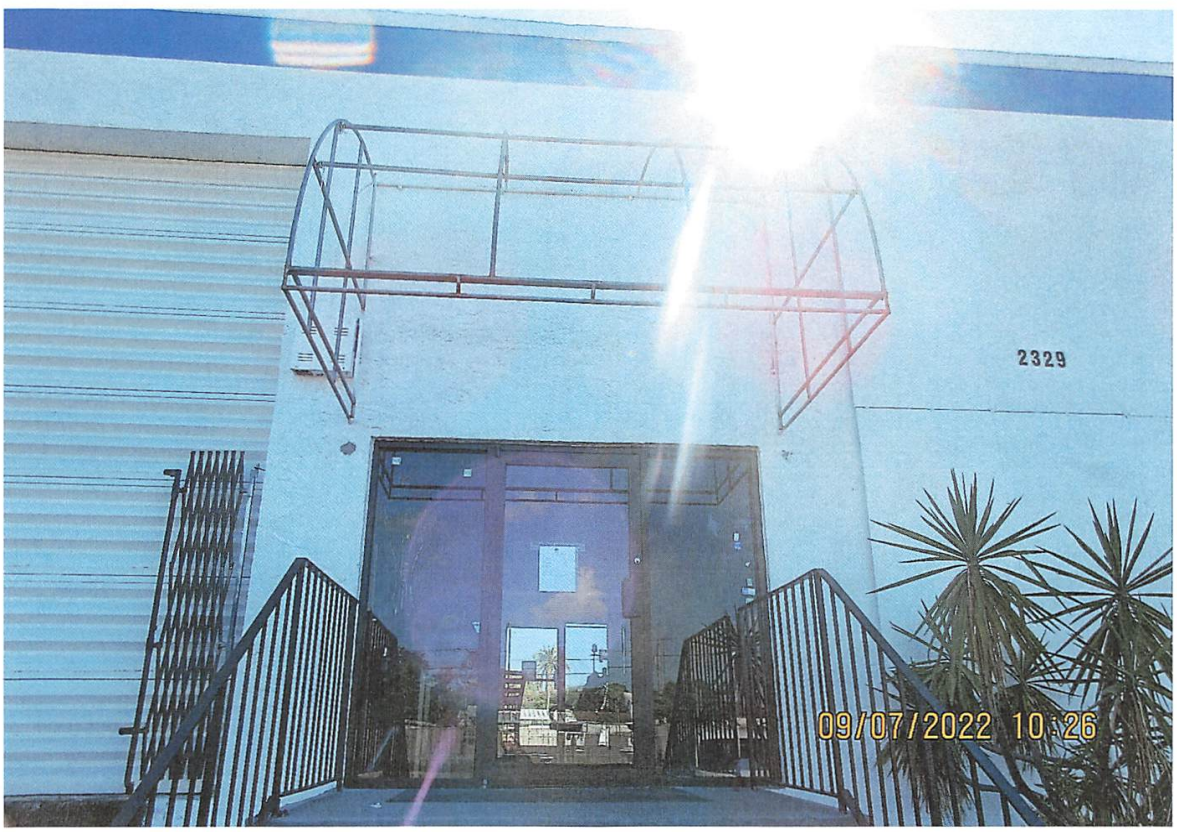
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

AKA:

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:26





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

Sent To:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Property Owner:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514220070039

Legal Description:

PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

AKA:

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	120
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.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	120
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.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	120

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	120
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	120
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.	120

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)	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	120
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)	120
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)	120

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	120
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	120
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	120

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/8/2022



Detail by Entity Name

Florida Profit Corporation
AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2020	02/17/2020
2021	04/13/2021
2022	02/06/2022

Document Images

02/06/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
02/04/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- ANNUAL REPORT	View image in PDF format
03/14/2009 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- Amendment	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/07/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- Amendment	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2329 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0039
Property Owner	AA WAREHOUSE PROPERTIES INC	Millage	0613
Mailing Address	1701 NW 119 AVE PEMBROKE PINES FL 33026-1927	Use	48-01
Abbr Legal Description	PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475		

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*	$197,740	$1,271,580	$1,469,320	$1,104,000	
2021	$197,740	$1,153,770	$1,351,510	$1,003,640	$23,830.86
2020	$197,740	$714,660	$912,400	$912,400	$19,691.25

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,469,320	$1,469,320	$1,469,320	$1,469,320
Portability	0	0	0	0
Assessed/SOH	$1,104,000	$1,469,320	$1,104,000	$1,104,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,104,000	$1,469,320	$1,104,000	$1,104,000

Sales History

Date	Type	Price	Book/Page or CIN
11/12/2003	SWD	$800,000	36486 / 281
3/10/1995	WD	$515,000	23255 / 987
10/1/1991	QCD	$117	10009 / 532
1/1/1985	WD	$475,000	

Land Calculations

Price	Factor	Type
$7.00	28,248	SF
Adj. Bldg. S.F. (Card, Sketch)		13312
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC/Gallerit 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC/Gallerit 1701 NW 119 AVE PEMBROKE PINES, FL 33026	514220070039	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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Notes/Means of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
4. Graffiti on back end wall. Remove all graffiti on wall.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape.
14. Chain-link fence requires maintenance. Remove rust from fence.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

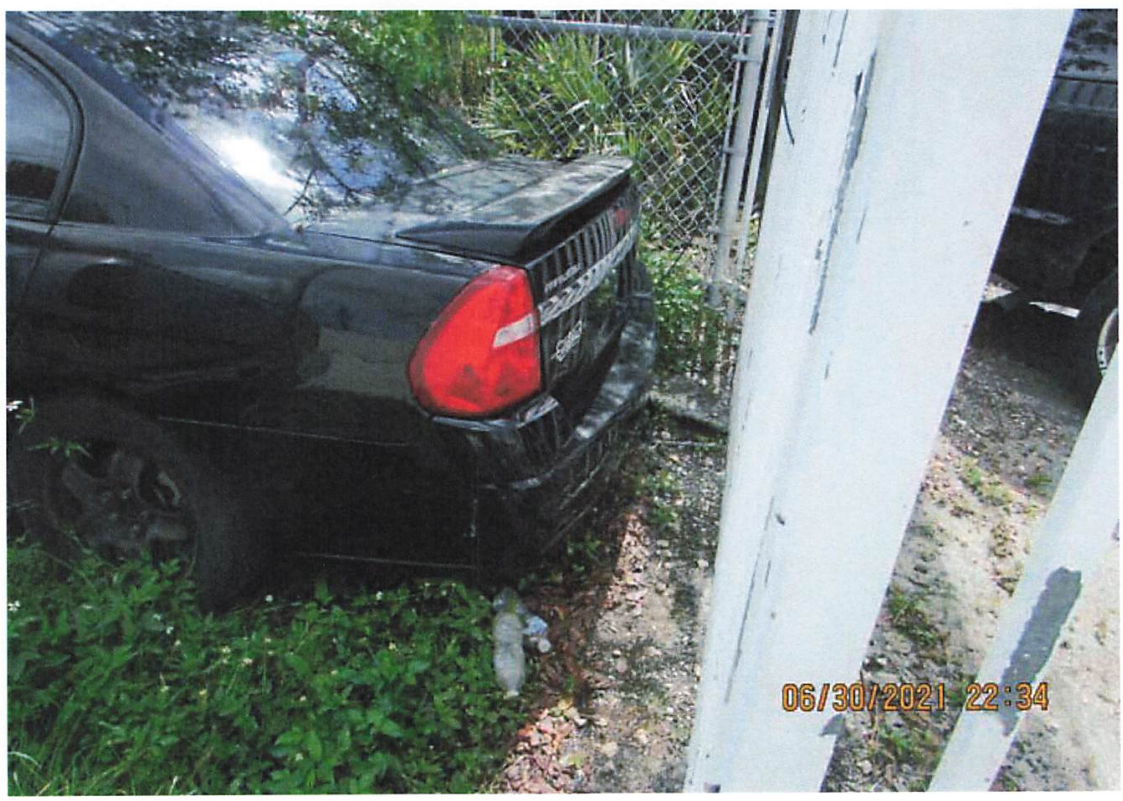

2329
06/30/2021 22:33
ADT


06/30/2021 22:33


F150
06/30/2021 22:33


F150
06/30/2021 22:34


06/30/2021 22:34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F150
06/30/2021 22:34


NO PARKING
TOWING
STRICTLY ENFORCED
CODE ENFORCEMENT
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ADT
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SHUTTLE CRAFT
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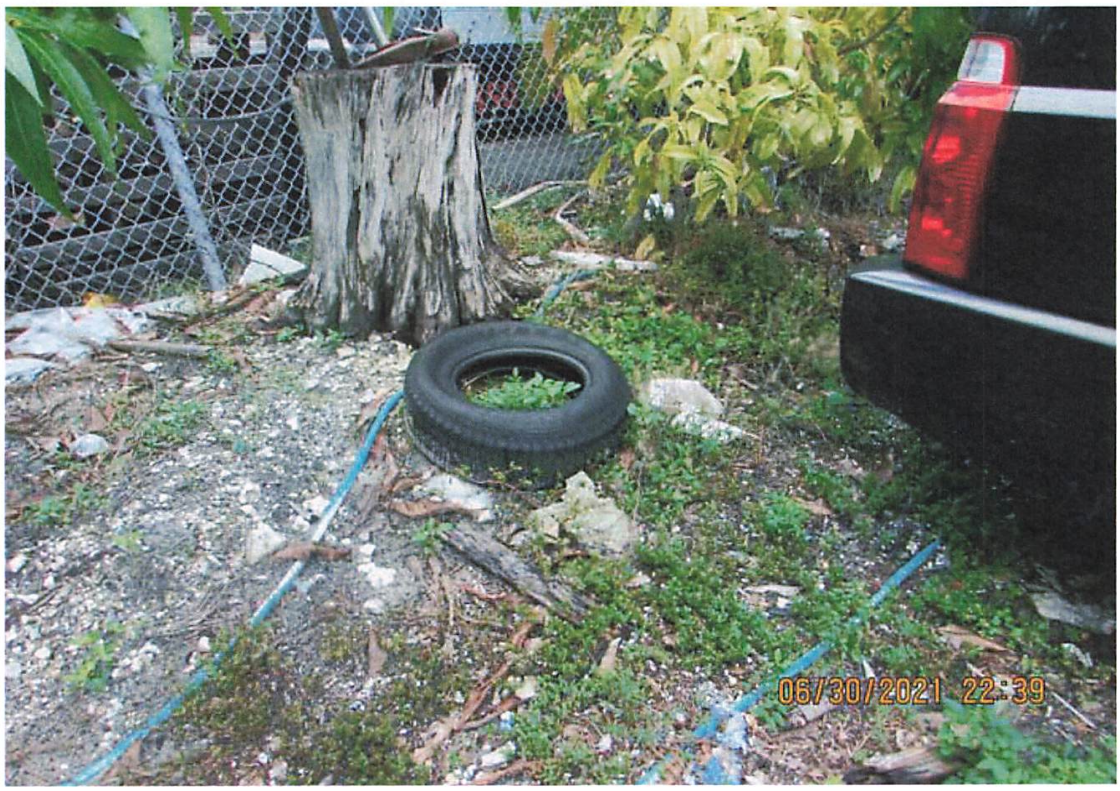
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MIAMI
DEP T42
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RANGER
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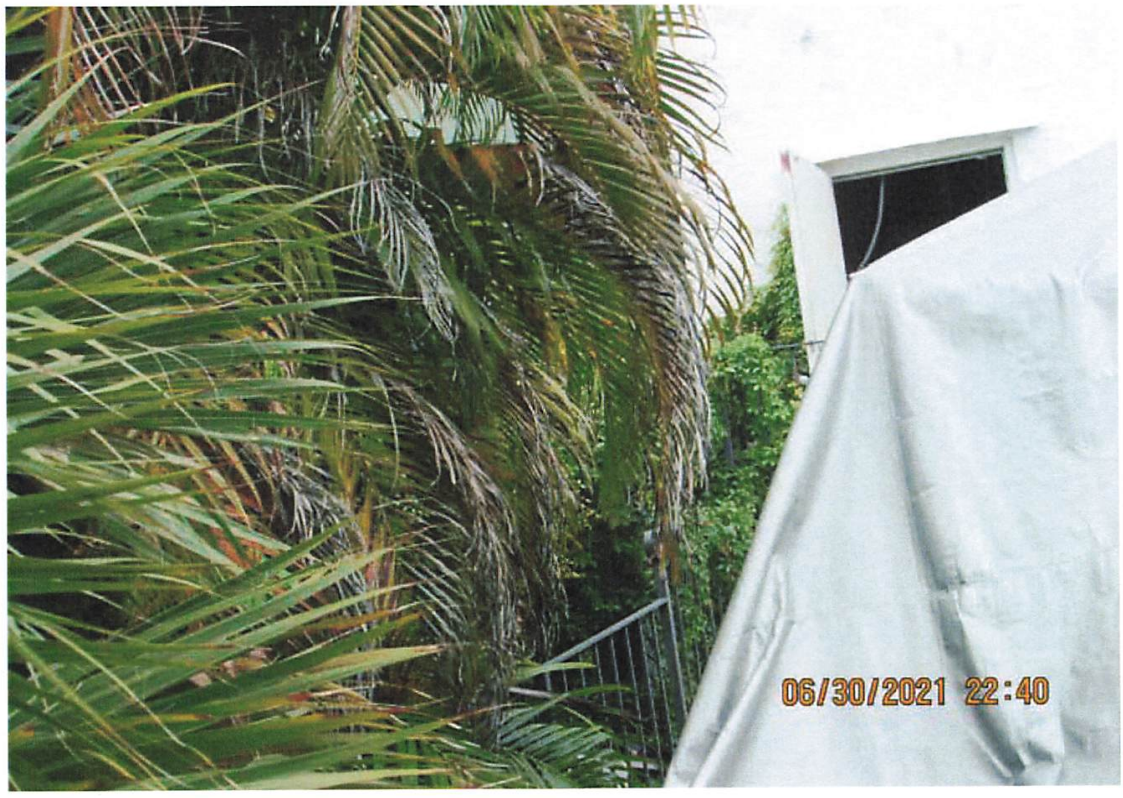
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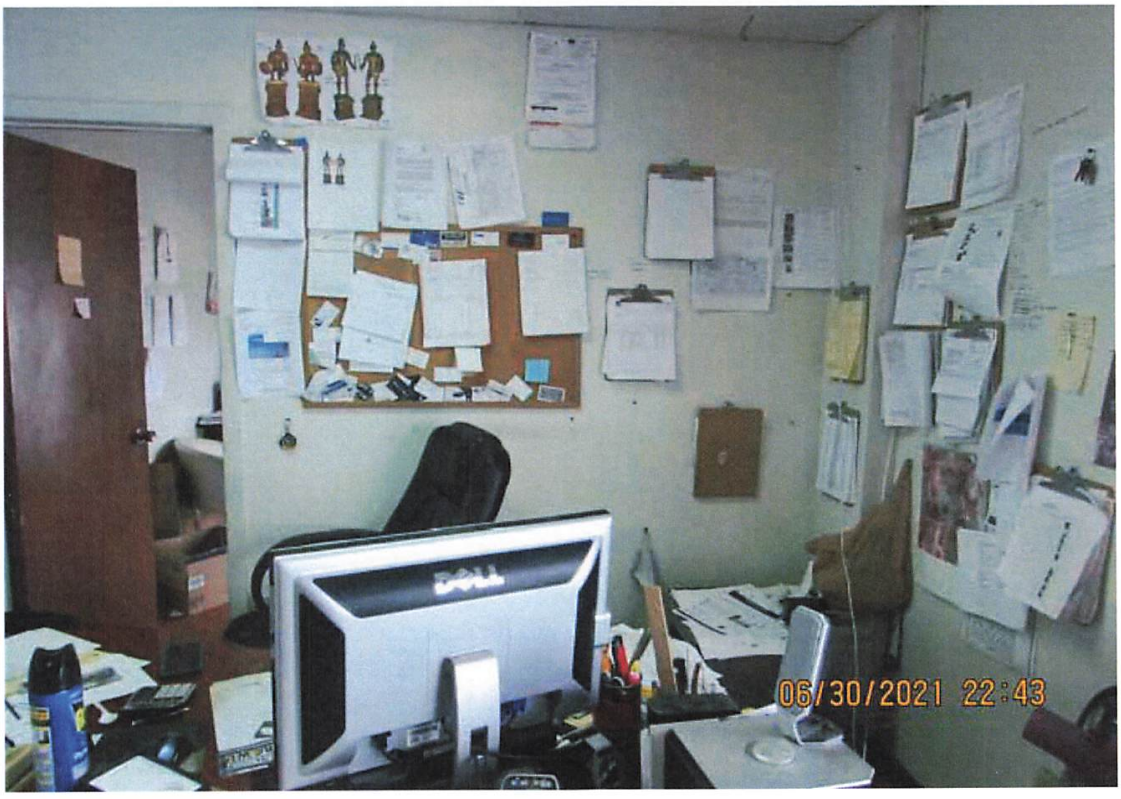
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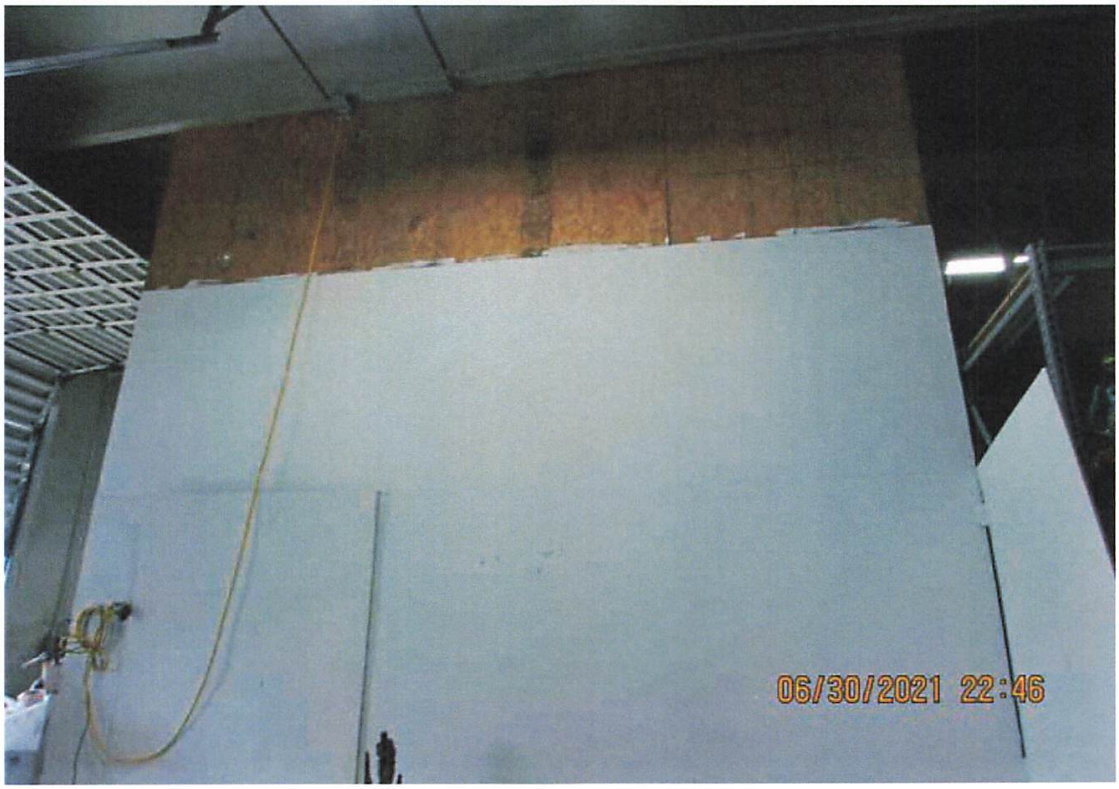
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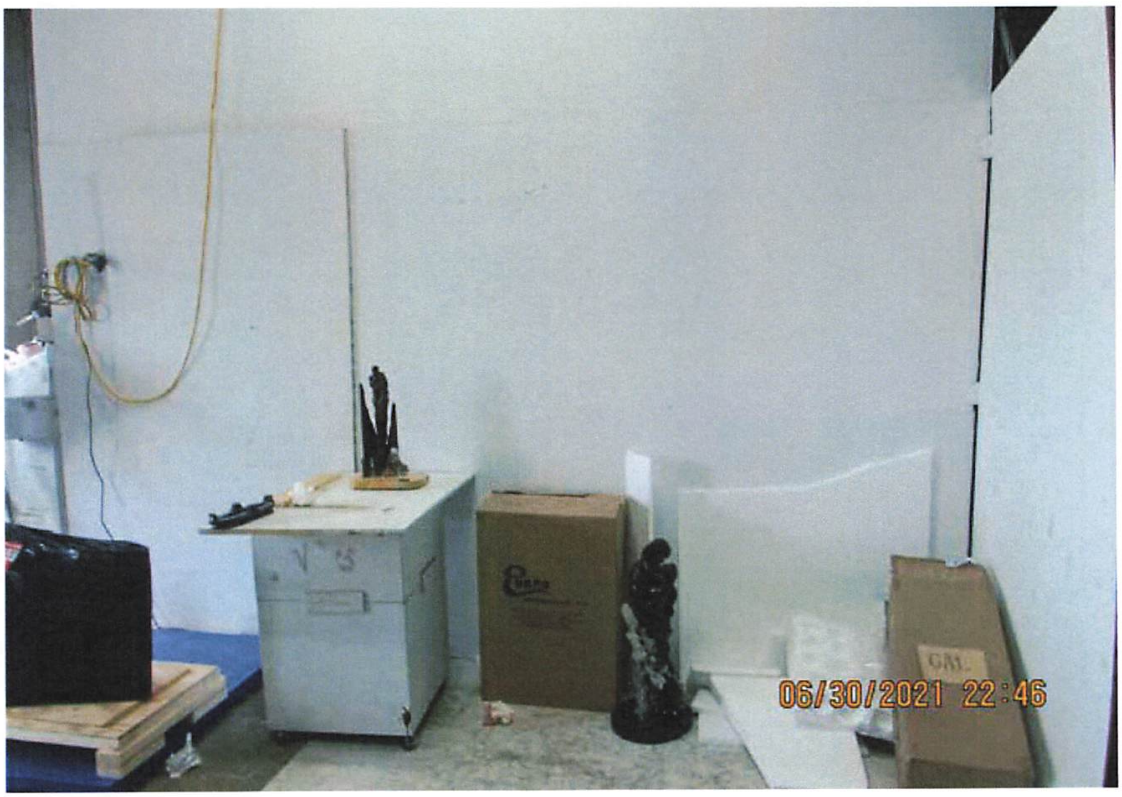
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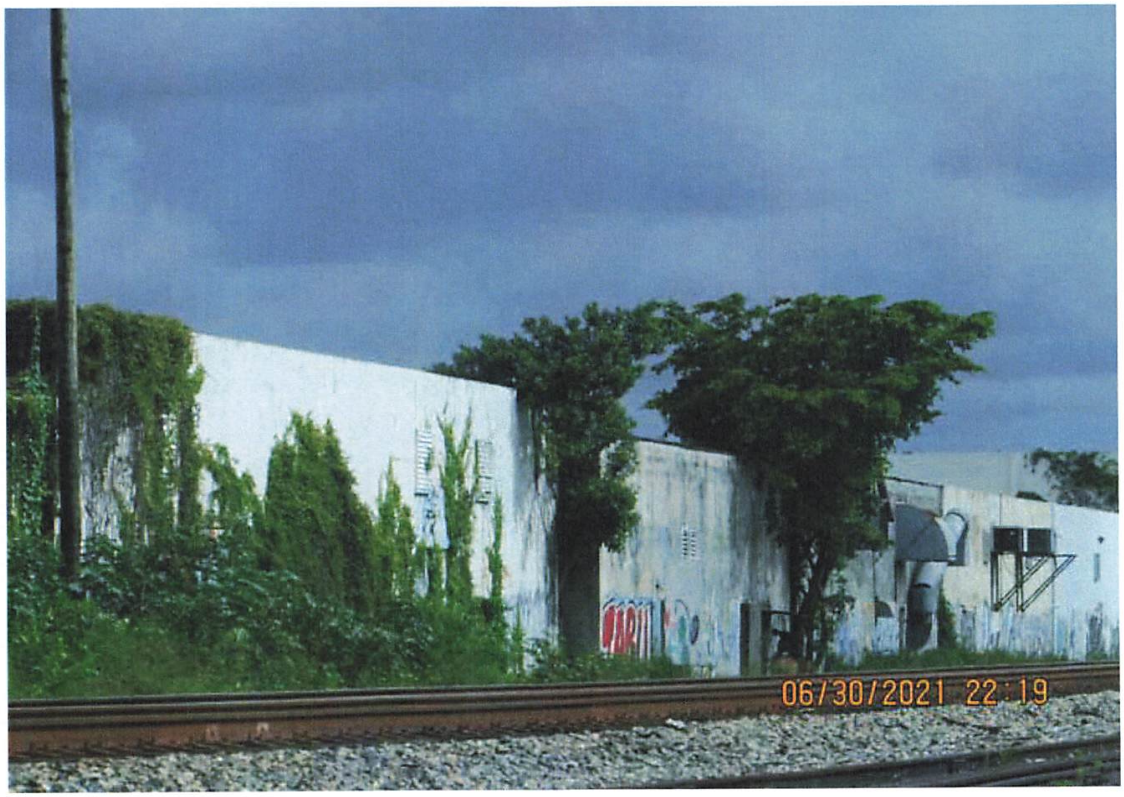
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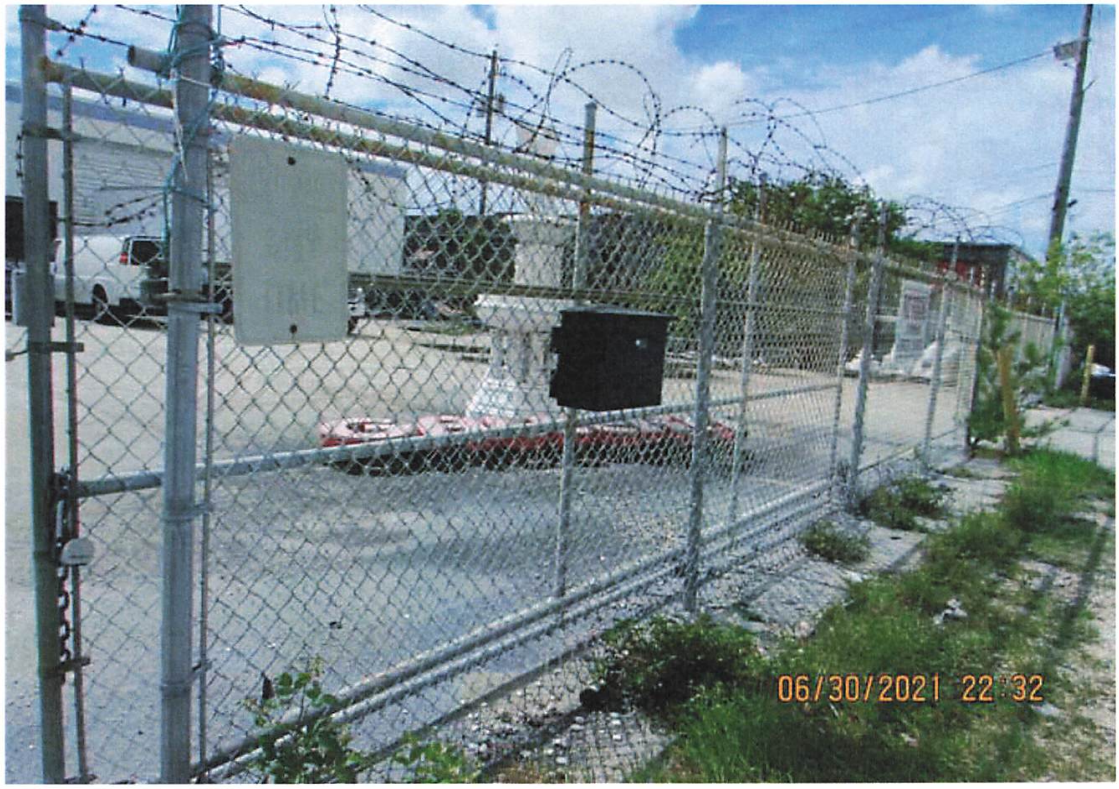
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2329
06/30/2021 22:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
PISCES PROPERTY INC	3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514220070050

Legal Description

Case Status Open **Case #** 6568 **Date Next Inspection** 12/21/2022

Notes

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
9. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
10. Installed canopy without a permit. Obtain plans, permit and inspections. Double permit fee assessed.

For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/9/2020		Courtesy Notice	Hand
12/13/2021		Notice of Violation	Regular Mail
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/5/2022		Affidavit of Compliance	Hand
8/18/2022	8/17/2022	Final Order	Certified Mail
12/5/2022	12/21/2022	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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 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
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: 12/21/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 12/21/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 12/21/2022

Fines

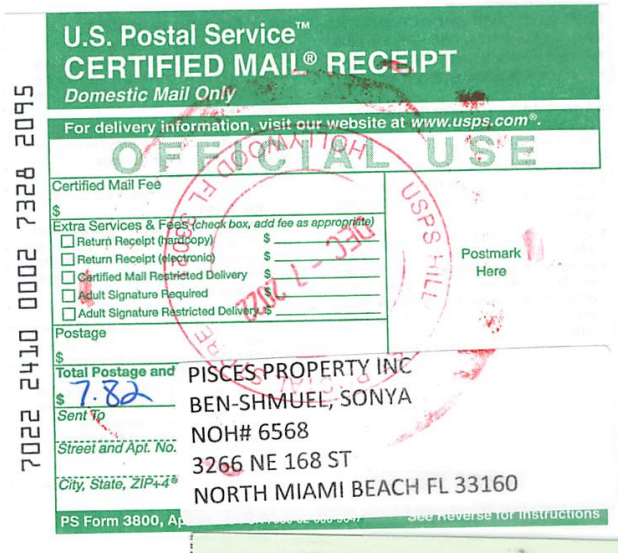
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/5/2022	$0.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.82

Sent To
PISCES PROPERTY INC

Street and Apt. No.
BEN-SHMUEL, SONYA
NOH# 6568
3266 NE 168 ST

City, State, ZIP+4®
NORTH MIAMI BEACH FL 33160

Postmark Here

DEC - 7 2021

USPS HILL

7022 2410 0002 7328 2095

PS Form 3800, Ap

See Reverse for Instructions



U.S. Postal Service™
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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.82

Sent To
PISCES PROPERTY INC

Street and Apt.
NOH# 6568
2301 JOHN P LYONS LANE,

City, State, ZIP
PEMBROKE PARK FL 33009

Postmark Here

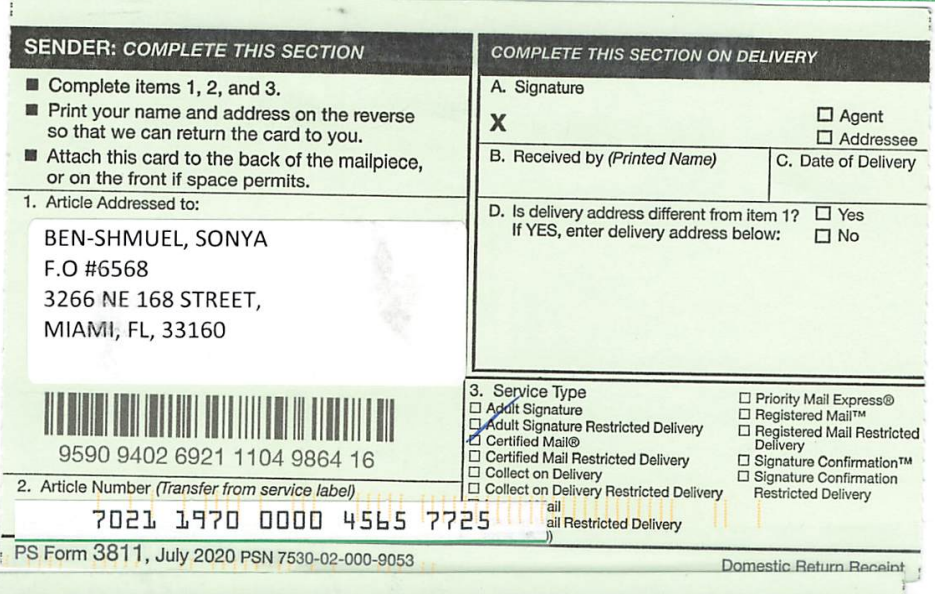
DEC - 7 2021

USPS HILL

7022 2410 0002 7328 2101

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BEN-SHMUEL, SONYA
F.O #6568
3266 NE 168 STREET,
MIAMI, FL, 33160

9590 9402 6921 1104 9864 16

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7725

COMPLETE THIS SECTION ON DELIVERY

A. Signature

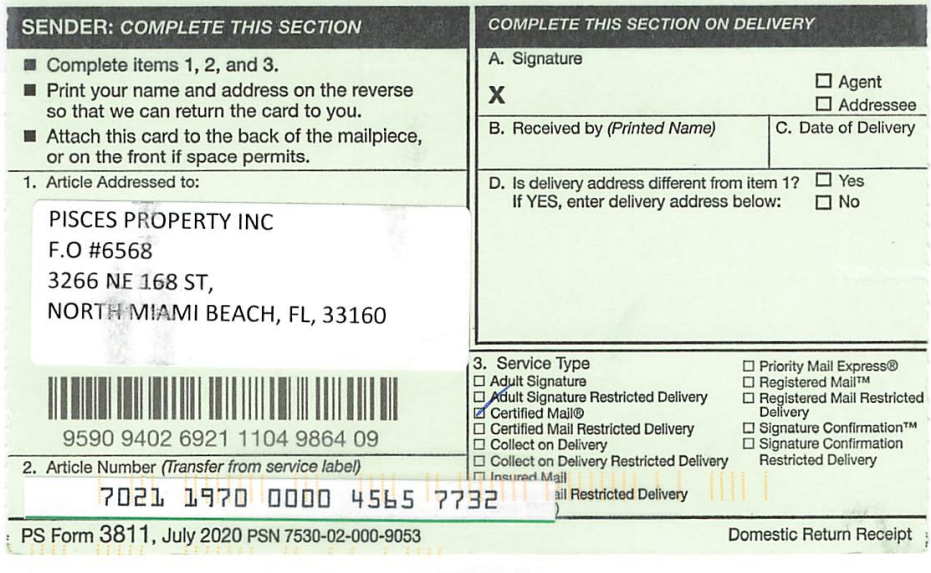
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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1. Article Addressed to:

PISCES PROPERTY INC
F.O #6568
3266 NE 168 ST,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9864 09

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7732

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

PISCES PROPERTY INC
F.O #6568
2301 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9864 23

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7718

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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- ☐ Registered Mail Restricted Delivery
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PISCES PROPERTY INC
NOH# 6568
2301 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7800 10

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2101

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

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PISCES PROPERTY INC
BEN-SHMUEL, SONYA
NOH# 6568
3266 NE 168 ST
NORTH MIAMI BEACH FL 33160

9590 9402 7912 2234 7800 41

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2095

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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If YES, enter delivery address below: ☐ No

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- ☐ Adult Signature Restricted Delivery
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- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ 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.)

)

PISCES PROPERTY INC CASE NO. 6568

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PISCES PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PISCES PROPERTY INC AT 11:35 A.M. ON THE 8 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.

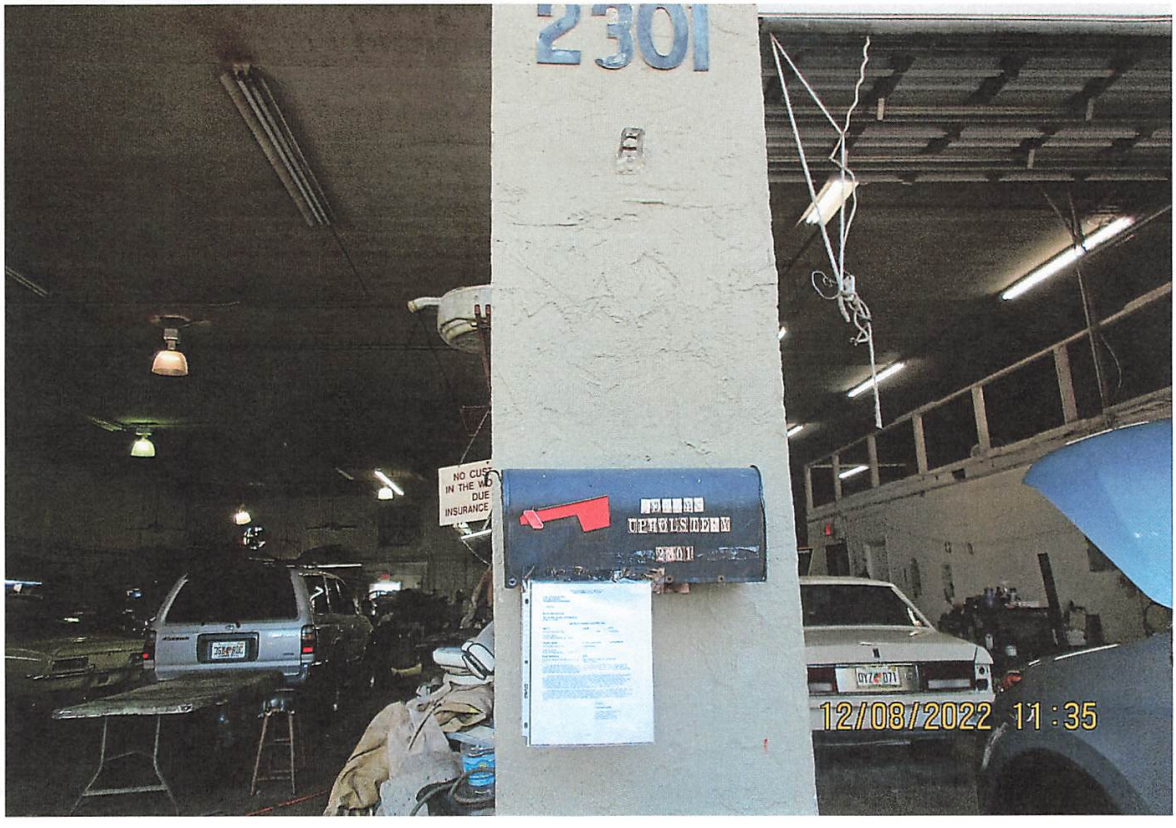
_____
AFFIANT

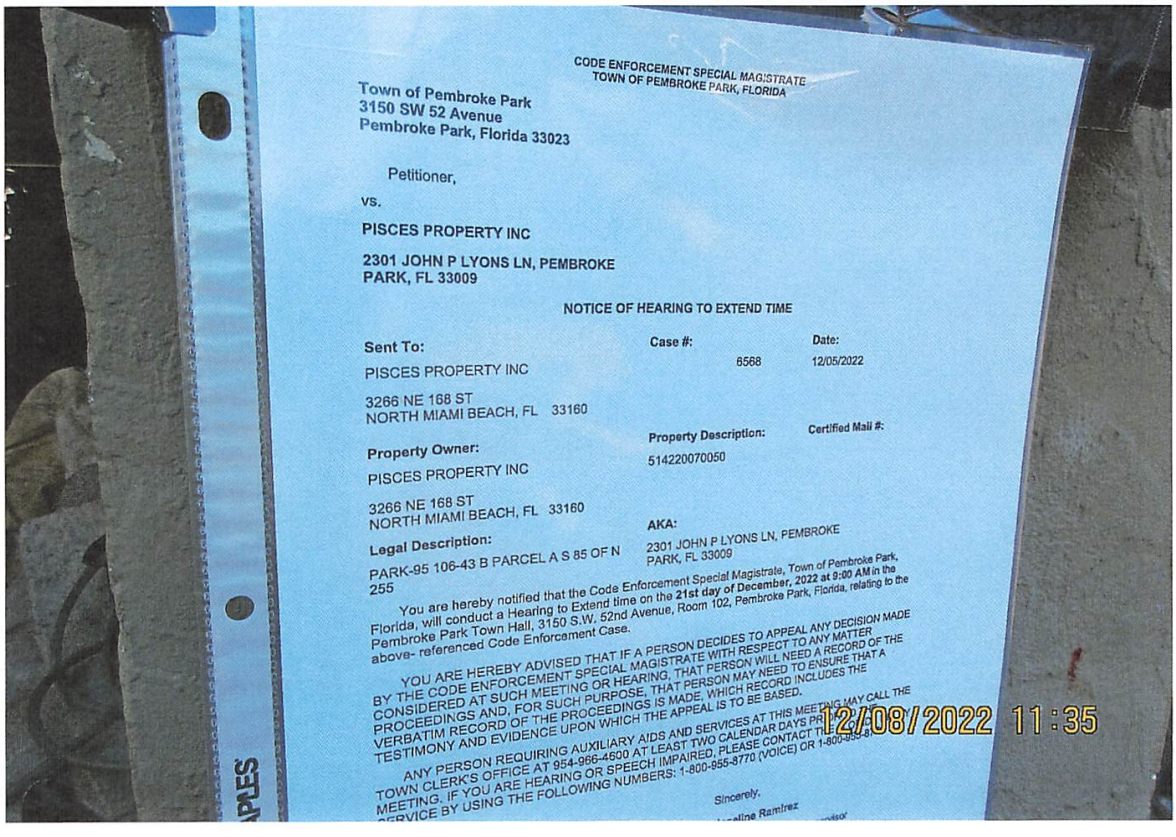
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2301
12/08/2022 11:35


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PISCES PROPERTY INC
2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO EXTEND TIME
Sent To:
PISCES PROPERTY INC
3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160
Case #:
6568
Date:
12/05/2022
Property Owner:
PISCES PROPERTY INC
3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160
Property Description:
514220070050
Certified Mail #:
Legal Description:
PARK-95 106-43 B PARCEL A S 85 OF N 255
AKA:
2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of December, 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 PR
MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT TH
SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8
Sincerely,
12/08/2022 11:35

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PISCES PROPERTY INC

2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	6568	12/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	514220070050	

Legal Description:	**AKA:**
PARK-95 106-43 B PARCEL A S 85 OF N 255	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11-22-22 Phone #: 305-582-5789

Case # 6568 E-mail: Yesonya10@gmail.com

Address of Violation: 2301 John P. Lions lane

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Sonya Ben-Shmuel (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6568 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 12-21-22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 8-17-22 imposing the fine of $ 250. for violation(s)of the Town's Code of Ordinances: 5-105, 28-215, 5-117

Brief summary for request: _____

Sonya Ben-Shmuel
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Sonya Ben Shmuel and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on _____.

Notary Public State of Florida: _____ My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11-22-22 Phone: 305-582 5789

Email: Yesonya10@gmail.com

Property Address: 2301 John P. Lions Lane Pembroke Park FL-33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Sonya Ben-Shmuel (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6568 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 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 8-17-22 imposing the fine of $250 per day for violation(s)of the Town's Code of Ordinances:

5-105, 28-215, 5-117

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.

Sonya Ben-Shmuel
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Sonya Ben Shmuel, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 22 day of November, 2022.

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 ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6568
vs.	)	
PISCES PROPERTY INC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 2301 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PISCES PROPERTY INC

FOLIO NO.: 5142 20 07 0050

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A S 85 OF N 255

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k)(l)(m)(n); 5-105; 5-207; 5-104; 5-17; 12-48; 13-2 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)(b)(c)(e)(f)(g)(h)(i)(k)(l)(m)(n); 5-105; 5-207; 5-104; 5-17; 12-48; 13-2 and 28-215 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To BEN-SHMUEL, SONYA
Street and Apt. No. F.O #6568
City, State, ZIP+4® 3266 NE 168 STREET,
MIAMI, FL, 33160

PS Form 3800, A

USPS HILLCREST POSTAL STORE
AUG 19 2022
Postmark Here
HOLLYWOOD FL 3302

7021 1970 0000 4565 7725

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To PISCES PROPERTY INC
Street and Apt. No., F.O #6568
City, State, ZIP+4® 3266 NE 168 ST,
NORTH MIAMI BEACH, FL, 33160

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE
AUG 19 2022
Postmark Here
HOLLYWOOD FL 33021

7021 1970 0000 4565 7732



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

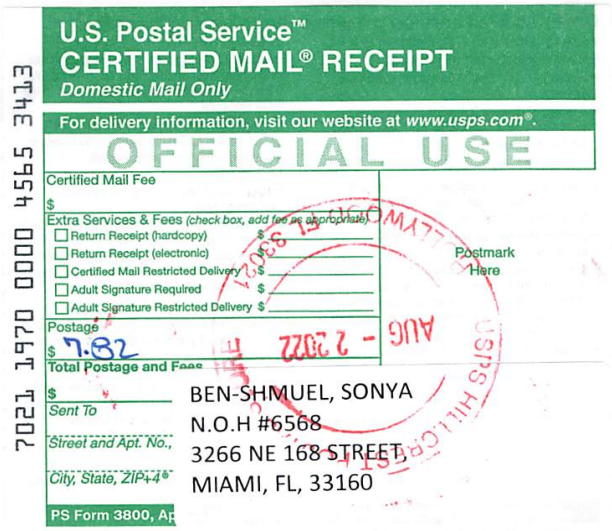
Total Postage and
$

Sent To PISCES PROPERTY INC
Street and Apt. No. F.O #6568
City, State, ZIP+4® 2301 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

USPS HILLCREST POSTAL STORE
AUG 19 2022
Postmark Here
HOLLYWOOD FL 33021

7021 1970 0000 4565 7718



7021 1970 0000 4565 3413

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Certified Mail Fee
$

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Postmark Here

AUG - 2 2022

Sent To: BEN-SHMUEL, SONYA
Street and Apt. No.: N.O.H #6568
City, State, ZIP+4®: 3266 NE 168 STREET, MIAMI, FL, 33160

PS Form 3800, Ap



7021 1970 0000 4565 3437

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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
$ 8.06

Total Postage and

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AUG

Sent To: PISCES PROPERTY INC
Street and Apt. No.: N.O.H #6568
City, State, ZIP+4®: 2301 JOHN.P LYONS LN, PEMBROKE PARK, FL, 33009

PS Form 3800, A



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

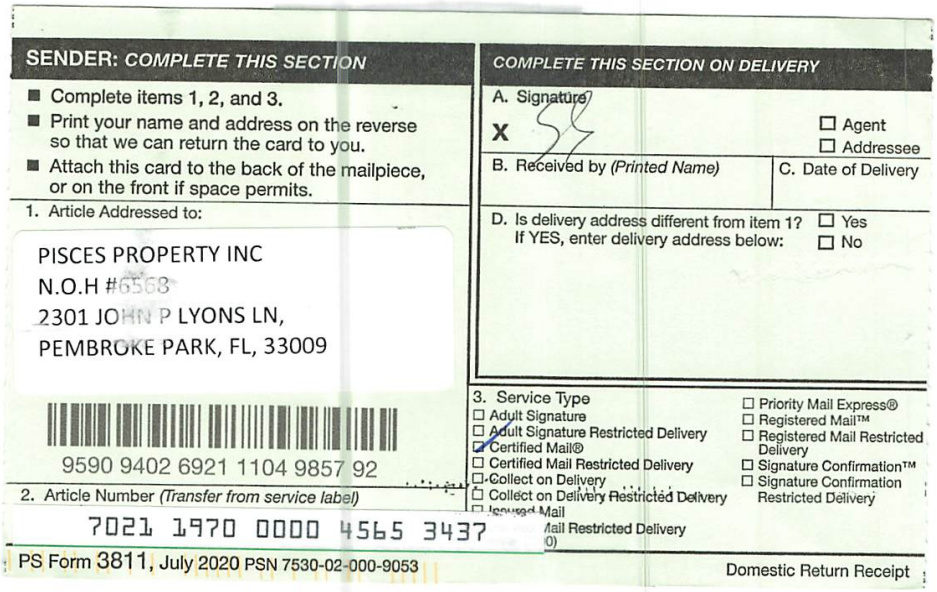
Postage
$ 8.06

Total Postage and

Postmark Here

Sent To: PISCES PROPERTY INC
Street and Apt. No.: N.O.H #6568
City, State, ZIP+4®: 3266 NE 168 ST, NORTH MIAMI BEACH, FL, 33160

PS Form 3800, Ap



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PISCES PROPERTY INC
N.O.H #6563
2301 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9857 92

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3437

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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- ☐ Collect on Delivery 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

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V.#6568

Hasler FIRST-CLASS MAIL

12/13/2021

US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Case #:

6568

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.# 6568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Properties Inc.
Current Tenant
3266 NE 168 Street
North Miami Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.# 6568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Properties Inc.
Ben-Shmuel, Sonya
3266 NE 168 Street
Miami, FL 33160

)F PEMBROKE PARK
\VENUE • PEMBROKE PARK, FLORIDA 33023
'0568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Property Inc.
International Sport Cars, Inc.
Greenblatt, Stephen
984 Harborview North
Hollywood, FL 33019

)F PEMBROKE PARK
\VENUE • PEMBROKE PARK, FLORIDA 33023
'0568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Property Inc.
Kenny's Upholstery Service, Inc.
Sookdeo, Kenny
2401 SW 31st Avenue
Hallandale, FL 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0050
Property Owner	PISCES PROPERTY INC	Millage	0613
Mailing Address	3266 NE 168 ST NORTH MIAMI BEACH FL 33160	Use	48-01
Abbr Legal Description	PARK-95 106-43 B PARCEL A S 85 OF N 255		

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*	$124,430	$729,440	$853,870	$802,080	
2021	$124,430	$661,230	$785,660	$729,170	$16,045.55
2020	$124,430	$538,460	$662,890	$662,890	$14,306.36

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$853,870	$853,870	$853,870	$853,870
Portability	0	0	0	0
Assessed/SOH	$802,080	$853,870	$802,080	$802,080
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	$802,080	$853,870	$802,080	$802,080

Sales History

Date	Type	Price	Book/Page or CIN
4/1/2008	WD-Q	$770,000	45262 / 1276
11/18/2004	QCD	$100	38642 / 1220
7/1/1985	WD	$255,000	12757 / 529

Land Calculations

Price	Factor	Type
$7.00	17,776	SF

Adj. Bldg. S.F. (Card, Sketch) 7707

Eff./Act. Year Built: 1984/1983

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PISCES PROPERTY INC

Filing Information

Document Number	P08000029295
FEI/EIN Number	26-2244856
Date Filed	03/19/2008
State	FL
Status	ACTIVE

Principal Address

2301 SW 31TH AVE
HALLANDALE, FL 33009

Changed: 03/16/2009

Mailing Address

3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BEN-SHMUEL, SONYA
3266 NE 168 STREET
MIAMI, FL 33160

Name Changed: 06/17/2010

Address Changed: 06/17/2010

Officer/Director Detail

Name & Address

Title P

BEN-SHMUEL, SONYA
3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2020	01/30/2020

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PISCES PROPERTY INC		CASE NO. 6568

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2301 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PISCES PROPERTY INC AT 09:18 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

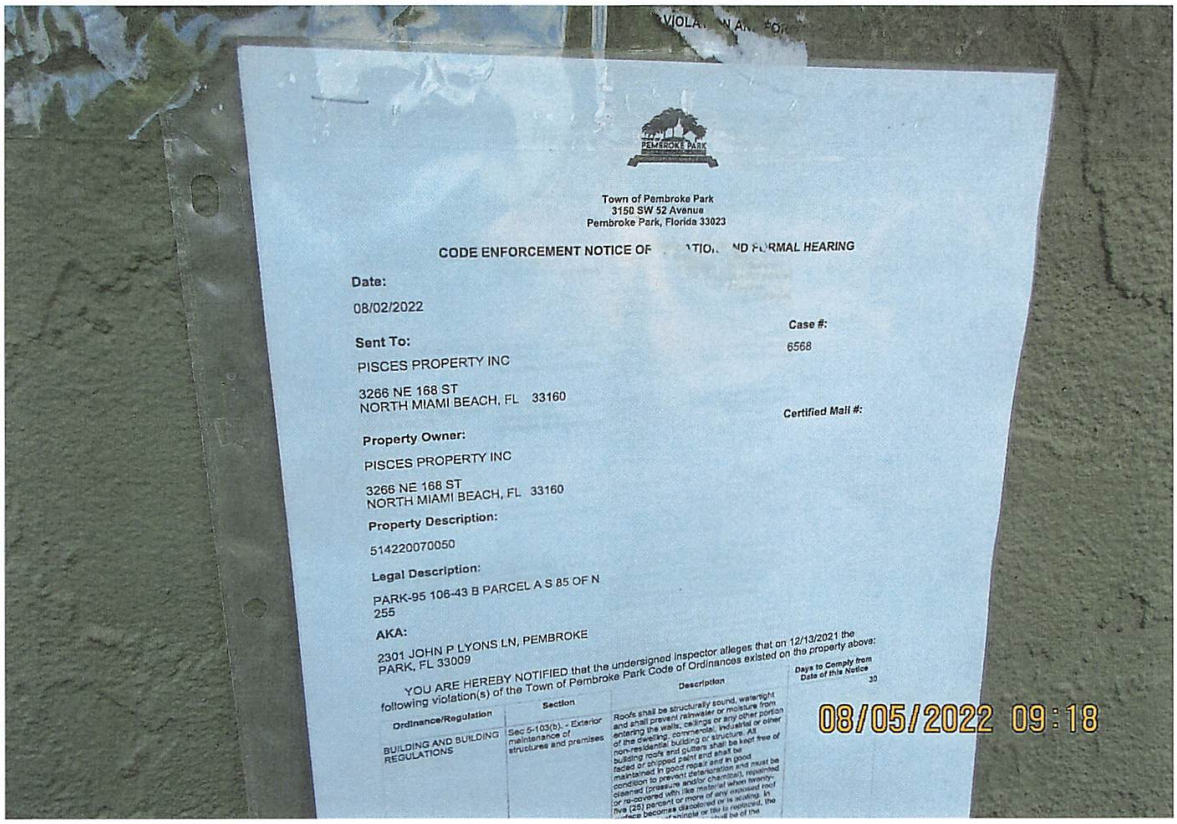
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

MARY CAY PAE
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF ...TIO... ND FORMAL HEARING

Date:
08/02/2022

Case #:
6568

Sent To:
PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Owner:
PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Property Description:
514220070050

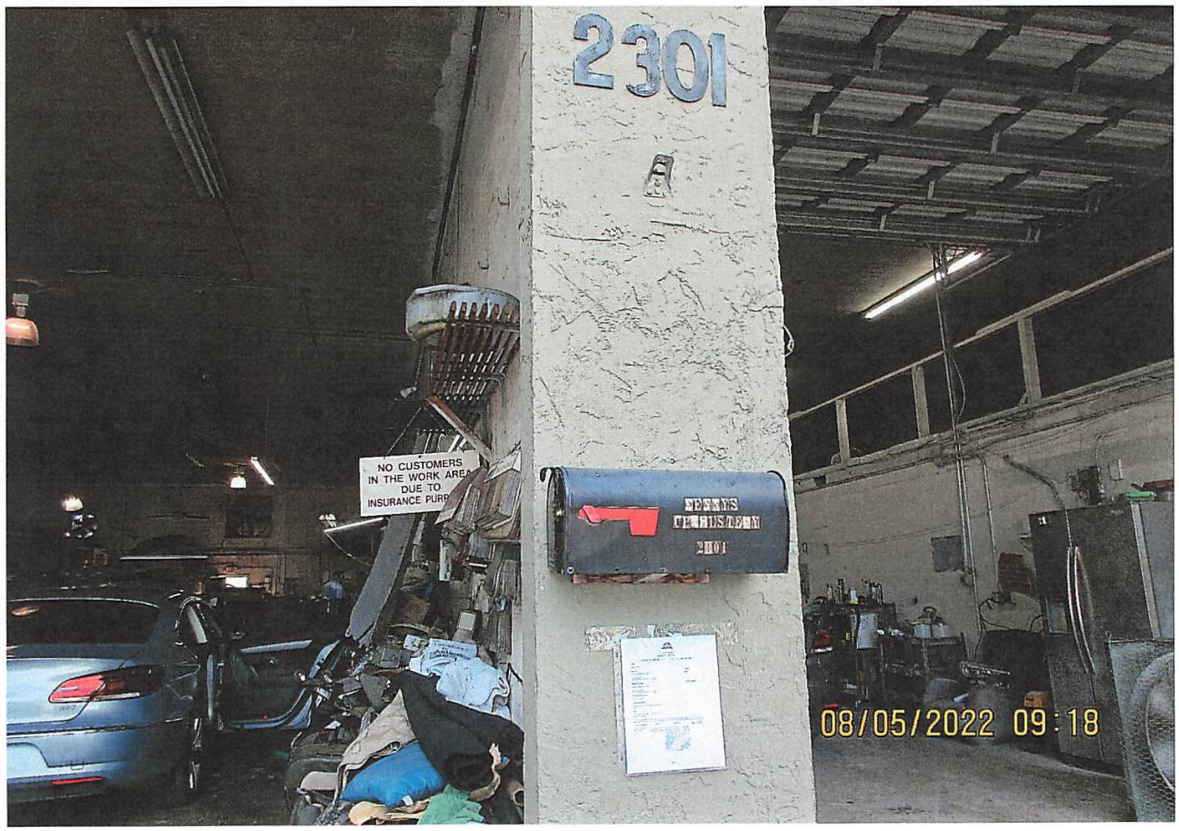
Legal Description:
PARK-95 106-43 B PARCEL A S 85 OF N 255

AKA:
2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faced 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 recovered with like material when twenty-five (25) percent or more of any exposed roof	30

08/05/2022 09:18



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Case #:

6568

Property Owner:

PISCES PROPERTY INC

3266 NE 168 ST
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Property Description:

514220070050

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PARK-95 106-43 B PARCEL A S 85 OF N 255

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
9. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
10. Installed canopy without a permit. Obtain plans, permit and inspections. Double permit fee assessed.

For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	6568	12/13/2021

Property Owner:	Property Description:	Certified Mail #:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	514220070050	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 255	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30

Notes/Means of Correction:

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
10. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
11. Installed canopy without a permit. Obtain plans, permit and inspections.

Double permit fee assessed.
For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

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Joseline Ramirez
Chief Code Enforcement Officer


ENNY'S
ERY SERVICE INC
ESTIMATES
-966-5900
INTERNATIONAL
SPORT CARS INC.
2301
06/30/2021 22:59
RANGE ROVER

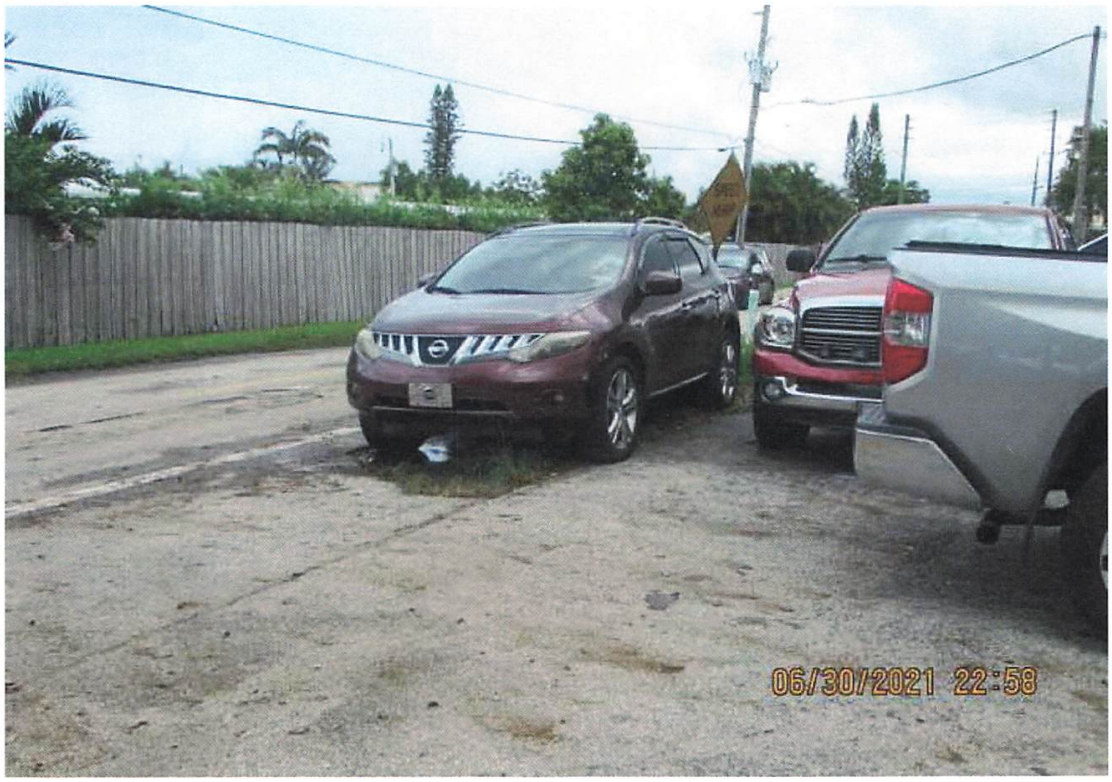

06/30/2021 23:00


06/30/2021 22:58


06/30/2021 22:58


KENNY'S
06/30/2021 22:58


06/30/2021 22:58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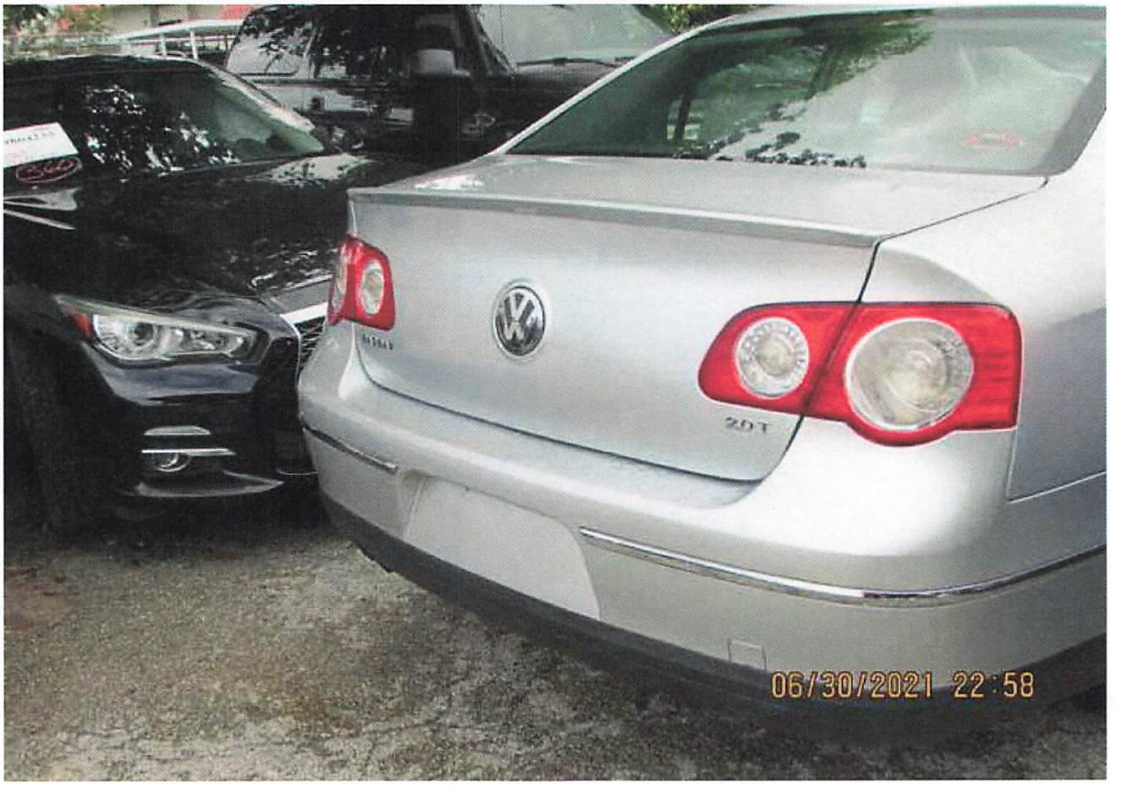
06/30/2021 22:58


TRANSIT
06/30/2021 22:58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06/30/2021 22:59


06/30/2021 22:59


06/30/2021 23:02


06/30/2021 23:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

WARNING NOTICE

Sent To:	Case #:	Date:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	5341	09/09/2020

Property Owner:	Property Description:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	514220070050

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 255	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5 -208. (Ord. No. 99-3-1, 7, 3-9-99)	15

Notes/Means of Correction:

1. Exterior Maintenance - Graffiti on the rear of building. Property owner will need to remove graffiti from building.
2. Exterior Maintenance - Paint on building is faded. Property owner will need to paint rear of building. Paint approval will be required by Town planner prior to painting.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

Jeffrey Louis

0001

Signature is not an admission of guilt but verification of receipt of this notice.


2020/09/09 09:24:26

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pisces Property Inc
3266 NE 168 ST
North Miami Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pisces Property Inc
2301 John P. Lyons Lane
Pembroke Park, FL 33009

CN 5341

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
INTERNATIONAL SPORT CARS, INC.

Filing Information

Document Number	M48866
FEI/EIN Number	59-2787510
Date Filed	03/23/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/01/2010

Principal Address

2301 JOHN P. LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 11/01/2010

Mailing Address

984 Harborview North
Hollywood, FL 33019

Changed: 03/06/2018

Registered Agent Name & Address

GREENBLATT, STEPHEN
984 Harborview North
Hollywood, FL 33019

Address Changed: 03/06/2018

Officer/Director Detail

Name & Address

Title P

GREENBLATT, STEPHEN
984 Harborview North
Hollywood, FL 33019

Annual Reports

Report Year	Filed Date
2019	04/03/2019
2020	01/16/2020
2021	02/22/2021

Document Images

02/22/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/08/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/15/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
11/01/2010 -- Reinstatement	View image in PDF format
02/11/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
02/02/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
03/01/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
04/09/2002 -- ANNUAL REPORT	View image in PDF format
04/20/2001 -- ANNUAL REPORT	View image in PDF format
02/20/2000 -- ANNUAL REPORT	View image in PDF format
01/20/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
02/25/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
KENNY'S UPHOLSTERY SERVICE, INC.

Filing Information

Document Number	S46390
FEI/EIN Number	65-0263263
Date Filed	04/17/1991
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	08/25/1995
Event Effective Date	NONE

Principal Address

2401 SOUTHWEST 31ST AVENUE
HALLANDALE, FL 33009

Mailing Address

2401 SOUTHWEST 31ST AVENUE
HALLANDALE, FL 33009

Registered Agent Name & Address

SOOKDEO, KENNY
2401 SOUTHWEST 31ST AVENUE
HALLANDALE, FL 33021

Officer/Director Detail

Name & Address

Title PD

SOOKDEO, KENNY
2401 S.W. 31ST AVE.
HALLANDALE, FL

Annual Reports

Report Year	Filed Date
1993	05/06/1993
1994	05/23/1994

Document Images

No images are available for this filing.



Detail by Entity Name

Florida Profit Corporation
PISCES PROPERTY INC

Filing Information

Document Number	P08000029295
FEI/EIN Number	26-2244856
Date Filed	03/19/2008
State	FL
Status	ACTIVE

Principal Address

2301 SW 31TH AVE
HALLANDALE, FL 33009

Changed: 03/16/2009

Mailing Address

3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BEN-SHMUEL, SONYA
3266 NE 168 STREET
MIAMI, FL 33160

Name Changed: 06/17/2010

Address Changed: 06/17/2010

Officer/Director Detail

Name & Address

Title P

BEN-SHMUEL, SONYA
3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2019	02/13/2019

2020	01/30/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/30/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
01/29/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
06/17/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/19/2008 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Current Tenants

Site Address	2301 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0050
Property Owner	PISCES PROPERTY INC	Millage	0613
Mailing Address	3266 NE 168 ST NORTH MIAMI BEACH FL 33160	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A S 85 OF N 255		

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	$124,430	$661,230	$785,660	$785,660	
2021	$124,430	$661,230	$785,660	$729,170	$16,045.55
2020	$124,430	$538,460	$662,890	$662,890	$14,306.36

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$785,660	$785,660	$785,660	$785,660
Portability	0	0	0	0
Assessed/SOH	$785,660	$785,660	$785,660	$785,660
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	$785,660	$785,660	$785,660	$785,660

Sales History

Date	Type	Price	Book/Page or CIN
4/1/2008	WD-Q	$770,000	45262 / 1276
11/18/2004	QCD	$100	38642 / 1220
7/1/1985	WD	$255,000	12757 / 529

Land Calculations

Price	Factor	Type
$7.00	17,776	SF
Adj. Bldg. S.F. (Card, Sketch)		7707
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Folio

514230180040

Legal Description

Case Status Open **Case #** 7393 **Date Next Inspection** 12/21/2022

Notes
1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed 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
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$13,750.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	**$13,850.00**

Payments

Date	Payment Type Name	Amount
10/5/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$13,747.00**



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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
$

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

INFINITY AZURE LLC
HET#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023

Postmark Here

DEC 2 2022

PS Form 3800,

7022 2410 0002 7328 2071



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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
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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 ar
$ 7.82

Sent To

Street and Apt. N

City, State, ZIP+4

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

Postmark Here

DEC - 2 2022

PS Form 3800,

7022 2410 0002 7328 2088



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 4729 8344 1622 11

7022 2410 0002 7328 2088

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Agent ☑ Agent ☐ Addressee

B. Received by (Printed Name) Agent
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:31 A.M. ON THE 8 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.

AFFIANT

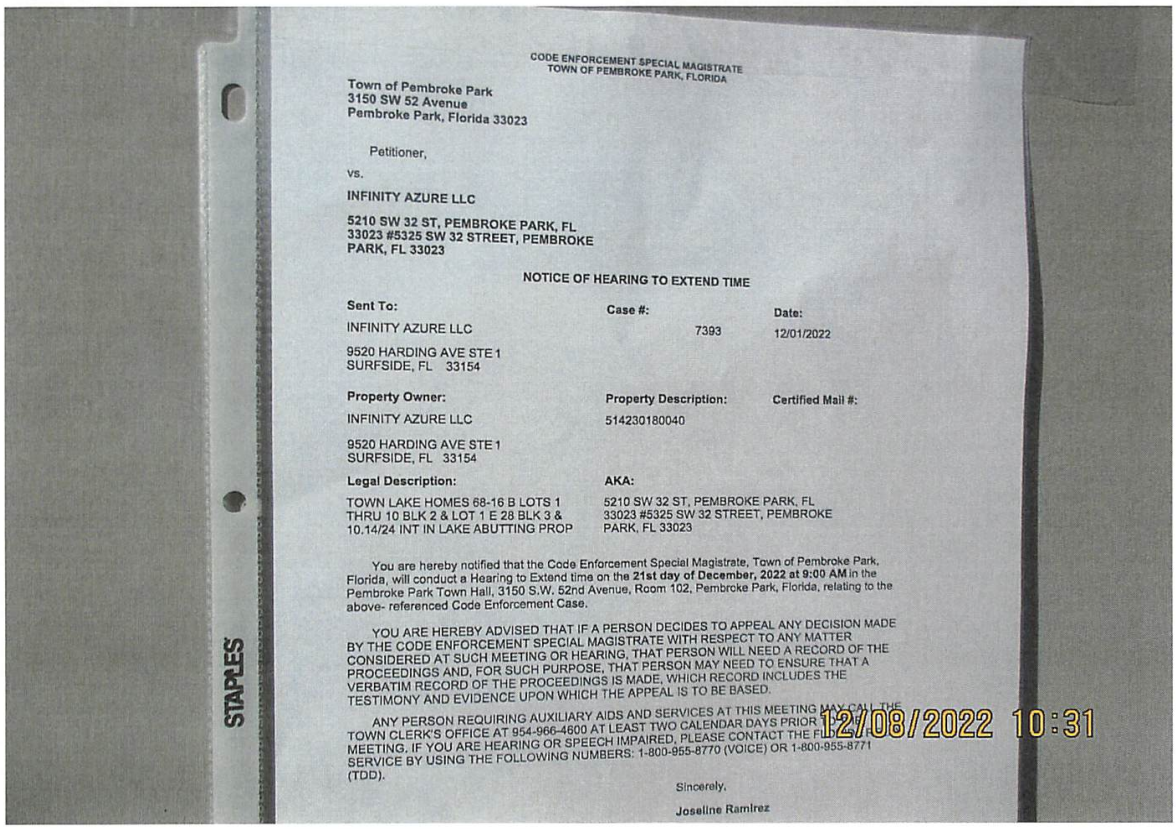
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7393	12/01/2022

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180040	

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7393	12/01/2022
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/28/2022 Phone: 954-983-7050

Email: AZUREMANAGERE@infinitybh.com

Property Address: 335W 52nd AV. PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, GINA CORTES (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7393 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the DEC 21, 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $250.00 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.

GINA CORTES
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Gina Cortes-Ortega and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 29 day of November, 2022.

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.

Gmail

Azure Manager <azuremanager@infinitybh.com>

Near 5420 bldg 109 Wooden fence been fixed/Repaired on 11/22/22

1 message

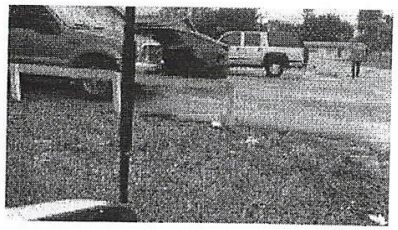
Clara Contreras <chuchi0877@gmail.com>
To: Azure Manager <azuremanager@infinitybh.com>

Tue, Nov 22, 2022 at 11:54 AM

2 109-5420 - Wooden Broken
#7750 Repaired 11/22/22 By (Azure maintenance)

Sent from my iPhone

3 attachments



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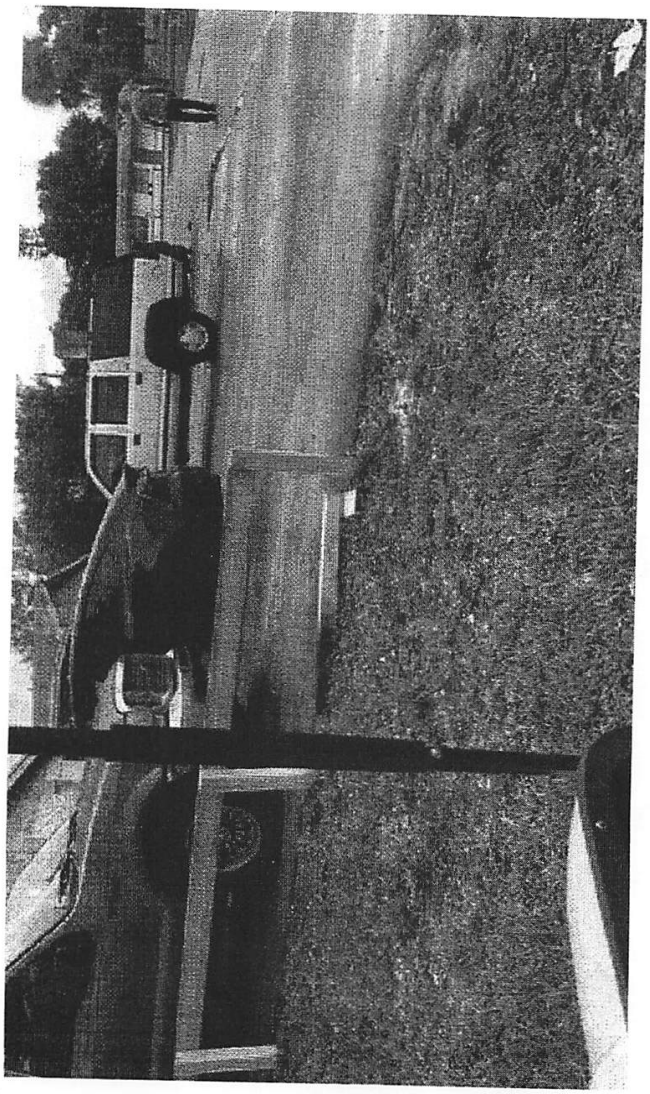


Gmail

Azure Manager <azuremanager@infinitybh.com>

109-5412 and 5414

1 message

Clara Contreras <chuchi0877@gmail.com>
To: Azure Manager <azuremanager@infinitybh.com>

Tue, Nov 22, 2022 at 11:58 AM

Near Unit 5412 sw 32nd St. And 5414 sw 32nd St. Outdoor Storage no longer in the property here is the proof!

(3)

As of 11/22/22 "no storage" By 108-5412/5414 ¡Completed!

Sent from my iPhone

3 attachments



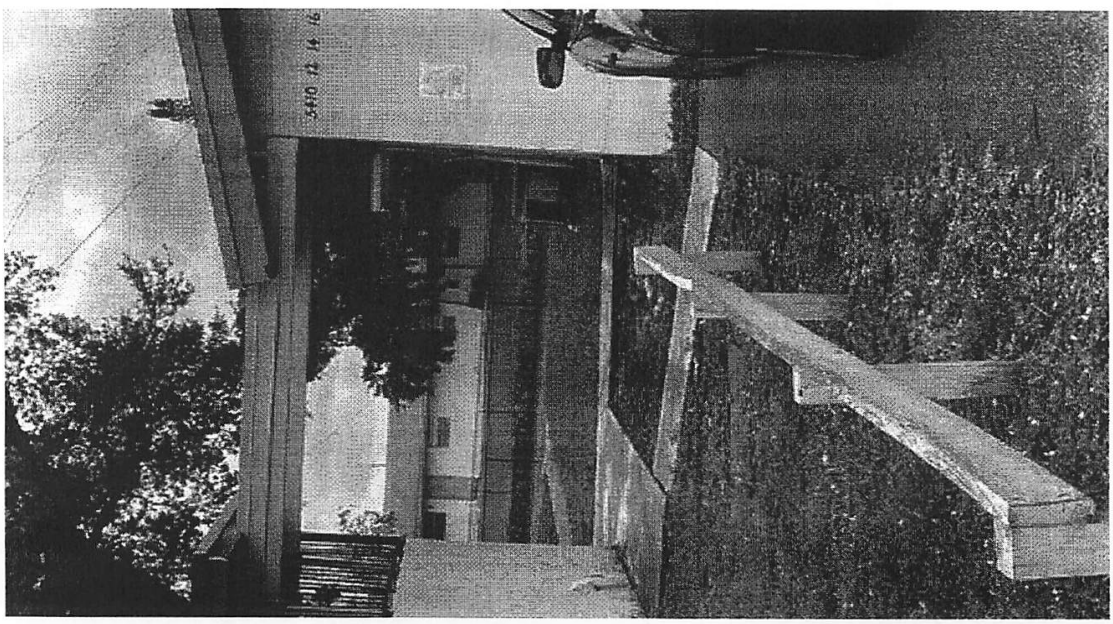
1BC1E7A0-2DE6-476B-8E38-2B46F156FC86.JPG
136K

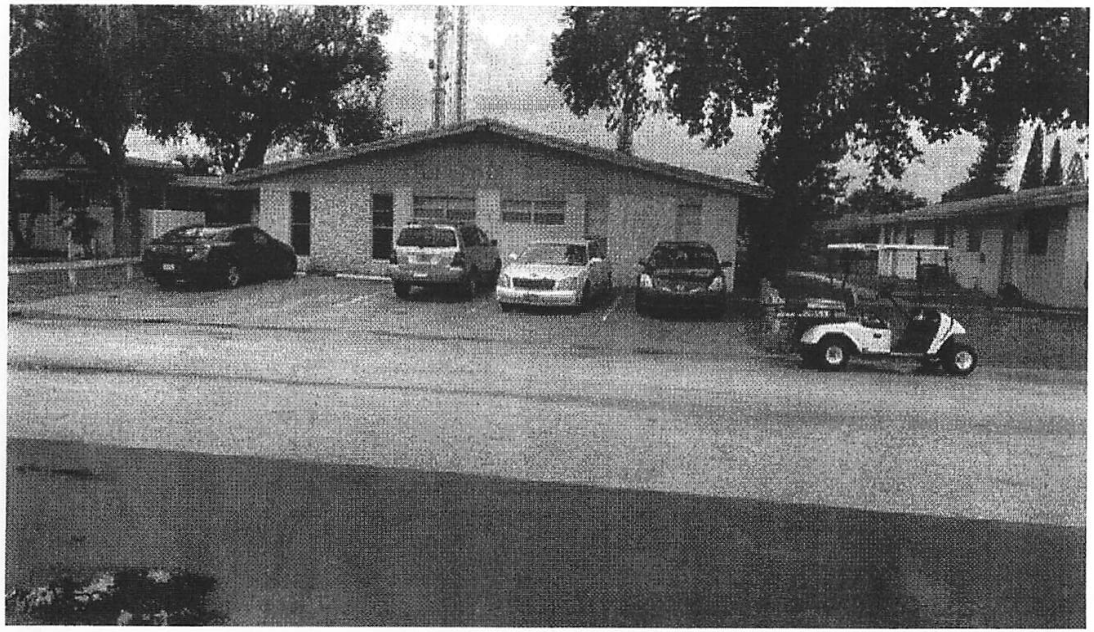
B202F744-5119-4C4C-A299-D9595CFD0CEF.JPG
114K





D6260A6A-3303-4CAD-81E9-1B74877D9A94.JPG
130K





Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Clara Contreras
3276 SW 52nd Avenue
Pembroke Park, FL 33023

Site Address:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Date 10/5/2022 2:02:44 PM

Invoice # 26410

For Code Enforcement Case# 7393

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	10/22/2022		$250.00	0	$0.00
Admin Fixed	9/22/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
10/5/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

7020 0640 0000 5918 9188

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Postmark Here

SEP 26 2022

Sent To INFINITY AZURE LLC
Street and Apt. No., o F.O #7393
City, State, ZIP+4® 5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

7020 0640 0000 5918 9201

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F
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SEP 26 2022

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Street and Apt. No., F.O #7393
City, State, ZIP+4® 5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7020 0640 0000 5918 9195

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Postmark Here

SEP 26 20

Sent To INFINITY AZURE LLC
GOLDFARB, IGHAL
Street and Apt. No., F.O #7393
City, State, ZIP+4® 9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, IGHAL
F.O #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9659 23

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9195

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Legal Description

Repairs of roof made 9/19/22 interior pending call insp.

Case Status Open **Case #** 7393 **Date Next Inspection** 9/21/2022

Notes
1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed 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.

A/C unit Permit 4/15/22

No permit to water heater

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

9/7/22

8/11/22

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



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

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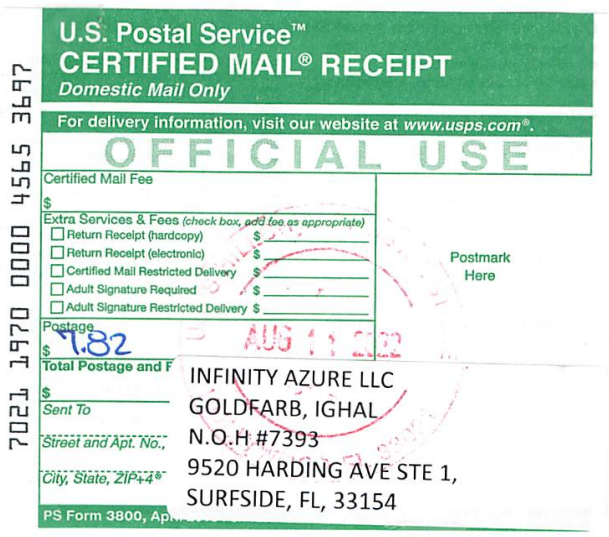
Sent To
Street and Apt. No.,
City, State, ZIP+4®

INFINITY AZURE LLC
N.O.H #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7021 1970 0000 4565 3680



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- ☐ 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
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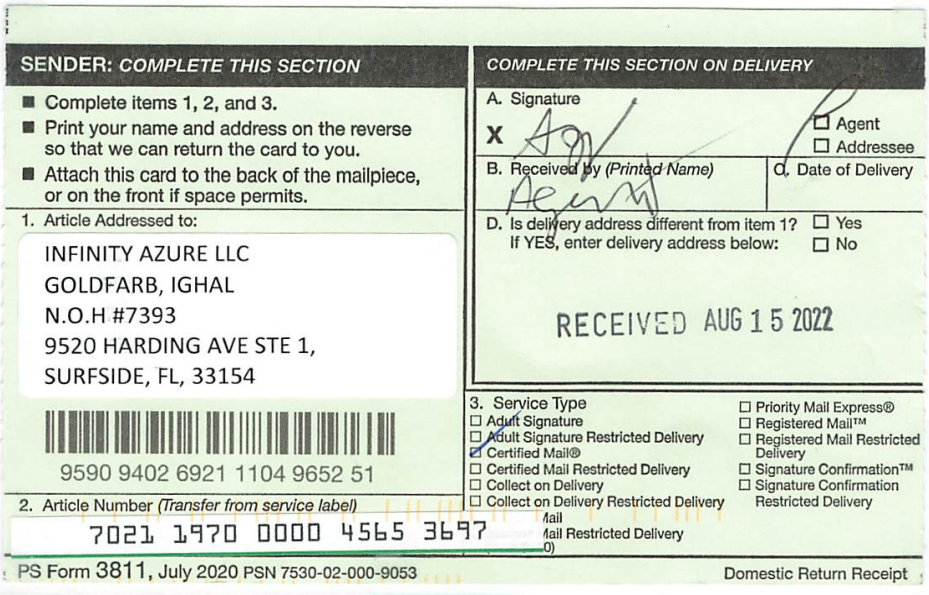
Sent To
Street and Apt. No.,
City, State, ZIP+4®

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

PS Form 3800, Ap

7021 1970 0000 4565 3697



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9652 51

2. Article Number (Transfer from service label)
7021 1970 0000 4565 3697

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Agent

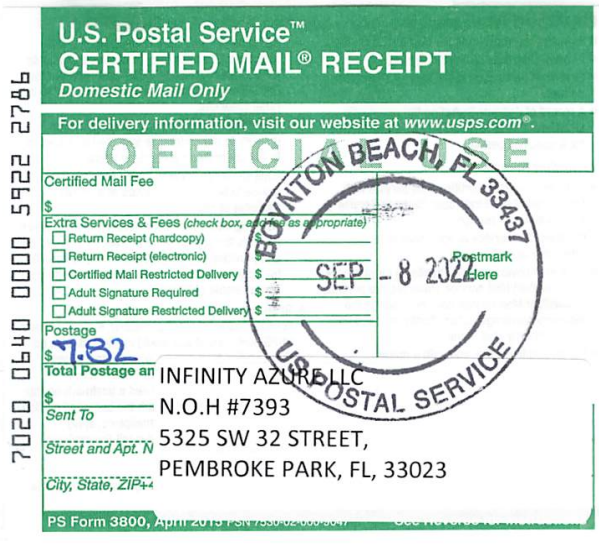
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED AUG 15 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, April 2015

7020 0640 0000 5922 2786

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9664 18

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2786

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$71,340	$2,345,230	$2,416,570	$2,416,570	
2021	$54,190	$1,037,060	$1,091,250	$1,079,020	$23,282.93
2020	$54,190	$926,740	$980,930	$980,930	$21,170.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Portability	0	0	0	0
Assessed/SOH	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,416,570	$2,416,570	$2,416,570	$2,416,570

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	35,672	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:05 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

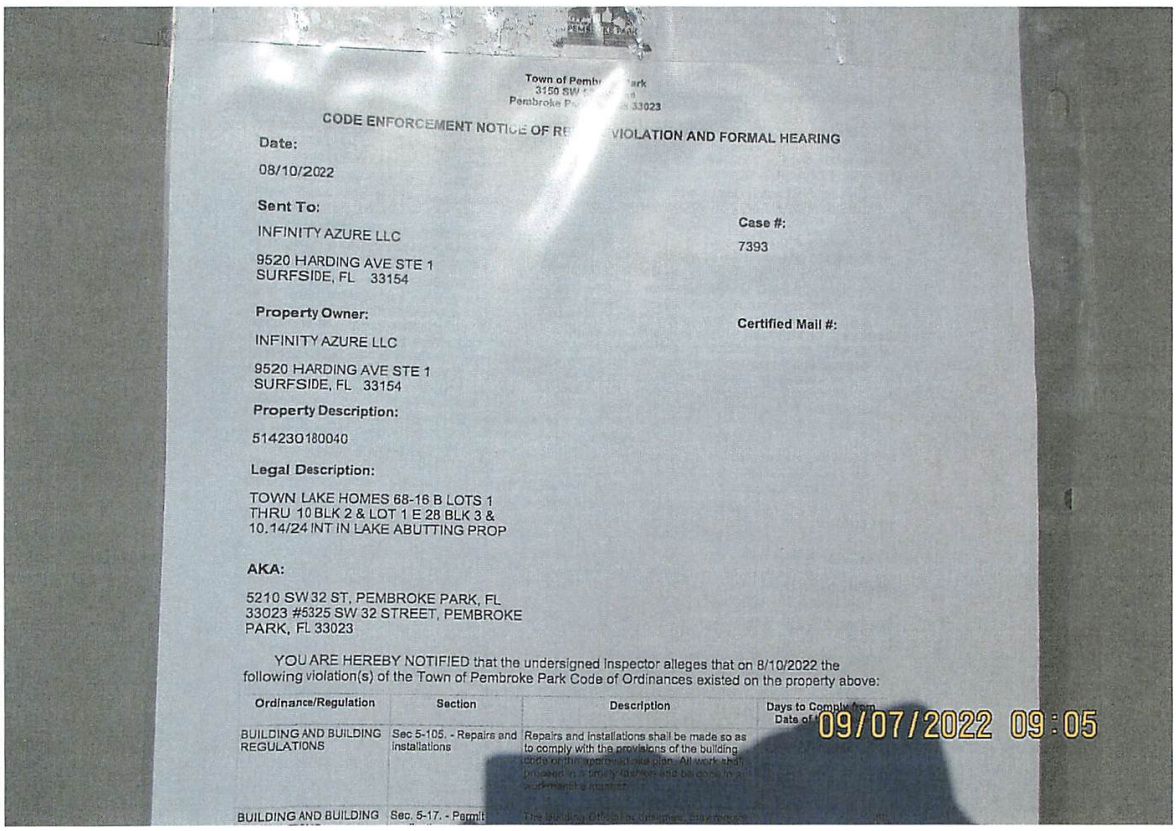
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V 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.


5325
09/07/2022 09:05


Town of Pembroke Park
3150 SW
Pembroke Park, FL 33023
CODE ENFORCEMENT NOTICE OF RE VIOLATION AND FORMAL HEARING
Date:
08/10/2022
Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Case #:
7393
Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Certified Mail #:
Property Description:
514230180040
Legal Description:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP
AKA:
5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
BUILDING AND BUILDING
Sec. 5-17. - Permit
09/07/2022 09:05

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed 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 Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/10/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	)	Case No.: 7393

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona

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
VACHON,LOUISE	2731 SW 51 AVE #5 5 PEMBROKE PARK, FL 33023	2731 SW 51 AVE, PEMBROKE PARK, FL 33023 5-5

Folio

514230NP1460

Legal Description

Case Status Open **Case #** 7441 **Date Next Inspection** 12/21/2022

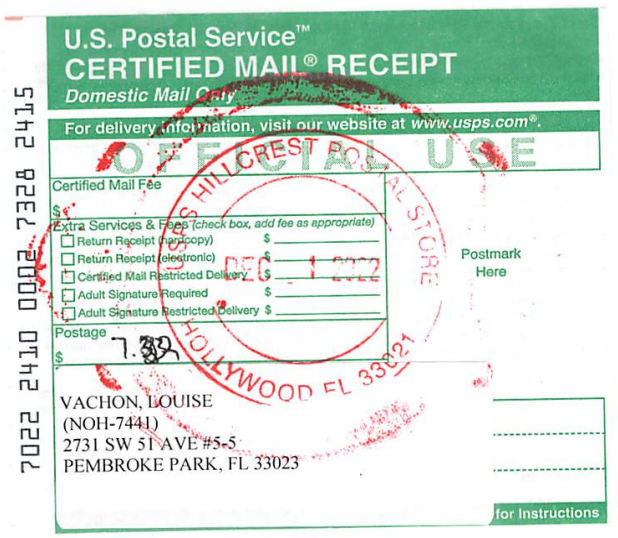
Notes There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits from the building department (954 966-4600 EXT 213)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2022		Notice of Violation	Regular Mail
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.39
Postmark Here
HILLCREST
HOLLYWOOD FL 33021
VACHON, LOUISE
(NOH-7441)
2731 SW 51 AVE #5-5
PEMBROKE PARK, FL 33023
for instructions
7022 2410 0002 7328 2415

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7441

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

VACHON,LOUISE

2731 SW 51 AVE #5 5
PEMBROKE PARK, FL 33023

Case #:

7441

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VACHON, LOUISE CASE NO 7441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2731 SW 51 AVE #5-5 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2731 SW 51 AVE #5-5 PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: VACHON, LOUISE AT 8:06. 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

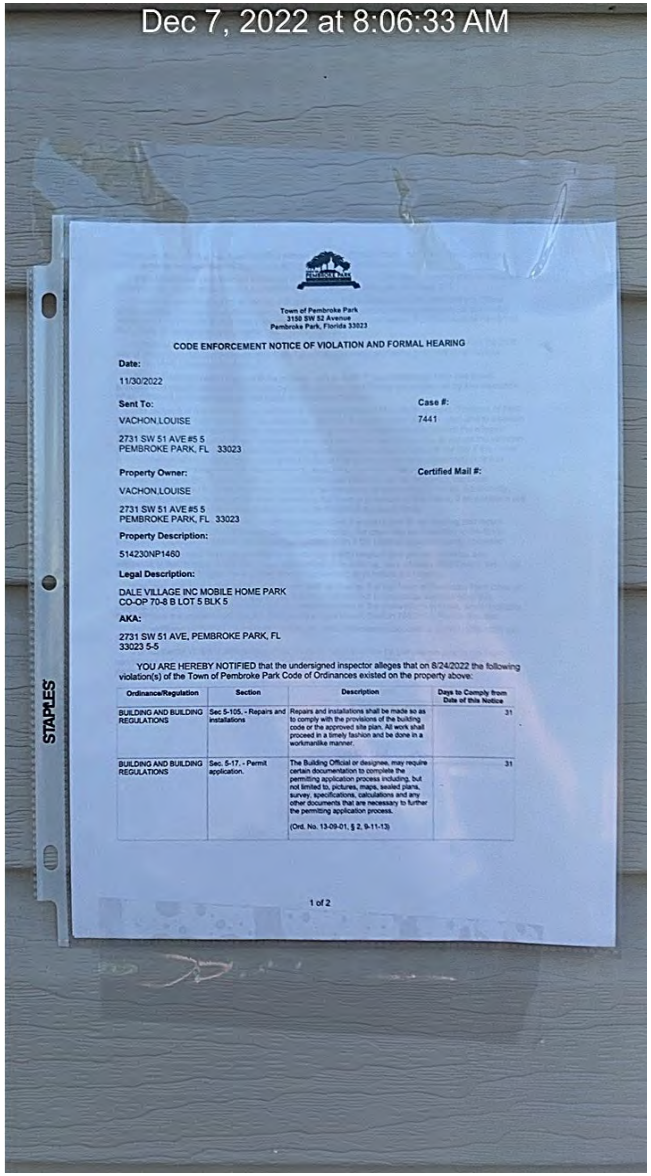
AFFIANT

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 Erika 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:
VACHON,LOUISE

2731 SW 51 AVE #5 5
PEMBROKE PARK, FL 33023

Case #:
7441

Property Owner:
VACHON,LOUISE

2731 SW 51 AVE #5 5
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230NP1460

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 5 BLK 5

AKA:
2731 SW 51 AVE, PEMBROKE PARK, FL
33023 5-5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1 of 2





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2731 SW 51 AVENUE #5-5, PEMBROKE PARK FL 33023	ID #	5142 30 NP 1460
Property Owner	VACHON, LOUISE	Millage	0613
Mailing Address	2731 SW 51 AVE #5 5 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 5 BLK 5		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$55,000	$36,120	$91,120	$86,950	
2021	$45,000	$34,050	$79,050	$79,050	$1,699.95
2020	$45,000	$30,630	$75,630	$75,630	$1,632.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$91,120	$91,120	$91,120	$91,120
Portability	0	0	0	0
Assessed/SOH	$86,950	$91,120	$86,950	$86,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$86,950	$91,120	$86,950	$86,950

Sales History

Date	Type	Price	Book/Page or CIN
2/14/2019	CPT-D	$53,000	115629309
2/28/2005	CPT	$100	39223 / 1945
5/24/2004	CPT	$100	37820 / 1625
12/31/1998	CPT	$30,200	29169 / 52
6/12/1996	CPT		25050 / 749

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		744
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2022

Sent To:

VACHON,LOUISE

2731 SW 51 AVE #5 5
PEMBROKE PARK, FL 33023

Case #:

7441

Property Owner:

VACHON,LOUISE

2731 SW 51 AVE #5 5
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1460

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 5 BLK 5

AKA:

2731 SW 51 AVE, PEMBROKE PARK, FL
33023 5-5

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There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits from the building department (954 966-4600 EXT 213)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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:
VACHON,LOUISE 2731 SW 51 AVE #5 5 PEMBROKE PARK, FL 33023	7441	08/24/2022

Property Owner:	Property Description:	Certified Mail #:
VACHON,LOUISE 2731 SW 51 AVE #5 5 PEMBROKE PARK, FL 33023	514230NP1460	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 5 BLK 5	2731 SW 51 AVE, PEMBROKE PARK, FL 33023 5-5

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Notes/Means of Correction:

There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits from the building department (954 966-4600 EXT 213)

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


Aug 23, 2022 at 12:16:33 PM

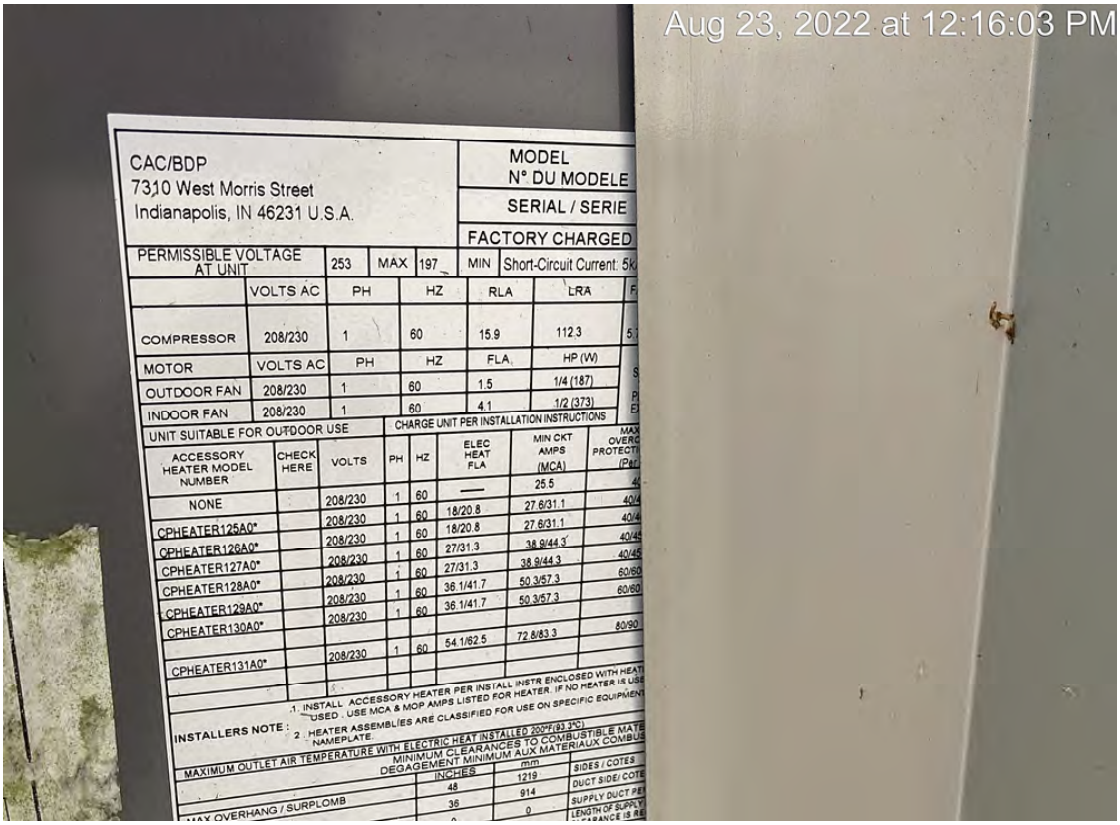

Aug 23, 2022 at 12:15:02 PM
2731


Aug 23, 2022 at 12:15:16 PM


Aug 23, 2022 at 12:15:29 PM


Aug 23, 2022 at 12:15:45 PM


Aug 23, 2022 at 12:15:54 PM
Carrier


Aug 23, 2022 at 12:16:03 PM
CAC/BDP
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.
MODEL
N° DU MODELE
SERIAL / SERIE
FACTORY CHARGED
PERMISSIBLE VOLTAGE AT UNIT
253
MAX
197
MIN
Short-Circuit Current: 5k
VOLTS AC
PH
HZ
RLA
LRA
COMPRESSOR
208/230
1
60
15.9
112.3
MOTOR
VOLTS AC
PH
HZ
FLA
HP (W)
OUTDOOR FAN
208/230
1
60
1.5
1/4 (187)
INDOOR FAN
208/230
1
60
4.1
1/2 (373)
UNIT SUITABLE FOR OUTDOOR USE
CHARGE UNIT PER INSTALLATION INSTRUCTIONS
ACCESSORY HEATER MODEL NUMBER
CHECK HERE
VOLTS
PH
HZ
ELEC HEAT FLA
MIN CKT AMPS (MCA)
NONE
208/230
1
60
25.5
CPHEATER125A0*
208/230
1
60
18/20.8
27.6/31.1
CPHEATER126A0*
208/230
1
60
18/20.8
27.6/31.1
CPHEATER127A0*
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1
60
27/31.3
38.9/44.3
CPHEATER128A0*
208/230
1
60
27/31.3
38.9/44.3
CPHEATER129A0*
208/230
1
60
36.1/41.7
50.3/57.3
CPHEATER130A0*
208/230
1
60
36.1/41.7
50.3/57.3
CPHEATER131A0*
208/230
1
60
54.1/62.5
72.8/83.3
INSTALLERS NOTE :
1. INSTALL ACCESSORY HEATER PER INSTALL INSTR ENCLOSED WITH HEAT
USED , USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS US
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT
NAMEPLATE.
MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRIC HEAT INSTALLED 200°F(93.3°C)
MINIMUM CLEARANCES TO COMBUSTIBLE MATE
DEGAGEMENT MINIMUM AUX MATERIAUX COMBUS
INCHES
mm
SIDES / COTES
48
1219
DUCT SIDE/ COTE
36
914
SUPPLY DUCT PE
0
0
LENGTH OF SUPPLY
MAX OVERHANG / SURPLOMB


Aug 23, 2022 at 12:16:25 PM

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

Folio

514220000441

Legal Description

Case Status Open **Case #** 7447 **Date Next Inspection** 12/21/2022

Notes #440 Currently operating with a current Business Tax Receipt. CORRECTIVE ACTION: Obtain a current and active Business Tax Receipt

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		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

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: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 12/21/2022



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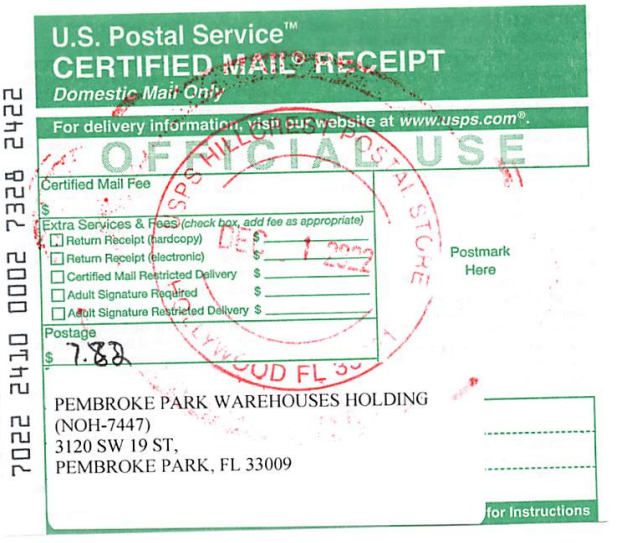
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
DEC 1 2022
HOLLYWOOD FL 33021
PEMBROKE PARK WAREHOUSES HOLDING
(NOH-7447)
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021
or Instructions
7022 2410 0002 7328 2439



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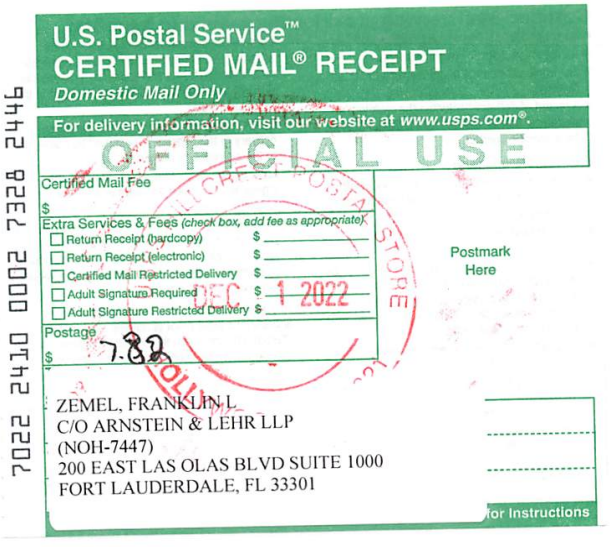
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
PEMBROKE PARK WAREHOUSES HOLDING
(NOH-7447)
3120 SW 19 ST,
PEMBROKE PARK, FL 33009
for Instructions
7022 2410 0002 7328 2422



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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
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
(NOH-7447)
200 EAST LAS OLAS BLVD SUITE 1000
FORT LAUDERDALE, FL 33301
for Instructions
7022 2410 0002 7328 2446

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7447

Hasler FIRST-CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7447

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

NoV-7447

PEMBROKE PARK WAREHOUSE HOLDING
3120 SW 19 ST
PEMBROKE PARK, FL 33009

ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

NoV-7447

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD, SUITE 1000
FT LAUDERDALE, FL 33301

ZIP 33023
011D10656696



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	48-01

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



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

2020	05/03/2020
2021	03/30/2021
2022	02/10/2022

Document Images

02/10/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
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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 7447

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3120 SW 19 ST #440, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3120 SW 19 ST #440, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 8:30. 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.

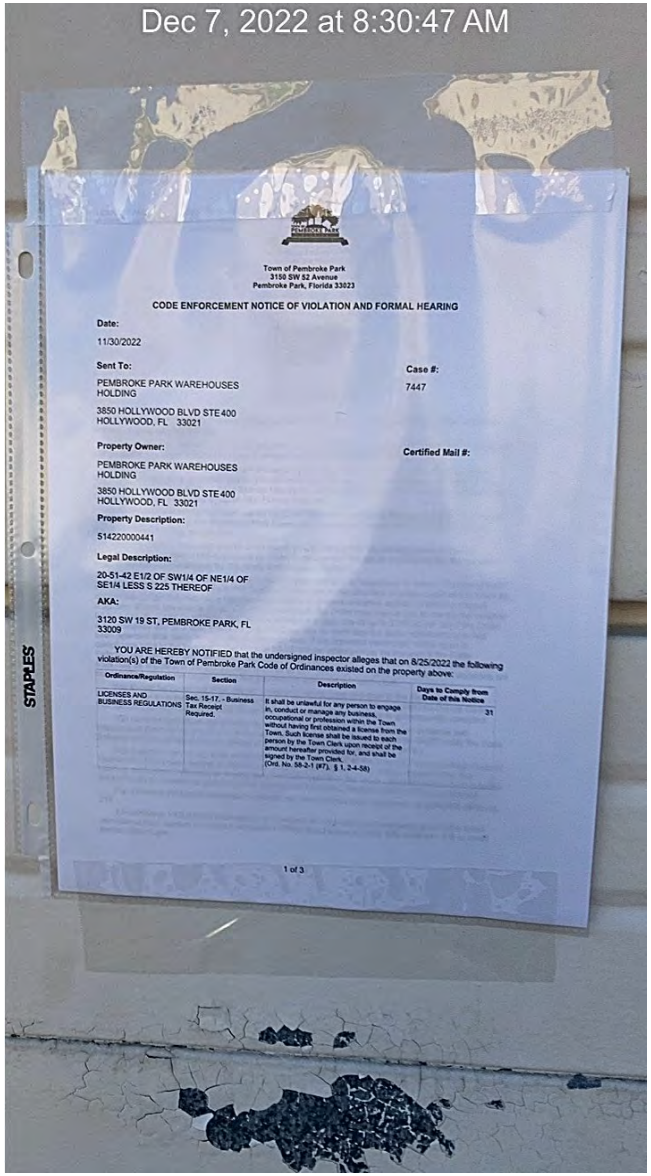
Erik Richwagen
AFFIANT

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 _____


Dec 7, 2022 at 8:30:47 AM
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:
Case #:
PEMBROKE PARK WAREHOUSES HOLDING
7447
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
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS
Sec. 15-17. - 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
1 of 3
STAPLES


Dec 7, 2022 at 8:30:58 AM
440

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:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7447

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - 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 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	31

#440 Currently operating with a current Business Tax Receipt. CORRECTIVE ACTION: Obtain a current and active Business Tax Receipt

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

11/30/2022

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	7447	08/25/2022

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - 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 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	31

Notes/Means of Correction:

Currently operating with a current Business Tax Receipt. CORRECTIVE ACTION: Obtain a current and active Business Tax Receipt

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Yosef Wassermann

Date 07/11/2022

Site Address 3120 SW 19TH ST

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 15-40

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) Operating without a Current COU/BTR

Corrective Action(s)

Obtain ~~a~~ ~~COU~~ a Current Business Tax Receipt

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Zoning ☒ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

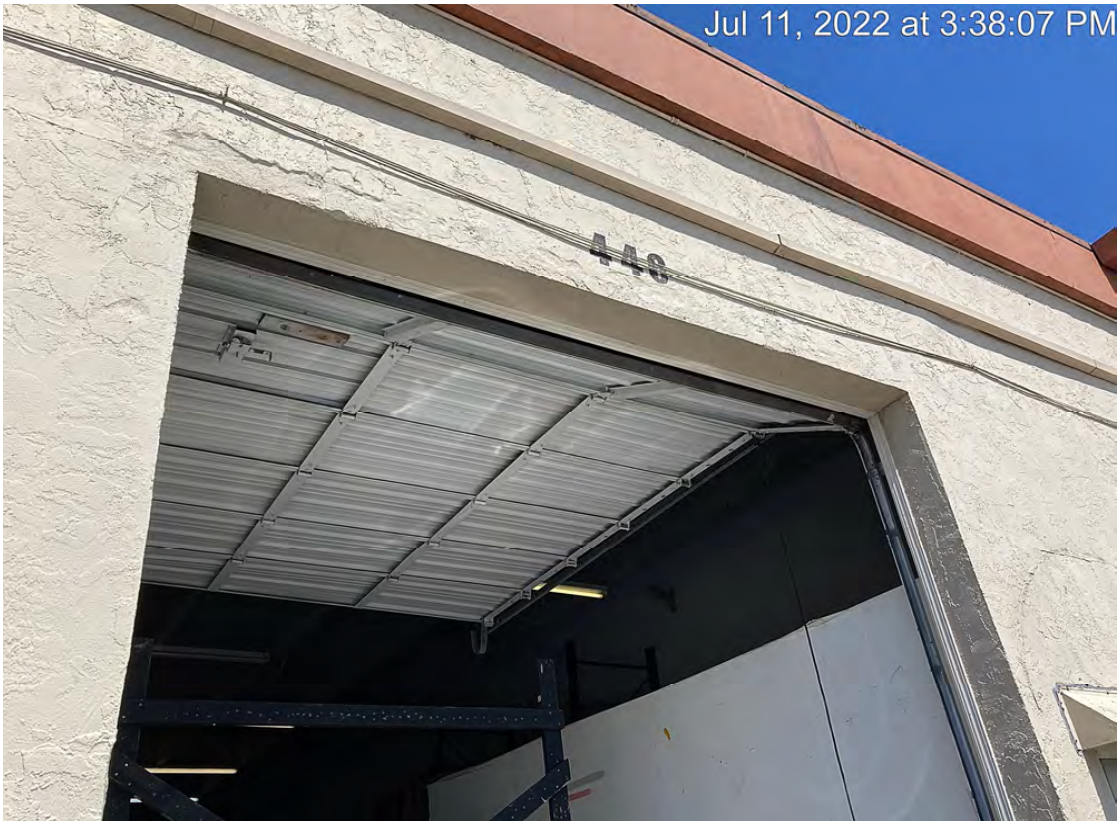
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☒ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Weinmann
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator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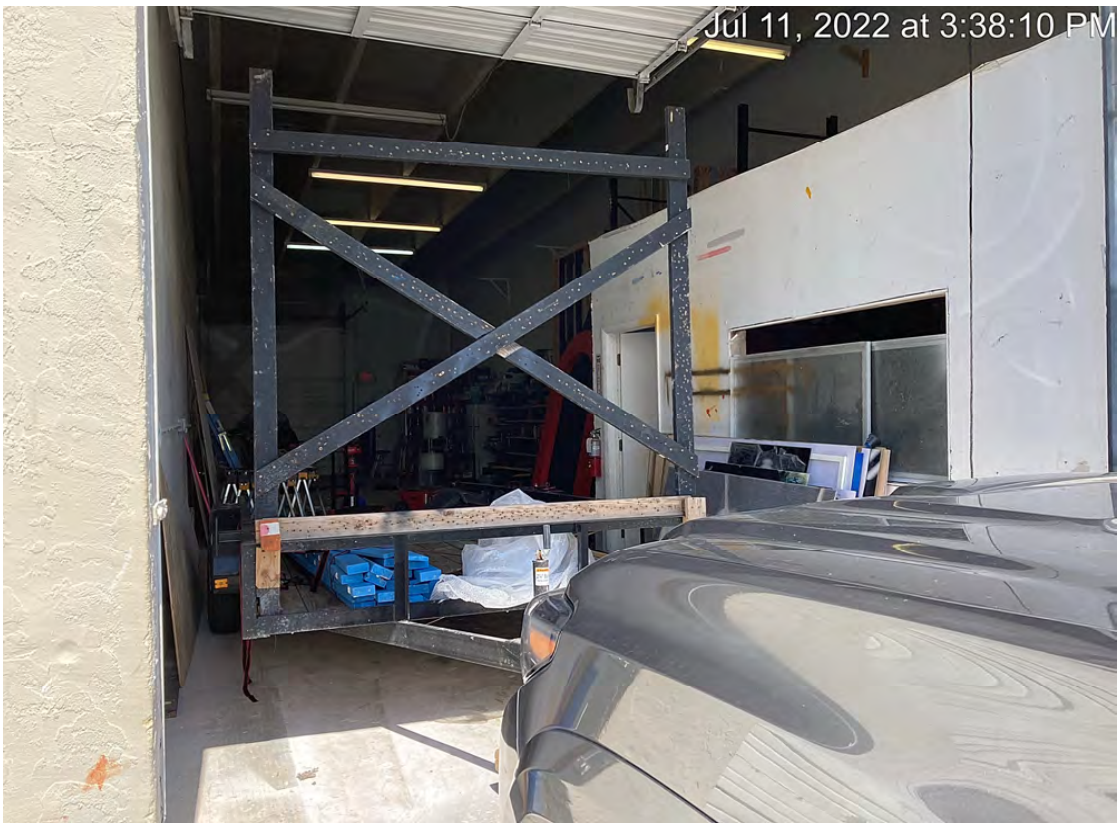
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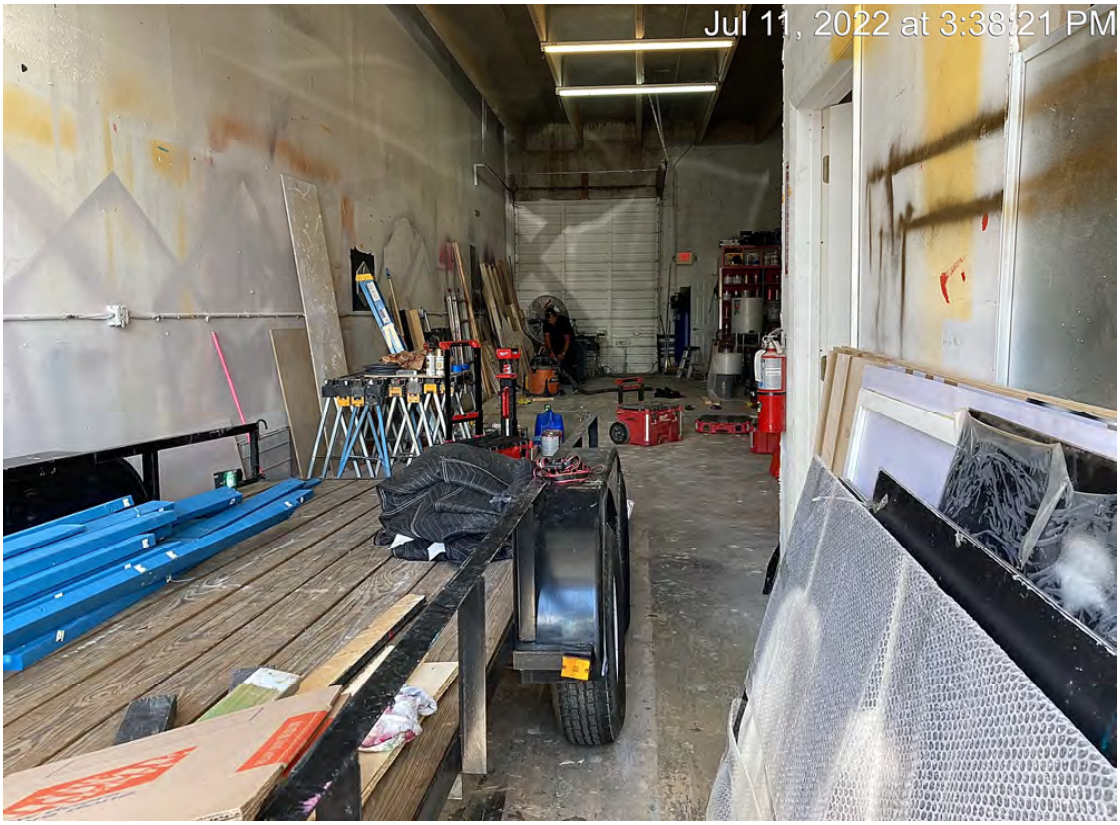
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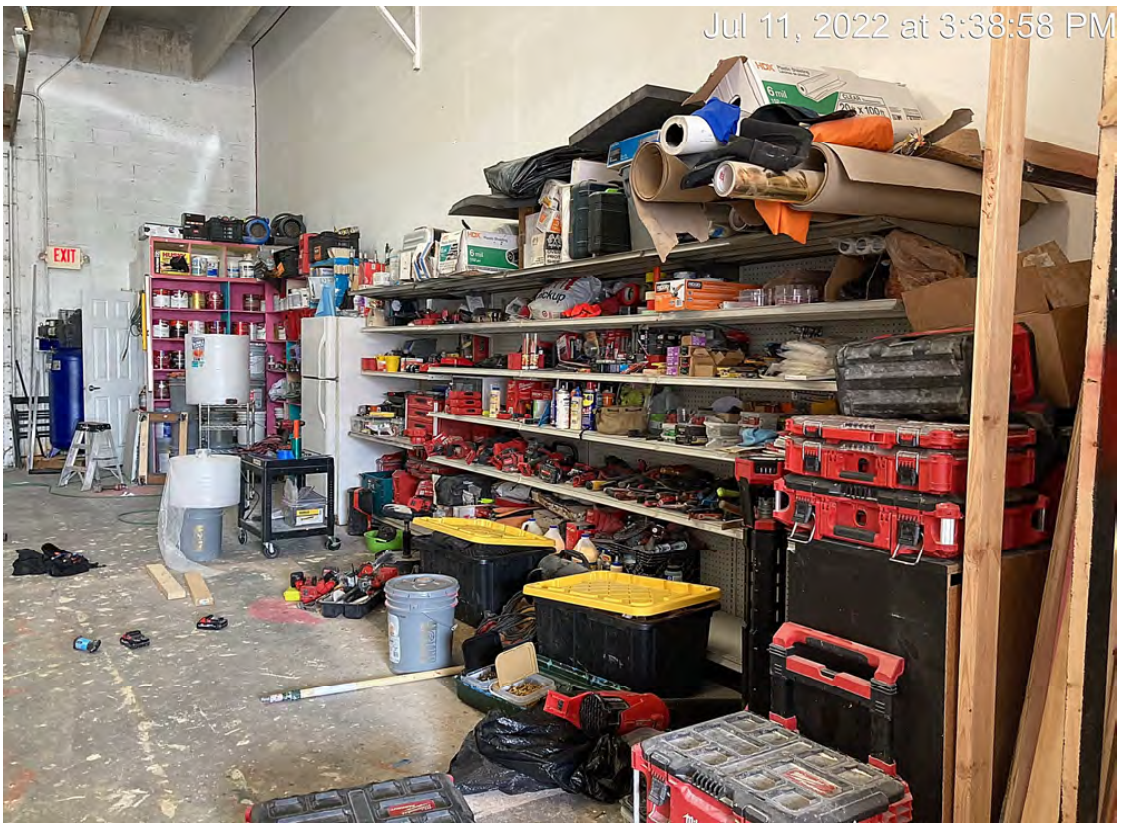
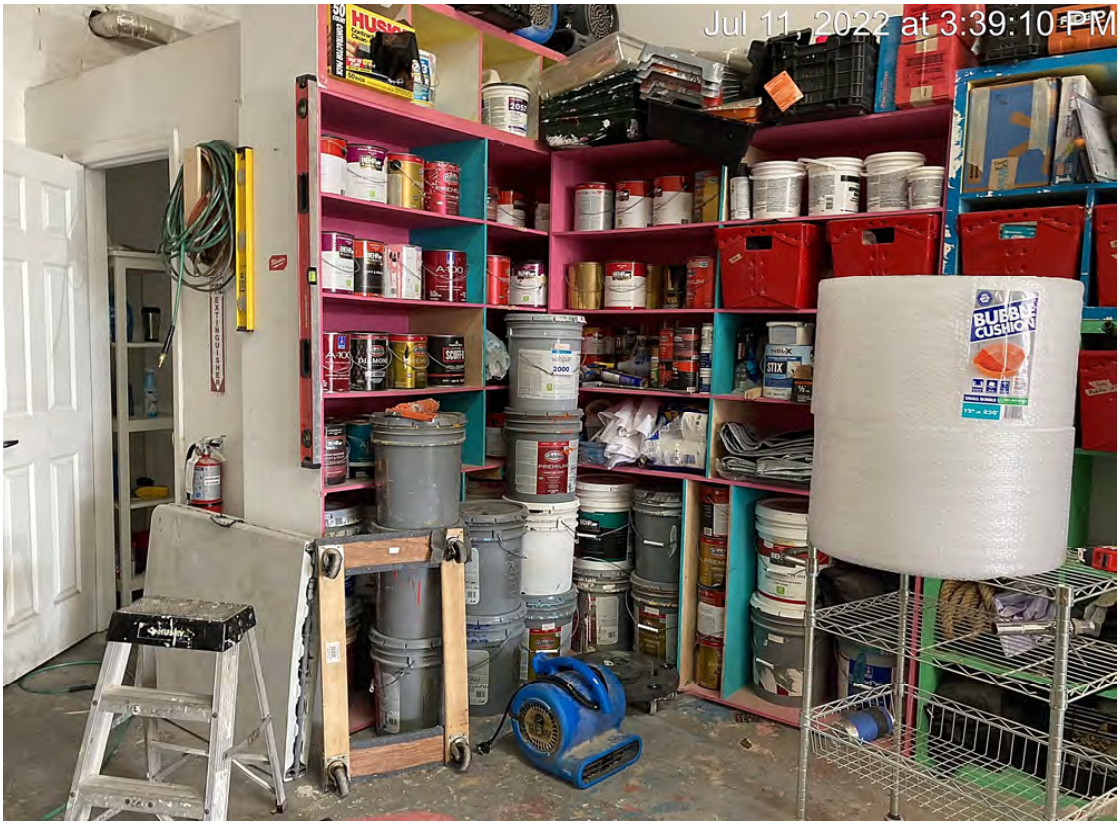

Jul 11, 2022 at 3:38:58 PM
EXIT


Jul 11, 2022 at 3:39:10 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
ORION HALLANDALE LLC	5200 NW 77 CT DORAL, FL 33166	3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090100

Legal Description

Case Status Open **Case #** 7448 **Date Next Inspection** 12/21/2022

Notes

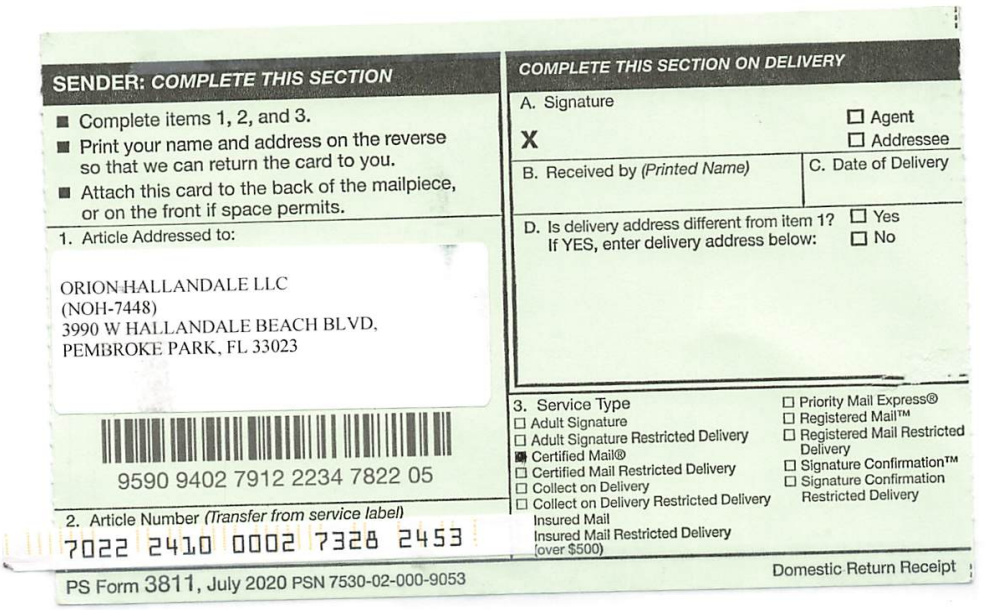
1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		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

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ORION HALLANDALE LLC
(NOH-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7822 05

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2453

COMPLETE THIS SECTION ON DELIVERY

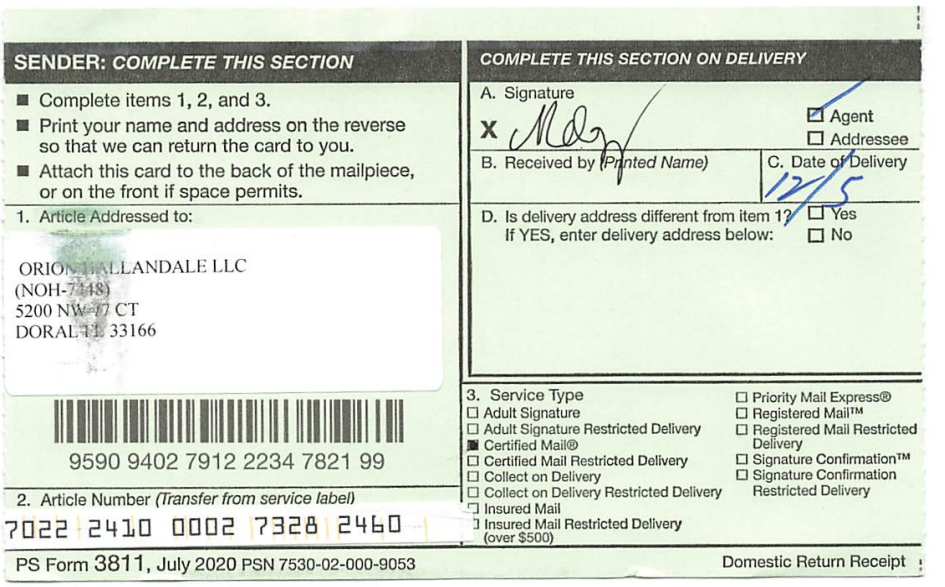
A. Signature
X ☐ Agent ☐ Addressee

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:

ORION HALLANDALE LLC
(NOH-7448)
5200 NW 77 CT
DORAL FL 33166

9590 9402 7912 2234 7821 99

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2460

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 12/5

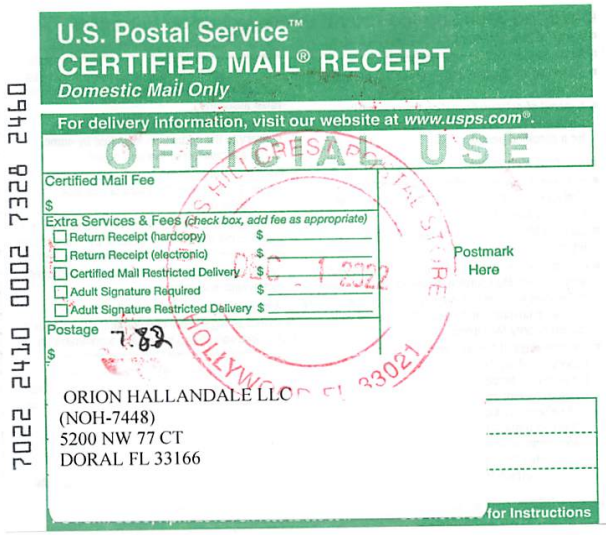
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
$ 7.82
Postmark Here
DEC 1 2022
PS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
SHEHADEH GIANNAMORE, PLLC
(NOH-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134
for Instructions
7022 2410 0002 7328 2477



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
ORION HALLANDALE LLC
(NOH-7448)
5200 NW 77 CT
DORAL FL 33166
for Instructions
7022 2410 0002 7328 2460



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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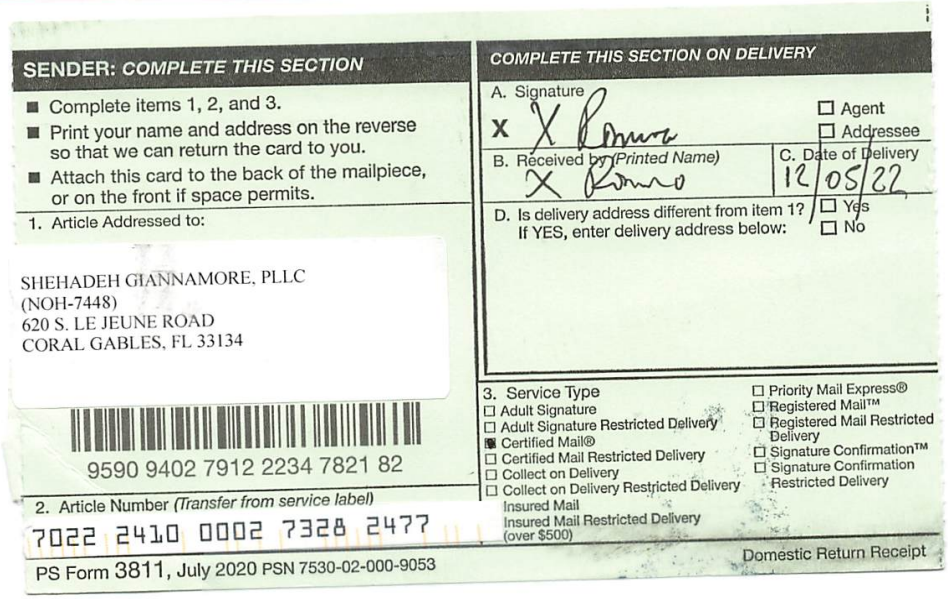
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
DEC 1 2022
ORION HALLANDALE LLC
(NOH-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
for Instructions
7022 2410 0002 7328 2453



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHEHADEH GIANNAMORE, PLLC
(NOH-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

9590 9402 7912 2234 7821 82

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2477

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
12/05/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7448

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

Case #:

7448

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7448

ORION HALLANDALE LLC
5200 NW 77 CT
DORAL, FL 33168

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7448

SHEHADEH GIANNAMORE, PLLC
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3990 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	ORION HALLANDALE LLC
Mailing Address	5200 NW 77 CT DORAL FL 33166

ID #	5142 30 09 0100
Millage	0613
Use	26-02

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 40

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$310,780	$496,230	$807,010	$807,010	
2021	$270,330	$496,230	$766,560	$766,560	$16,484.57
2020	$266,380	$496,230	$762,610	$762,610	$16,458.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$807,010	$807,010	$807,010	$807,010
Portability	0	0	0	0
Assessed/SOH	$807,010	$807,010	$807,010	$807,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$807,010	$807,010	$807,010	$807,010

Sales History

Date	Type	Price	Book/Page or CIN
8/30/2021	WD-D	$900,000	117561567
3/30/2018	WD-D	$800,000	114986391
3/10/2016	QCD-D	$210,000	113669383
4/11/2011	SWD-Q	$600,000	47874 / 1308
7/1/1993	WD	$100	20985 / 699

Land Calculations

Price	Factor	Type
$15.75	19,732	SF
Adj. Bldg. S.F. (Card, Sketch)		2331
Eff./Act. Year Built: 1975/1974		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ORION HALLANDALE, LLC

Filing Information

Document Number	L21000381864
FEI/EIN Number	87-2380123
Date Filed	08/25/2021
Effective Date	08/25/2021
State	FL
Status	ACTIVE

Principal Address

5200 NW 77 CT
DORAL, FL 33166

Mailing Address

5200 NW 77 CT
DORAL, FL 33166

Registered Agent Name & Address

SHEHADEH GIANNAMORE, PLLC
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

ORION ADMINISTRATION, INC.
5200 NW 77 CT
DORAL, FL 33166

Annual Reports

Report Year	Filed Date
2022	04/22/2022

Document Images

04/22/2022 -- ANNUAL REPORT	View image in PDF format
08/25/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ORION HALLANDALE LLC CASE NO 7448

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ORION HALLANDALE LLC AT 8:37. 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

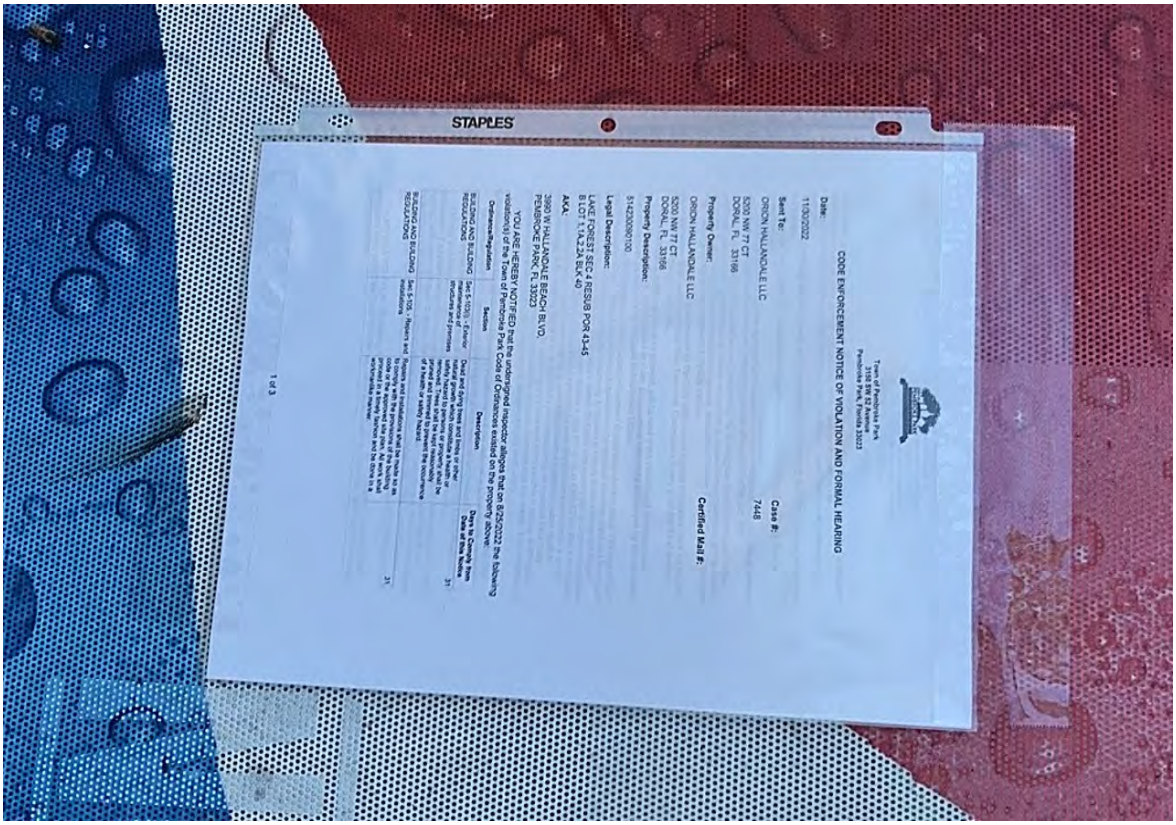
AFFIANT

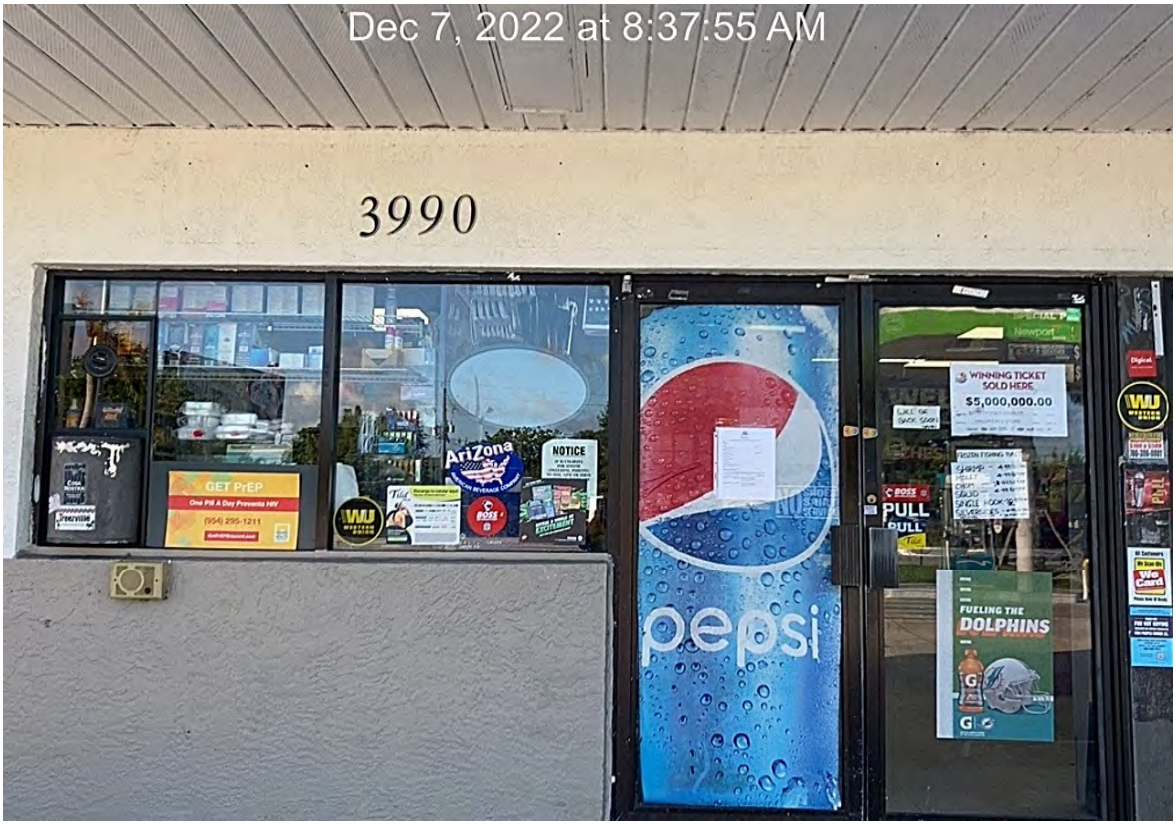
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____


STAPLES
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/30/2022
Sent To:
ORION HALLANDALE LLC
5200 NW 77 CT
DORAL, FL 33166
Case #:
7448
Property Owner:
ORION HALLANDALE LLC
5200 NW 77 CT
DORAL, FL 33166
Certified Mail #:
Property Description:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 1.1A.2.2A BLK 40
AKA:
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
BUILDING AND BUILDING REGULATIONS
1 of 3


Dec 7, 2022 at 8:37:55 AM
3990
GET PrEP
One Pill A Day Prevents HIV
(954) 295-1211
AriZona
NOTICE
pepsi
WINNING TICKET SOLD HERE
$5,000,000.00
PULL
FUELING THE DOLPHINS


Dec 7, 2022 at 8:38:10 AM


Dec 7, 2022 at 8:38:22 AM


Dec 7, 2022 at 8:38:32 AM
orion
888-ADMIT-IT




Dec 7, 2022 at 8:39:38 AM

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:

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

Case #:

7448

Property Owner:

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

Certified Mail #:

Property Description:

514230090100

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 1,1A,2,2A BLK 40

AKA:

3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	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)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

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:
ORION HALLANDALE LLC 5200 NW 77 CT DORAL, FL 33166	7448	08/25/2022

Property Owner:	Property Description:	Certified Mail #:
ORION HALLANDALE LLC 5200 NW 77 CT DORAL, FL 33166	514230090100	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 40	3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	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

Notes/Means of Correction:

1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

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


Aug 24, 2022 at 11:38:33 AM


Aug 24, 2022 at 11:33:57 AM


Aug 24, 2022 at 11:34:12 AM
CODE ENFORCEMENT


Aug 24, 2022 at 11:34:30 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE MIAMI, FL 33172	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090250

Legal Description

Case Status Open **Case #** 7449 **Date Next Inspection** 12/21/2022

Notes 1)The entire parking lot is in blight condition with potholes and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and fill in the potholes, re-blacktop the parking lot and re-stripe the parking lot
2)There is trash throughout the property including the swales. CORRECTIVE ACTION: Remove all trash from the property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		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

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SUNSHINE GASOLINE DISTRIBUTORS INC
(NOH-7449)
1650 NW 87 AVE
MIAMI FL 33172

9590 9402 7912 2234 7821 68

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2491

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Paul ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lisney M. C. Date of Delivery 12-5-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (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:

REUS, SANDRA M
(NOH-7449)
1650 NW 87 AVENUE
DORAL, FL 33172

9590 9402 7912 2234 7821 51

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2507

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Paul ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lisney M. C. Date of Delivery 12-5-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (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:

SUNSHINE GASOLINE DISTRIBUTORS INC
(NOH-7449)
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7821 75

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2484

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


7022 2410 0002 7328 2484
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
SUNSHINE GASOLINE DISTRIBUTORS INC
(NOH-7449)
3700 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
for Instructions


7022 2410 0002 7328 2491
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
SUNSHINE GASOLINE DISTRIBUTORS INC
(NOH-7449)
1650 NW 87 AVE
MIAMI FL 33172
for Instructions


7022 2410 0002 7328 2507
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
REUS, SANDRA M
(NOH-7449)
1650 NW 87 AVENUE
DORAL, FL 33172
or Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7449

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI. FL 33172

Case #:

7449

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7449

Hasler
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

SunShine Gasoline Distributors Inc
3700 W Hallandale Beach BLVD
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7449

Hasler
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

REUS, SANDRA M
1650 NW 87 AVENUE
DORAL, FL 33172



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3700 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	SUNSHINE GASOLINE DISTRIBUTORS INC
Mailing Address	1650 NW 87 AVE MIAMI FL 33172

ID #	5142 30 09 0250
Millage	0613
Use	26-02

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$281,720	$804,110	$1,085,830	$1,085,830	
2021	$270,680	$804,110	$1,074,790	$1,074,790	$23,112.94
2020	$270,680	$804,110	$1,074,790	$1,074,790	$23,195.90

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,085,830	$1,085,830	$1,085,830	$1,085,830
Portability	0	0	0	0
Assessed/SOH	$1,085,830	$1,085,830	$1,085,830	$1,085,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,085,830	$1,085,830	$1,085,830	$1,085,830

Sales History

Date	Type	Price	Book/Page or CIN
3/17/2015	SW*-D	$4,100,000	112877404
11/30/2009	QCD-T	$100	46718 / 1757
5/7/2001	WD	$709,000	31596 / 699
5/28/1996	WD	$340,000	25431 / 594
10/5/1994	WD	$312,000	22951 / 447

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.75	22,096	SF
Adj. Bldg. S.F. (Card, Sketch)		2064
Eff./Act. Year Built: 2002/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
SUNSHINE GASOLINE DISTRIBUTORS, INC.

Filing Information

Document Number	M46712
FEI/EIN Number	59-2785839
Date Filed	02/17/1987
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/21/2020
Event Effective Date	NONE

Principal Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Mailing Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Registered Agent Name & Address

REUS, SANDRA M
1650 NW 87 AVENUE
DORAL, FL 33172

Name Changed: 03/26/2010

Address Changed: 03/19/2009

Officer/Director Detail

Name & Address

Title PRES

ALVAREZ, MAXIMO

1650 NW 87 AVENUE
DORAL, FL 33172

Title SEC

REUS, SANDRA
1650 NW 87 AVENUE
DORAL, FL 33172

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021
2022	05/04/2022

Document Images

05/04/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
12/21/2020 -- Amendment	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
05/09/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
05/29/2015 -- ANNUAL REPORT	View image in PDF format
04/10/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
05/08/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
05/14/2008 -- ANNUAL REPORT	View image in PDF format
04/18/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
04/08/2004 -- ANNUAL REPORT	View image in PDF format
04/10/2003 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
03/22/2001 -- ANNUAL REPORT	View image in PDF format
06/08/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
05/19/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
04/25/1996 -- ANNUAL REPORT	View image in PDF format
01/17/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SUNSHINE GASOLINE DISTRIBUTORS INC CASE NO 7449

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SUNSHINE GASOLINE DISTRIBUTORS INC AT 8:44. 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

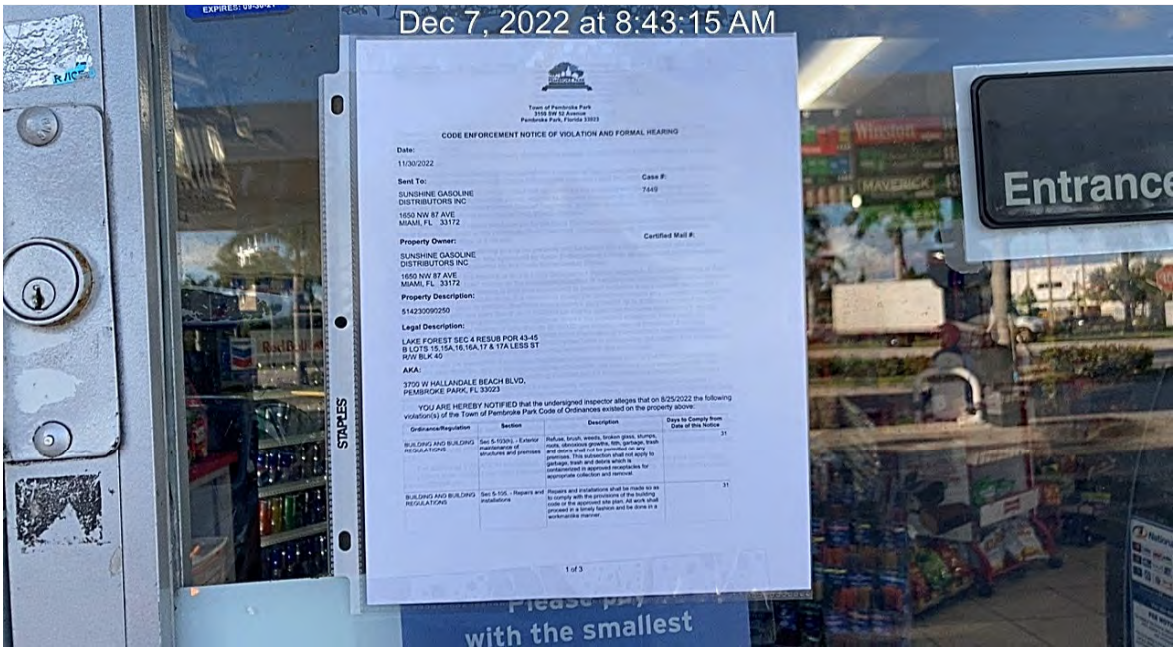
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 19 day of Dec, 2022, by Erik Bichwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Dec 7, 2022 at 8:40:14 AM


Dec 7, 2022 at 8:43:15 AM
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:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Case #:
7449
Certified Mail #:
Property Owner:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Property Description:
514230090250
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40
AKA:
3750 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-193(h) - Exterior maintenance of structures and premises
Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash must not accumulate or 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.
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
1 of 3
Entrance
STAPLES
with the smallest


Dec 7, 2022 at 8:43:24 AM
3700
FLORIDA
Lottery


Dec 7, 2022 at 8:43:39 AM


Dec 7, 2022 at 8:44:12 AM


Dec 7, 2022 at 8:44:24 AM


Dec 7, 2022 at 8:43:56 AM


Dec 7, 2022 at 8:44:02 AM

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:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Case #:

7449

Property Owner:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Certified Mail #:

Property Description:

514230090250

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 15,15A,16,16A,17 & 17A LESS ST
R/W BLK 40

AKA:

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	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)The entire parking lot is in blight condition with potholes and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and fill in the potholes, re-blacktop the parking lot and re-stripe the parking lot
2)There is trash throughout the property including the swales. CORRECTIVE ACTION: Remove all trash from the property

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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:

SUNSHINE GASOLINE DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Case #:

7449

Date:

08/25/2022

Property Owner:

SUNSHINE GASOLINE DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Property Description:

514230090250

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

AKA:

3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	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

Notes/Means of Correction:

1)The entire parking lot is in blight condition with potholes and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and fill in the potholes, re-blacktop the parking lot and re-stripe the parking lot
2)There is trash throughout the property including the swales. CORRECTIVE ACTION: Remove all trash from the property

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


Aug 24, 2022 at 11:45:39 AM


Aug 24, 2022 at 11:43:05 AM
ATM
ICE
ICE


Aug 24, 2022 at 11:43:08 AM
ATM
ICE
ICE


Aug 24, 2022 at 11:43:15 AM


Aug 24, 2022 at 11:43:18 AM


Aug 24, 2022 at 11:43:29 AM


Aug 24, 2022 at 11:43:36 AM


Aug 24, 2022 at 11:45:34 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEASA I LLC	3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090350

Legal Description

Case Status Open **Case #** 7450 **Date Next Inspection** 12/19/2022

Notes 1)The entire parking lot is in disrepair and there are faded and non-existent parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permits are issued re-blacktop and re-stripe the parking lot
2) The Appetites sign is in a state of disrepair. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either remove the sign or to replace the sign
3)There are cameras that have been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either keep the cameras or to remove them

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		Notice of Violation	Hand
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/19/2022		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 12/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 12/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/19/2022
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: 12/19/2022
SIGNS AND ADVERTISING	Sec. 21-24(b). - Construction, maintenance and location requirements.	(b)Maintenance. Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.	Not in Compliance - Reinspection Date: 12/19/2022

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:

MEASA I LLC
(NOH-7450)
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7821 44

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1609

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:

MOSCOVITCH, AARON
(NOH-7450)
3420 W HALLANDALE BCH BLVD
PEMBROKE PINES, FL 33023

9590 9402 7912 2234 7821 20

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1623

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:

MEASA I LLC
(NOH-7450)
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7821 37

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1616

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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CERTIFIED MAIL® RECEIPT
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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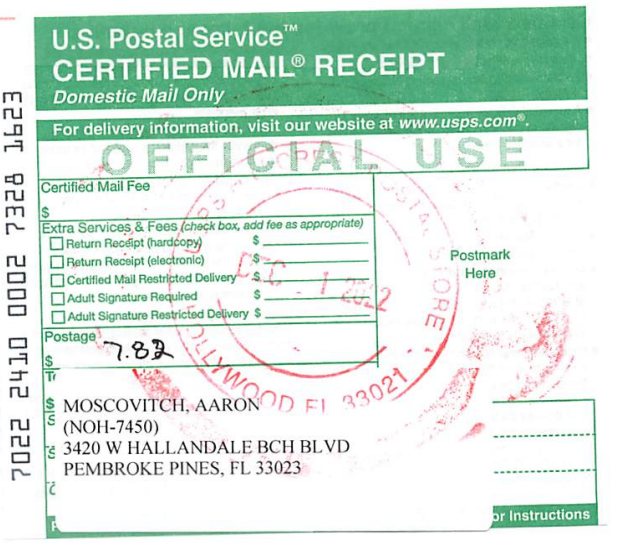
$ 7.82
Postmark Here
MEASA I LLC
(NOH-7450)
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023
7022 2410 0002 7328 1616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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
MOSCOVITCH, AARON
(NOH-7450)
3420 W HALLANDALE BCH BLVD
PEMBROKE PINES, FL 33023
7022 2410 0002 7328 1623


U.S. Postal Service™
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☐ Adult Signature Restricted Delivery $
Postage
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Postmark Here
MEASA I LLC
(NOH-7450)
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
7022 2410 0002 7328 1609

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7450

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

MEASA I LLC

3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

7450

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7450

MoscoVitch, AARoN
3420 W. HALLANDALE BEACH BLVD

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400-3420 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	MEASA I LLC
Mailing Address	3420 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023

ID #	5142 30 09 0350
Millage	0613
Use	11-02

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 26 & 26A LESS W 10,LOTS 27 & 27A W 65 BLK 40

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$178,750	$676,930	$855,680	$855,680	
2021	$178,750	$622,160	$800,910	$797,140	$17,166.54
2020	$178,750	$545,930	$724,680	$724,680	$15,639.90

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$855,680	$855,680	$855,680	$855,680
Portability	0	0	0	0
Assessed/SOH	$855,680	$855,680	$855,680	$855,680
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	$855,680	$855,680	$855,680	$855,680

Sales History

Date	Type	Price	Book/Page or CIN
6/18/1999	WD*	$260,000	29610 / 502
11/1/1993	QCD		21500 / 285

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	16,250	SF
Adj. Bldg. S.F. (Card, Sketch)		4970
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MEASA I, L.L.C.

Filing Information

Document Number	L99000003332
FEI/EIN Number	65-0927882
Date Filed	06/09/1999
State	FL
Status	ACTIVE

Principal Address

3420 W. HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Mailing Address

3420 W. HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

MOSCOVITCH, AARON
3420 W HALLANDALE BCH BLVD
PEMBROKE PINES, FL 33023

Name Changed: 04/08/2005

Address Changed: 05/29/2002

Authorized Person(s) Detail

Name & Address

Title MGRM

MOSCOVITCH, AARON
3420 W. HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Title MGRM

MOSCOVITCH, STEVEN
3420 W. HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/31/2020
2021	02/15/2021
2022	01/26/2022

Document Images

01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/21/2013 -- ANNUAL REPORT	View image in PDF format
01/17/2012 -- ANNUAL REPORT	View image in PDF format
01/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
05/04/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
02/04/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
05/19/2000 -- ANNUAL REPORT	View image in PDF format
06/09/1999 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEASA I LLC CASE NO 7450

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MEASA I LLC AT 8:50. 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.

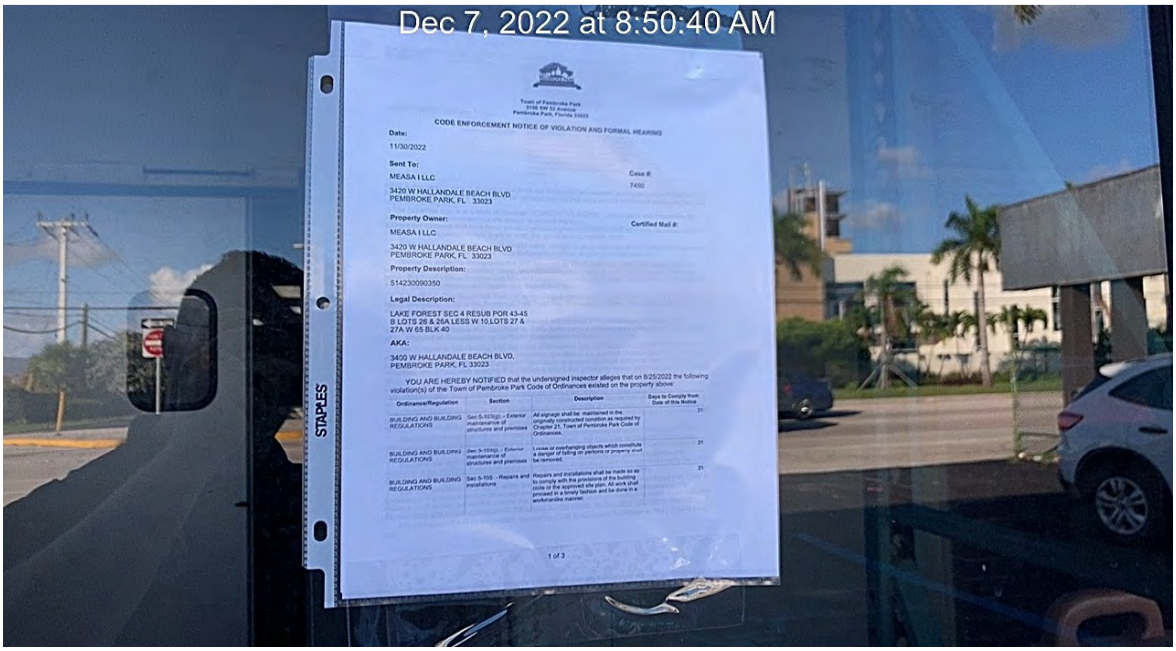
Erik Richwagen
AFFIANT

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 _____


Dec 7, 2022 at 8:50:40 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/30/2022
Sent To:
MEASA I LLC
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Case #:
7450
Property Owner:
MEASA I LLC
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230090350
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 26 & 26A LESS W 10 LOTS 27 & 27A W 65 BLK 40
AKA:
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(g) - Exterior maintenance of structures and premises
All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.
31
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.
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
1 of 3


Dec 7, 2022 at 8:50:53 AM


Dec 7, 2022 at 8:50:57 AM


Dec 7, 2022 at 8:51:06 AM


BIG AL'S
GUN RANGE
Dec 7, 2022 at 8:52:00 AM


Dec 7, 2022 at 8:52:02 AM
GUN RANGE


Dec 7, 2022 at 8:52:11 AM




Dec 7, 2022 at 8:52:57 AM

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:

MEASA I LLC

3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

7450

Property Owner:

MEASA I LLC

3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090350

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 26 & 26A LESS W 10,LOTS 27 &
27A W 65 BLK 40

AKA:

3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
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.	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
SIGNS AND ADVERTISING	Sec. 21-24(b). - Construction, maintenance and location requirements.	(b)Maintenance. Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.	31

1)The entire parking lot is in disrepair and there are faded and non-existent parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permits are issued re-blacktop and re-stripe the parking lot
2) The Appetites sign is in a state of disrepair. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either remove the sign or to replace the sign
3)There are cameras that have been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either keep the cameras or to remove them

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 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

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:
MEASA I LLC 3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	7450	08/25/2022

Property Owner:	Property Description:	Certified Mail #:
MEASA I LLC 3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090350	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 26 & 26A LESS W 10,LOTS 27 & 27A W 65 BLK 40	3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
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.	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

SIGNS AND ADVERTISING	Sec. 21-24(b). - Construction, maintenance and location requirements.	(b)Maintenance. Every sign, together with its framework, braces, angles or other supports, shall be maintained in a safe condition, properly secured, supported and braced and able to withstand wind pressure as required by the South Florida Building Code or any other regulatory code or ordinance within municipal limits. The sign's degree of illumination shall not be contrary to the public safety as determined by the local law enforcement officials.	31

Notes/Means of Correction:

1)The entire parking lot is in disrepair and there are faded and non-existent parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permits are issued re-blacktop and re-stripe the parking lot
2) The Appetites sign is in a state of disrepair. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either remove the sign or to replace the sign
3)There are cameras that have been installed without a permit. CORRECTIVE ACTION: Obtain plans and inspections for required permits to either keep the cameras or to remove them

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


Aug 24, 2022 at 11:59:54 AM
3420


Aug 24, 2022 at 11:54:29 AM


Aug 24, 2022 at 11:54:43 AM


Aug 24, 2022 at 11:54:53 AM
Appetites
Custom Catering Solutions
Since 1990


Aug 24, 2022 at 11:56:51 AM


Aug 24, 2022 at 11:59:46 AM
3420


Aug 24, 2022 at 11:59:51 AM

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
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] 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

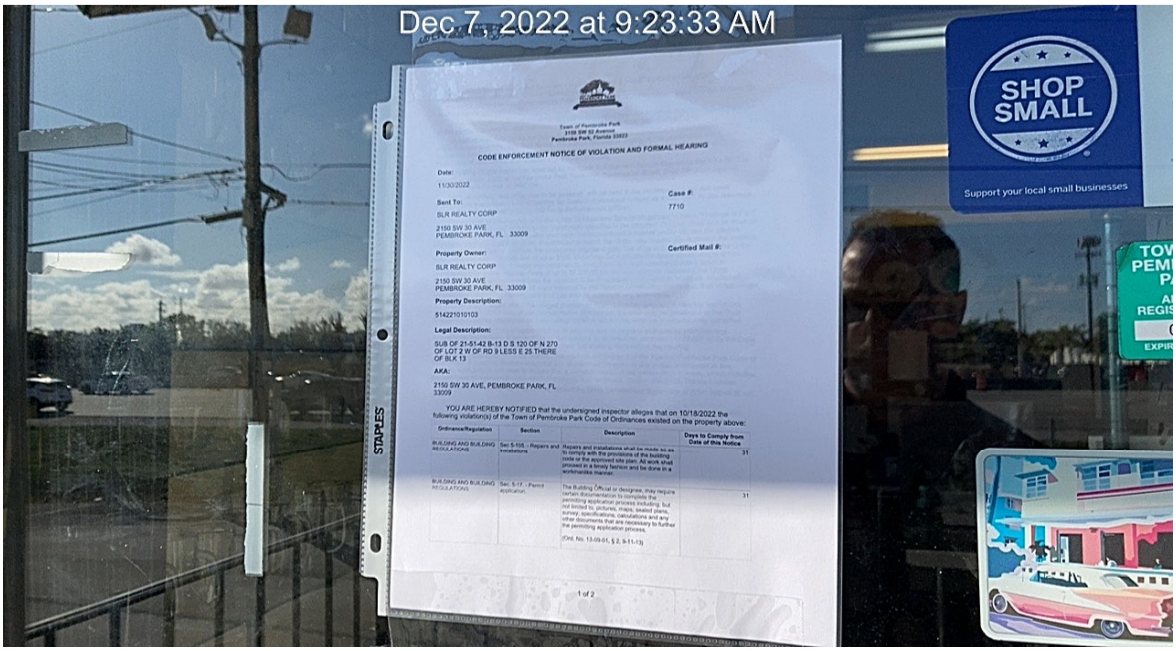
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____


Dec 7, 2022 at 9:23:52 AM
HOTEL & RESTAURA
45
2150


Dec 7, 2022 at 9:23:33 AM
Town of Pembroke Park
3189 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/30/2022
Case #:
7710
Sent To:
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
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, surveys, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
31
1 of 2
SHOP SMALL
Support your local small businesses
STAPLES

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
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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)	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.

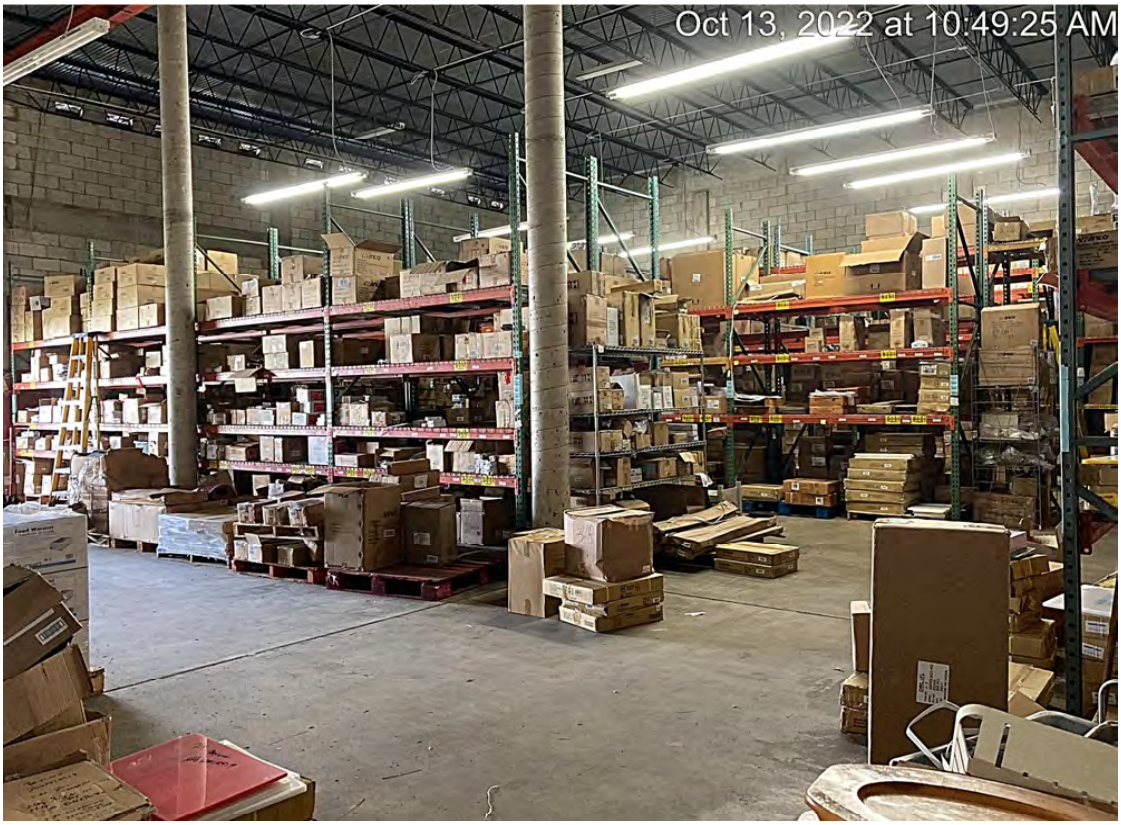
Erik Richwagen
Code Enforcement Officer

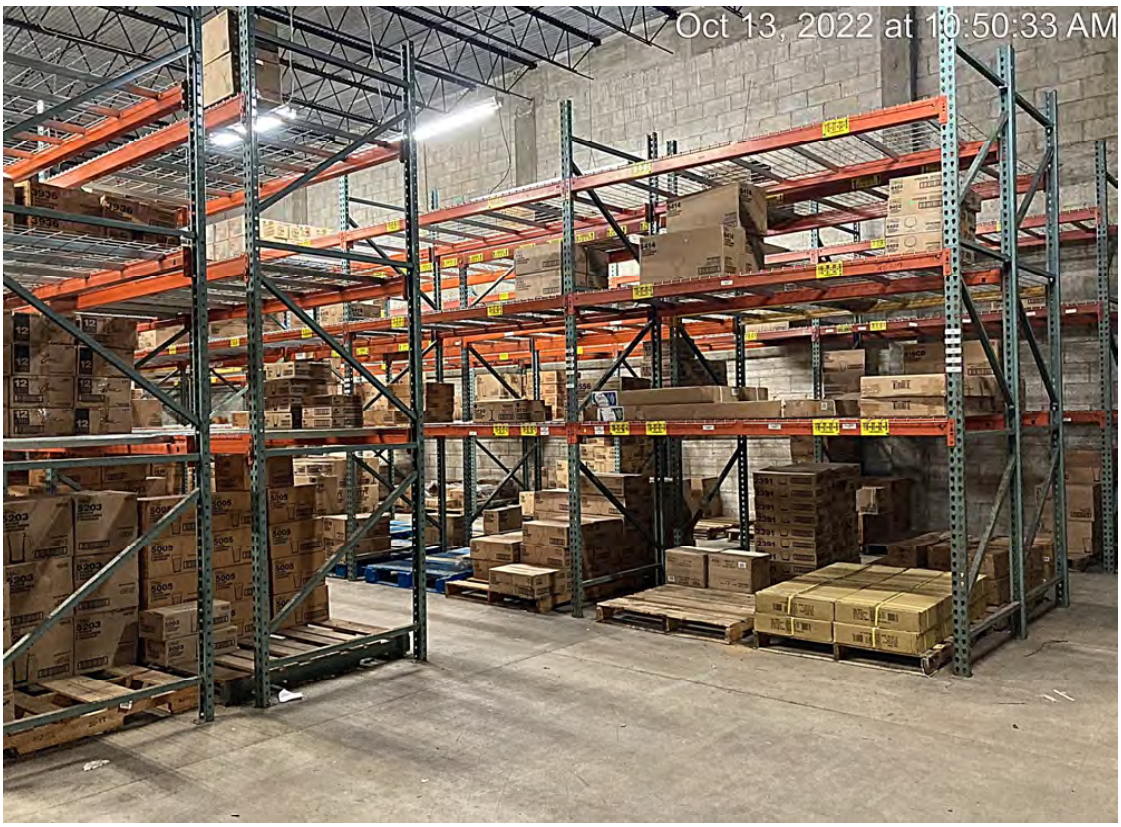

Oct 13, 2022 at 10:34:38 AM
SUPREME
HOTEL & RESTAURANT SUPPLY
456-7400
Don't drive drowsy.


Oct 13, 2022 at 10:35:10 AM


Oct 13, 2022 at 10:49:02 AM
FOOD COOKER/WARMER
FOOD COOKER/WARMER
FOOD COOKER/WARMER
winco
Electric
Food Warmer
winco
5507977


Oct 13, 2022 at 10:49:07 AM
4CS
4CS
4CS
Vitamix
Vitamix
1CS
ACCELMIX
5507977
WYPALL
L40
HAMILTON BEACH BRAND
UNIT OF 1
MODEL NO.22850
COMMERCIAL TOASTER
MADE IN CHINA
MODEL NO 22850
G.W. 2.44 KGS.
N.W. 1.68 KGS.


Oct 13, 2022 at 10:49:25 AM


Oct 13, 2022 at 10:50:33 AM

BARR ARCHITECTURE, INC.
BARR COMMERCIAL CONSTRUCTION, INC.

The Design-Build Team

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.

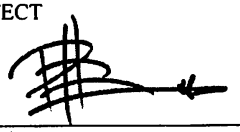
6.1.3 Claims not resolved by mediation shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect.

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
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120030

Legal Description

Case Status Open **Case #** 7949 **Date Next Inspection** 12/21/2022

Notes 1)There is a loose dog in the backyard that is very aggressive towards people and presents a health and safety concern. CORRECTIVE ACTION: Remove the aggressive dog from the backyard and bring the animal inside or provide proper outdoor sheltering and enclosure

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/6/2022		Notice of Violation	Regular Mail
12/9/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	Not in Compliance - Reinspection Date: 12/21/2022
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

ANIMALS	Sec. 4-16. - Enforcement procedures.	(a) The Town's law enforcement officers, code enforcement officers or other officials designated by the Town who witness or who have probable cause to believe that a person has committed an act in violation of this chapter shall have the authority to issue either a warning with no civil penalty or a citation for a civil penalty. The penalty for a violation shall be as set forth in Chapter 7 of the Town Code or Florida Statutes, if applicable. If the violation is of a continuing nature, each day during which the violation occurs shall constitute a separate violation. (b) Any person cited for a violation of this chapter shall sign and accept a citation acknowledging receipt of the citation and indicating a promise to appear in county court, if such person wishes to contest the charges. Any person who willfully refuses to sign and accept a citation issued by an officer shall be guilty of a misdemeanor of the second degree, punishable as provided by F.S. 775.082 or 775.083. ...	Not in Compliance - Reinspection Date: 12/21/2022



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☐ Adult Signature Required $
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$

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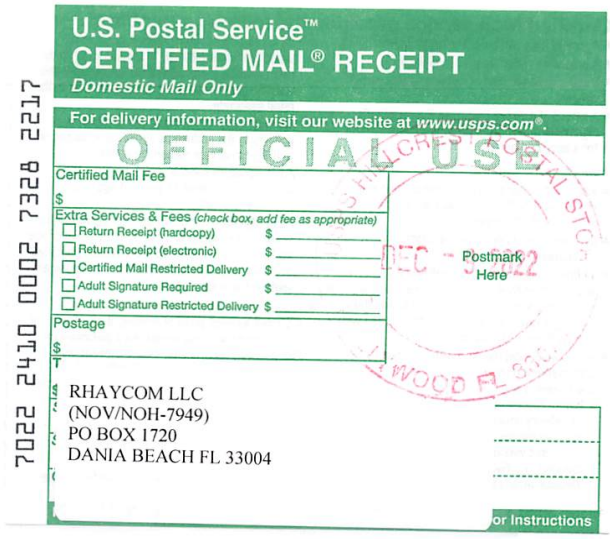
DEC 2022

GMAX MANAGEMENT LLC
(NOV/NOH-7949)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

7022 2410 0002 7328 2224



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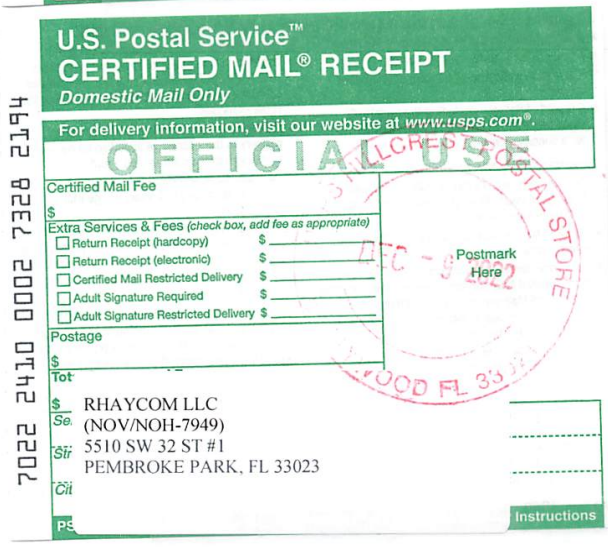
DEC 2022

RHAYCOM LLC
(NOV/NOH-7949)
PO BOX 1720
DANIA BEACH FL 33004

7022 2410 0002 7328 2217



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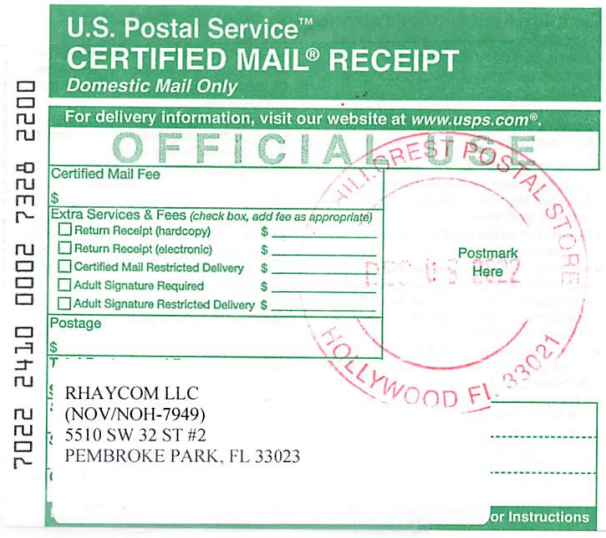
RHAYCOM LLC
(NOV/NOH-7949)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

7022 2410 0002 7328 2194



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Postage
$

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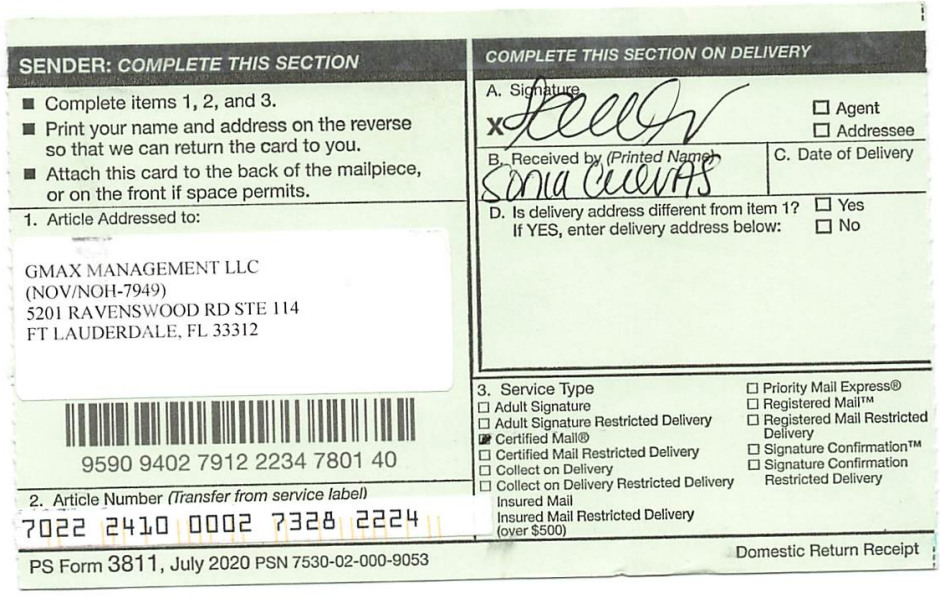
DEC 2022

RHAYCOM LLC
(NOV/NOH-7949)
5510 SW 32 ST #2
PEMBROKE PARK, FL 33023

7022 2410 0002 7328 2200



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GMAX MANAGEMENT LLC
(NOV/NOH-7949)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

9590 9402 7912 2234 7801 40

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2224

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Sonia Cuevas

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5510 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0030
Property Owner	RHAYCOM LLC	Millage	0613
Mailing Address	PO BOX 1720 DANIA BEACH FL 33004	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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	$12,000	$213,900	$225,900	$225,900	
2022	$12,000	$213,900	$225,900	$211,070	$4,548.91
2021	$12,000	$192,210	$204,210	$191,890	$4,206.14

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$225,900	$225,900	$225,900	$225,900
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	$225,900	$225,900	$225,900	$225,900

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2019	QCD-D	$145,000	115769099
7/1/2017	QCD-D	$105,000	114917890
10/18/2016	QCD-D	$103,000	113991710
3/18/2015	QCD-D	$101,300	112874391
10/29/2014	CET-D	$99,800	112823396

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
RHAYCOM LLC

Filing Information

Document Number	L19000107009
FEI/EIN Number	32-0619931
Date Filed	04/18/2019
Effective Date	04/18/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/26/2020
Event Effective Date	NONE

Principal Address

5201 RAVENSWOOD RD
Suite 114
DANIA BEACH, FL 33312

Changed: 09/10/2021

Mailing Address

PO BOX 1720
DANIA BEACH, FL 33004

Registered Agent Name & Address

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Address Changed: 03/09/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MOHADED, HUGO C
5201 RAVENSWOOD RD
SUITE 114
DANIA BEACH, FL 33312

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/24/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
10/26/2020 -- LC Amendment	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC CASE NO 7949

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 4:20. ON THE 9TH 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.

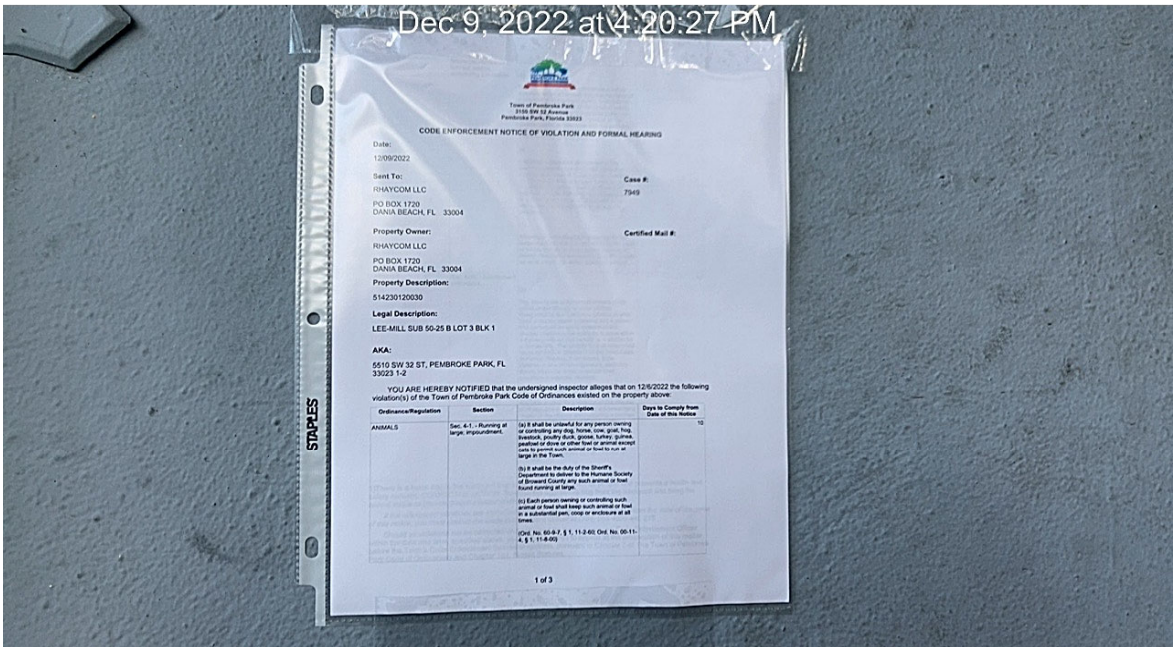
( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) 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



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/09/2022

Sent To:
RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:
7949

Property Owner:
RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:
514230120030

Legal Description:
LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:
5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2022 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
ANIMALS	Sec. 4-1 – Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town; (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	10

1 of 3



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 Richwagon 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:

12/09/2022

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7949

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230120030

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

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ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	10
ANIMALS	Sec. 4-16. - Enforcement procedures.	(a) The Town's law enforcement officers, code enforcement officers or other officials designated by the Town who witness or who have probable cause to believe that a person has committed an act in violation of this chapter shall have the authority to issue either a warning with no civil penalty or a citation for a civil penalty. The penalty for a violation shall be as set forth in Chapter 7 of the Town Code or Florida Statutes, if applicable. If the violation is of a continuing nature, each day during which the violation occurs shall constitute a separate violation. (b) Any person cited for a violation of this chapter shall sign and accept a citation acknowledging receipt of the citation and indicating a promise to appear in county court, if such person wishes to contest the charges. Any person who willfully refuses to sign and accept a citation issued by an officer shall be guilty of a misdemeanor of the second degree, punishable as provided by F.S. 775.082 or 775.083. ...	10

1)There is a loose dog in the backyard that is very aggressive towards people and presents a health and safety concern. CORRECTIVE ACTION: Remove the aggressive dog from the backyard and bring the animal inside or provide proper outdoor sheltering and enclosure

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

12/9/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	7949	12/06/2022

Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	514230120030	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2022 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
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	10

ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	10
ANIMALS	Sec. 4-16. - Enforcement procedures.	(a) The Town's law enforcement officers, code enforcement officers or other officials designated by the Town who witness or who have probable cause to believe that a person has committed an act in violation of this chapter shall have the authority to issue either a warning with no civil penalty or a citation for a civil penalty. The penalty for a violation shall be as set forth in Chapter 7 of the Town Code or Florida Statutes, if applicable. If the violation is of a continuing nature, each day during which the violation occurs shall constitute a separate violation. (b) Any person cited for a violation of this chapter shall sign and accept a citation acknowledging receipt of the citation and indicating a promise to appear in county court, if such person wishes to contest the charges. Any person who willfully refuses to sign and accept a citation issued by an officer shall be guilty of a misdemeanor of the second degree, punishable as provided by F.S. 775.082 or 775.083. ...	10

Notes/Means of Correction:

1)There is a loose dog in the backyard that is very aggressive towards people and presents a health and safety concern. CORRECTIVE ACTION: Remove the aggressive dog from the backyard and bring the animal inside or provide proper outdoor sheltering and enclosure

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Folio

514229000300

Legal Description

Case Status Open **Case #** 6130 **Date Next Inspection** 12/21/2022

Notes

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5.Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/6/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
11/30/2022	12/21/2022	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(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: 12/21/2022

Case Overview

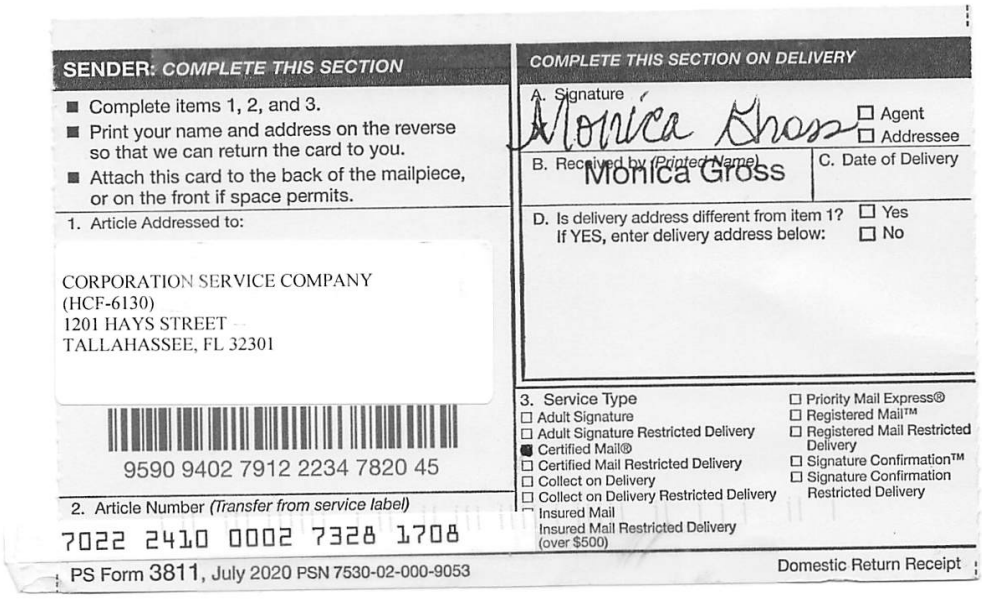
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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
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: 12/21/2022
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: 12/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$16,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,850.00**



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:

CORPORATION SERVICE COMPANY
(HCF-6130)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7820 45

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Monica Gross ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Monica Gross 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:

BERTILDA ARCHINOLD
(HCF-6130)
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7820 69

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1685

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

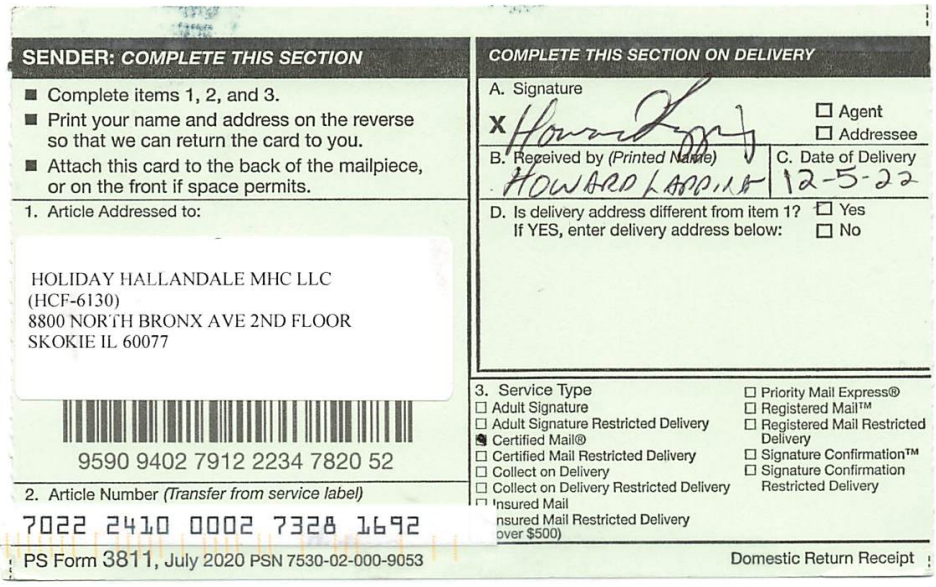
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F
C. Date of Delivery 12/3

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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-6130)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7820 52

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1692

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Howard Lappin
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* HOWARD LAPPIN
C. Date of Delivery 12-5-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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☐ Return Receipt (electronic) $
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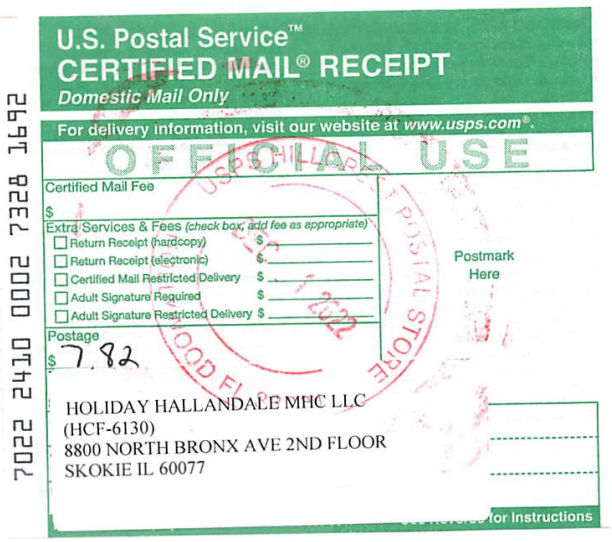
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
USPS HILLCREST POSTAL STORE DEC - 1 2022 HOLLYWOOD FL 33021
BERTILDA ARCHINOLD
(HCF-6130)
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
Instructions
7022 2410 0002 7328 1685



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
USPS HILLCREST POSTAL STORE DEC - 1 2022 HOLLYWOOD FL 33021
HOLIDAY HALLANDALE MHC LLC
(HCF-6130)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
for Instructions
7022 2410 0002 7328 1692



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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
USPS HILLCREST POSTAL STORE DEC - 1 2022 HOLLYWOOD FL 33021
CORPORATION SERVICE COMPANY
(HCF-6130)
1201 HAYS STREET
TALLAHASSEE, FL 32301
or Instructions
7022 2410 0002 7328 1708

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BERTILDA ARCHINOLD CASE NO 6130

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD #903 PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #903 PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT 9:39. 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

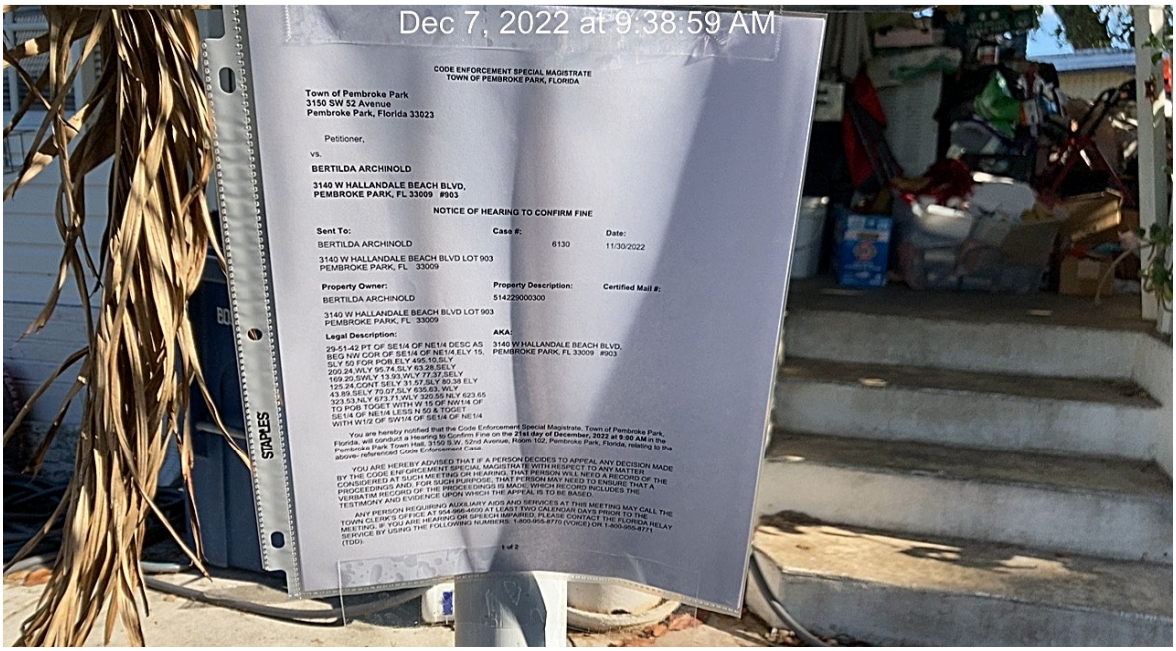
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 14 day of Dec, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known Yes OR Produced Identification _____
Type of Identification Produced _____


Dec 7, 2022 at 9:38:59 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
Case #:
6130
Date:
11/30/2022
Property Owner:
BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
Property Description:
514229000300
Certified Mail #:
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4 ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 209.24,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 79.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55,NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA:
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of December, 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).
1 of 2
STAPLES


Dec 7, 2022 at 9:39:03 AM
903


Dec 7, 2022 at 9:39:12 AM
903

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BERTILDA ARCHINOLD	6130	11/30/2022
3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
BERTILDA ARCHINOLD	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 903 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 #903

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215


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$
Total Postage
$ 7.33
Sent To
Street and Apt
City, State, Zil
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 6130 & FO # 5705
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 7118


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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt.
City, State, ZIP+
BERTILDA ARCHINOLD
3120 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
FO # 6130
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 7125


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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6130
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 9956


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☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$ 7.33
Sent To
Street and Apt
City, State, Zl
BERTILDA ARCHINOLD
3120 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
NOH # 6130
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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☐ Certified Mail Restricted Delivery $
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$
Total Postage
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Sent To
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TALLAHASSEE, FL 32301
FO # 6130
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 7132


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Domestic Mail Only
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage a
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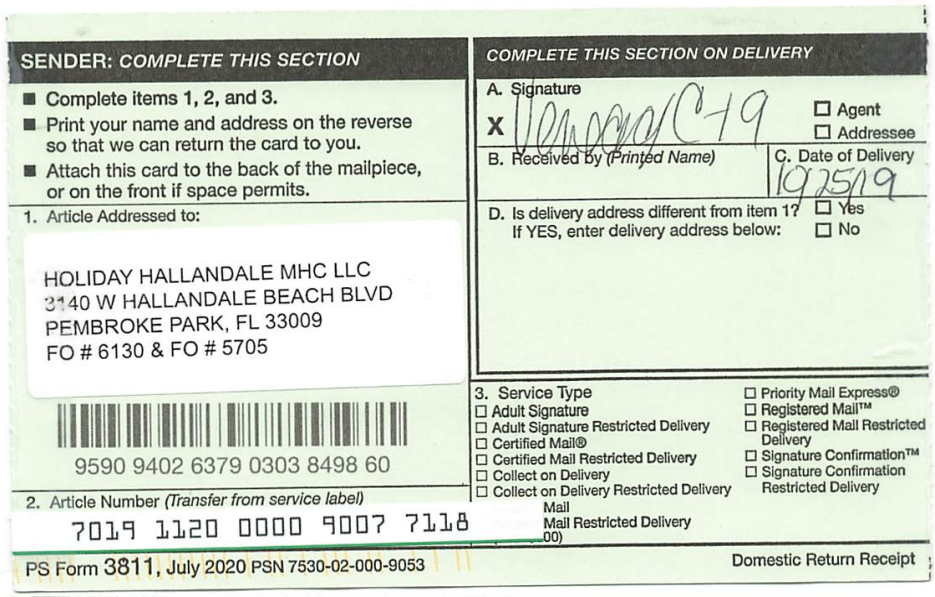
Sent To
Street and Apt.
City, State, ZIP+
HOLIDAY HALLANDALE MHC LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
FO # 6130 & FO # 5705
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 7149



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 6130 & FO # 5705

9590 9402 6379 0303 8498 60

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7118

COMPLETE THIS SECTION ON DELIVERY

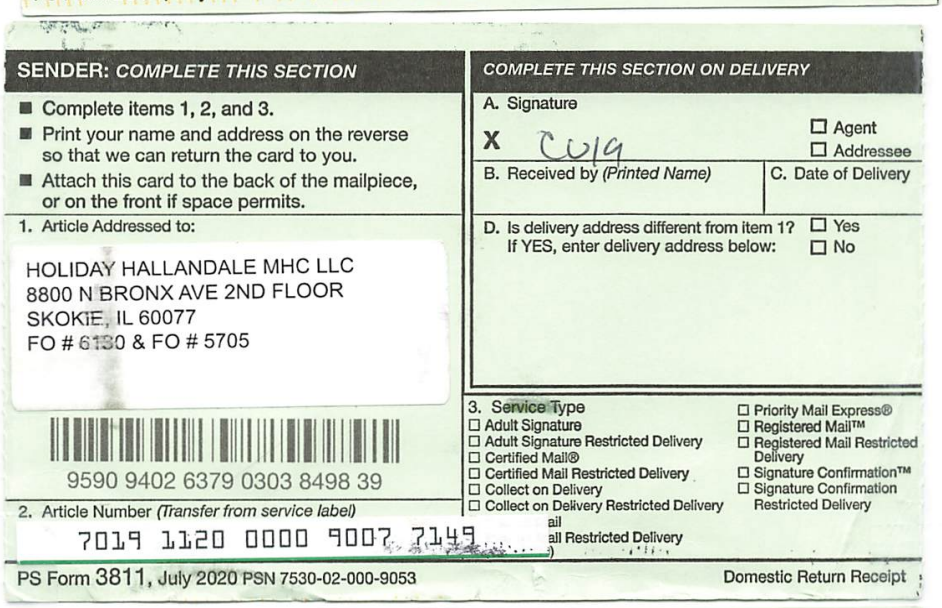
A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/25/19

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
☐ 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:

HOLIDAY HALLANDALE MHC LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
FO # 6130 & FO # 5705

9590 9402 6379 0303 8498 39

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7149

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
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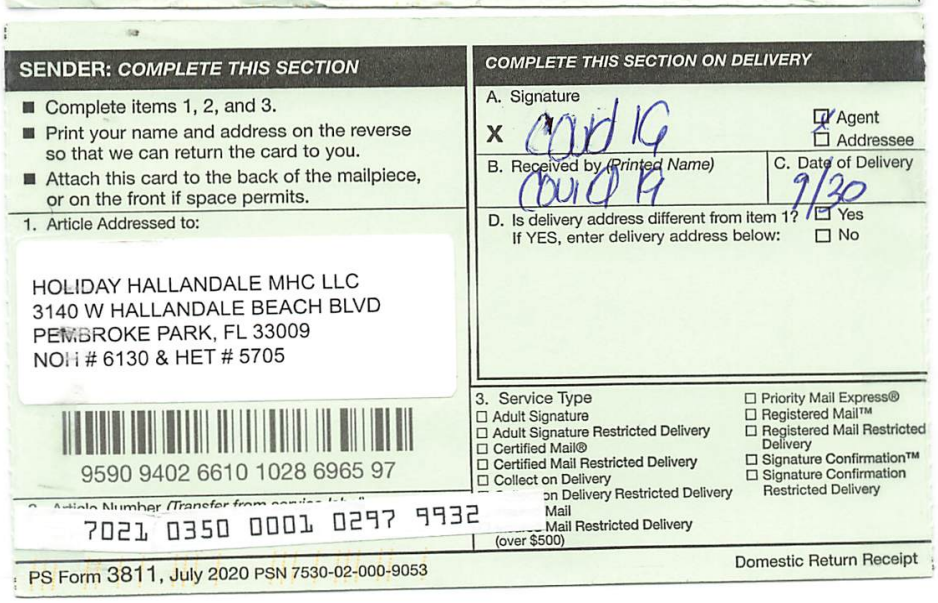
)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 6130 & HET # 5705

9590 9402 6610 1028 6965 97

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9932

COMPLETE THIS SECTION ON DELIVERY

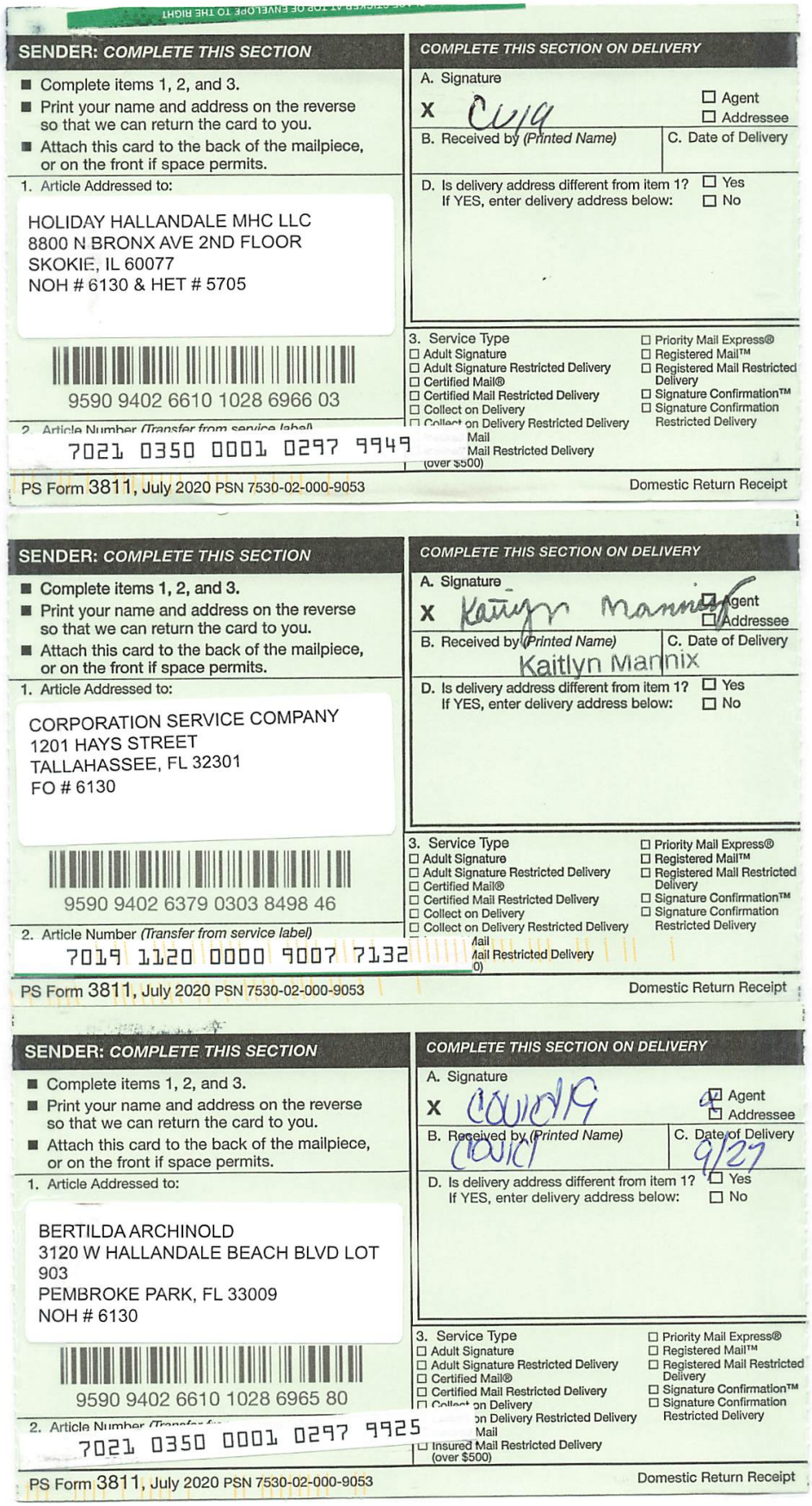
A. Signature
X [illegible] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/30

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
NOH # 6130 & HET # 5705

9590 9402 6610 1028 6966 03

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9949

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Craig ☐ 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:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6130

9590 9402 6379 0303 8498 46

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7132

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kaitlyn Mannix | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
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:

BERTILDA ARCHINOLD
3120 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
NOH # 6130

9590 9402 6610 1028 6965 80

2. Article Number *(Transfer fr*
7021 0350 0001 0297 9925

COMPLETE THIS SECTION ON DELIVERY

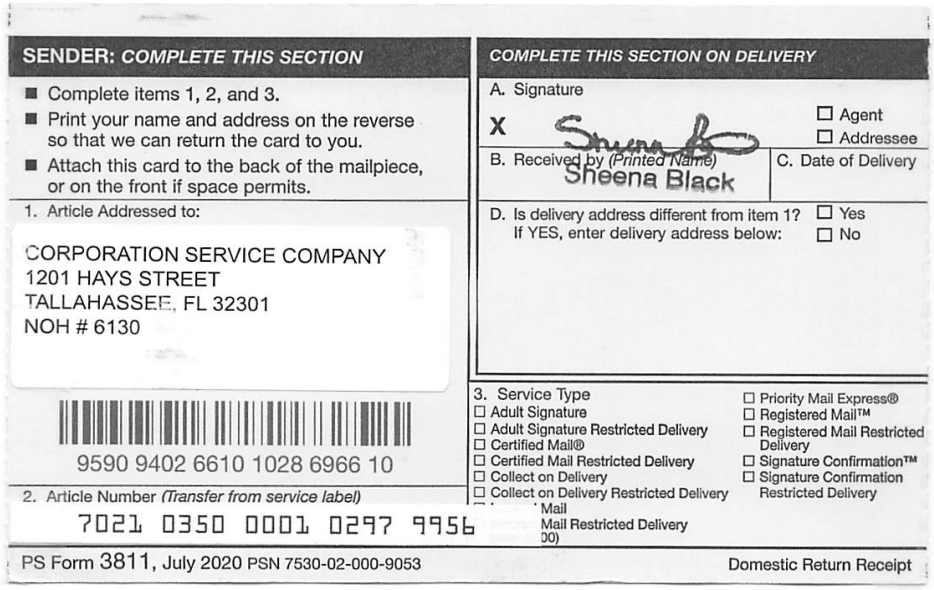
A. Signature
X [illegible] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | C. Date of Delivery 9/27

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on
on Delivery Restricted Delivery
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:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6130

9590 9402 6610 1028 6966 10

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9956

COMPLETE THIS SECTION ON DELIVERY

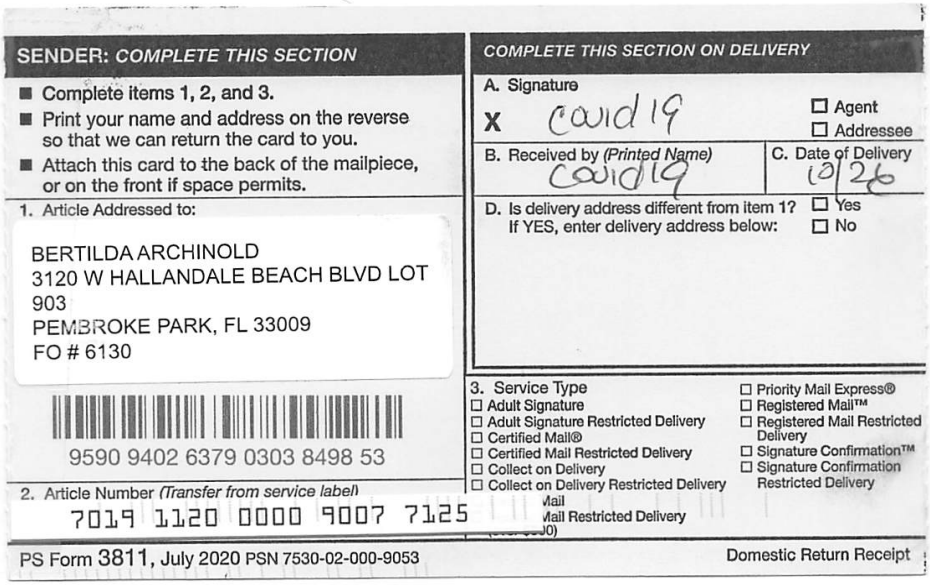
A. Signature
X Sheena Black ☐ Agent ☐ Addressee

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
☐ Priority Mail Express®
☐ Registered 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:

BERTILDA ARCHINOLD
3120 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
FO # 6130

9590 9402 6379 0303 8498 53

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X covid 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* covid 19 | C. Date of Delivery 10/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BERTILDA ARCHINOLD Respondent(s)	Case No.: 6130

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 /3120 W HALLANDALE BEACH BLVD LOT 903, PEMBROKE PARK FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC, 8800 N BRONX AVE 2ND FLOOR, SKOKIE, IL 60077

FOLIO NO.: 5142 29 00 0300

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) 5-103(h)(j); 5-105; 5-17; 12-48; 28-260(8). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(h)(j); 5-105; 5-17; 12-48; 28-260(8) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6130
vs.	)	
BERTILDA ARCHINOLD A/K/A BERTILDA ARCHIBOLD	)	
Respondent(s)		

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent 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 /3120 W HALLANDALE BEACH BLVD LOT 903, PEMBROKE PARK FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC, 8800 N BRONX AVE 2ND FLOOR, SKOKIE, IL 60077

FOLIO NO.: 5142 29 00 0300

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) 5-103(h)(j); 5-105; 5-17; 12-48; 28-260(8). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(h)(j); 5-105; 5-17; 12-48; 28-260(8) **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCTOBER, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Teressa Malcolm

From: Angelica Archibold <angiearchibold69@gmail.com>
Sent: Tuesday, October 19, 2021 5:30 PM
To: Teressa Malcolm
Subject: Court hearing

Attn. Mr. Teresa Malcom
The following is to notify you that i will not be able to assist to the hearing scheduled for 10/20/21 do to health issues within my house hold, we are trying to overcome a flu or covid-19 virus not confirmed yet but my doctor said symptoms seemed like Covid-19 when i had a video-med appointment. this virus has persisted for 20 days now. Hopefully will recover soon. I would request some more time to cure & comply to violations. Thanks in advance for your understanding
Sincerely, Mrs. Bertilda & Angelica Archibold

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
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Legal Description

Case Status Open **Case #** 6429 **Date Next Inspection** 11/17/2021

Notes 1. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
2. A double permit fee has been assessed.
REPEAT VIOLATION - REFER CASE #6130

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/18/2021		Notice of Violation	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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021

Teressa Malcolm

From: Joseline Ramirez
Sent: Tuesday, October 19, 2021 3:51 PM
To: Teressa Malcolm
Subject: FW: Comcast Business voicemail from 7542095916
Attachments: voicemail.wav

Teressa,

Please call the below caller at your earliest convenience. You may offer them to be present by phone.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

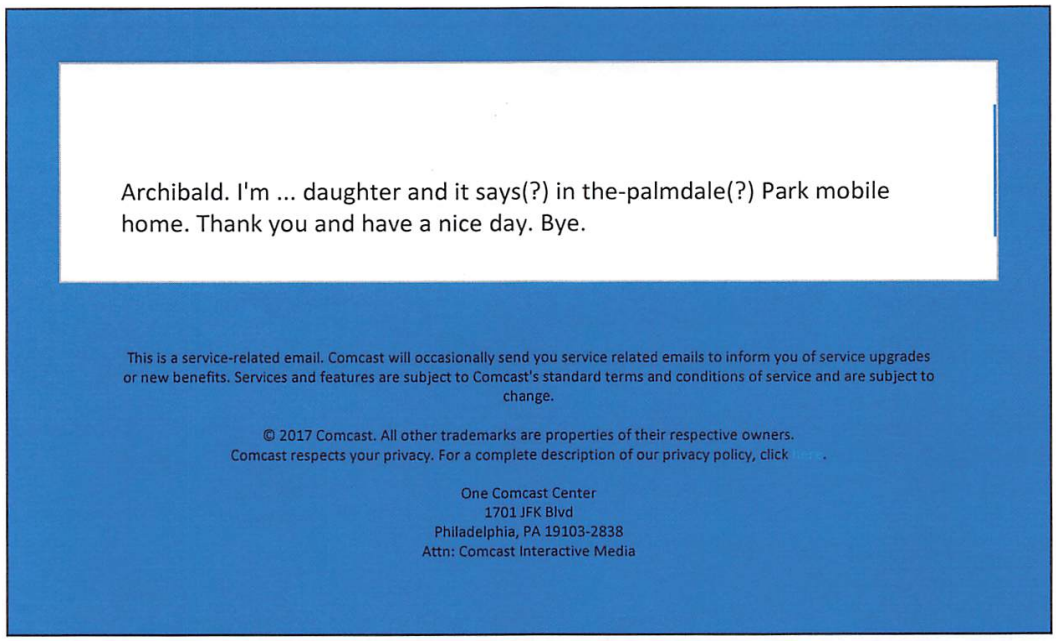
From: noreply-tpbus.mobility@bl.comcast.net <noreply-tpbus.mobility@bl.comcast.net>
Sent: Tuesday, October 19, 2021 3:31 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Comcast Business voicemail from 7542095916

COMCAST BUSINESS

Comcast Business Voicemail from 7542095916.
1 minute, 41 seconds

Good afternoon I'm calling on behalf of charles(?) Archibald. please-call(?) 6130. I have violations on the property and and there's a hearing on the 20th I've been calling Ms. Theresa Malcolm but I haven't been able to speak to her. I left a voice message today and returning your phone call. We're in the hospital at risk(?) of virus and I haven't been able to go I don't think it would be helpful to to go to the office if we're carrying the virus and end this has knocked out for over two weeks now. I would I would the reason of my my call. We would like to have some more time to comply to the violation. Just call me at 754-209-5916. My name is angelica(?)

1



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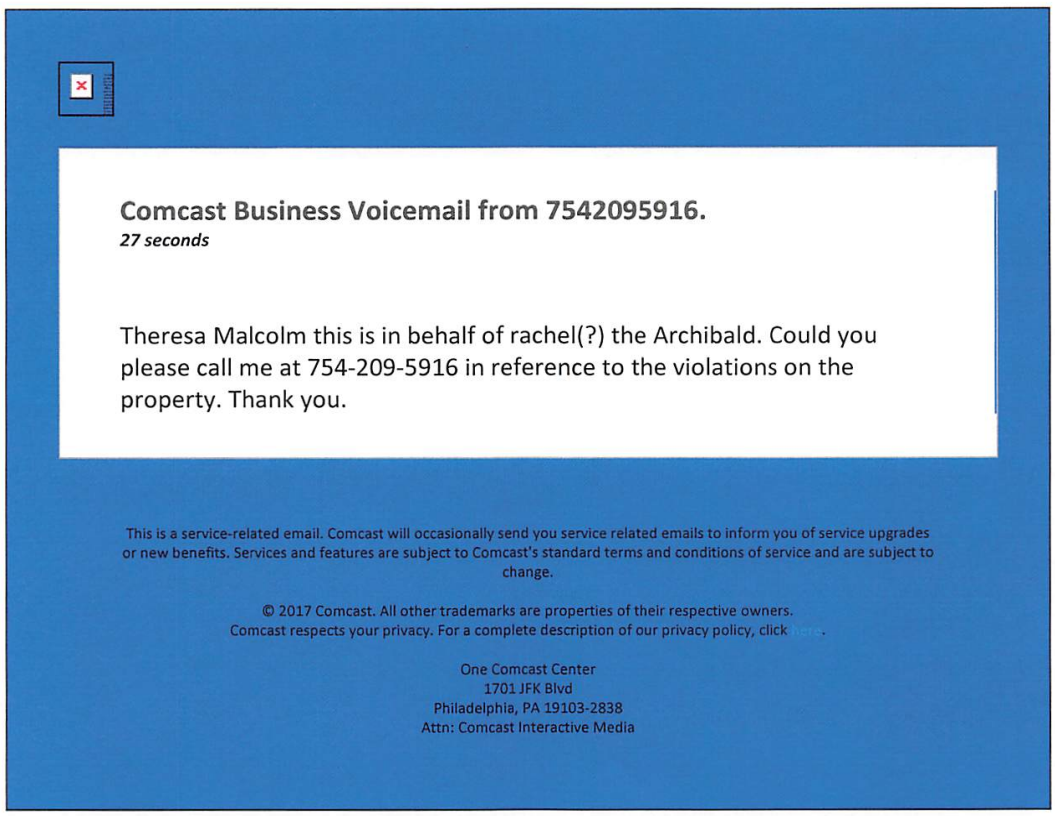
Teressa Malcolm

From: noreply-tpbus.mobility@bl.comcast.net
Sent: Tuesday, October 19, 2021 4:07 PM
To: Teressa Malcolm
Subject: Comcast Business voicemail from 7542095916
Attachments: voicemail.wav



Comcast Business Voicemail from 7542095916.
27 seconds

Theresa Malcolm this is in behalf of rachel(?) the Archibald. Could you please call me at 754-209-5916 in reference to the violations on the property. Thank you.

This is a service-related email. Comcast will occasionally send you service related emails to inform you of service upgrades or new benefits. Services and features are subject to Comcast's standard terms and conditions of service and are subject to change.

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One Comcast Center
1701 JFK Blvd
Philadelphia, PA 19103-2838
Attn: Comcast Interactive Media

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Case Overview

Property/Incident Information

Owner	Address	Site Address
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Legal Description

Case Status Open **Case #** 6130 **Date Next Inspection** 10/20/2021

Notes

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5.Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

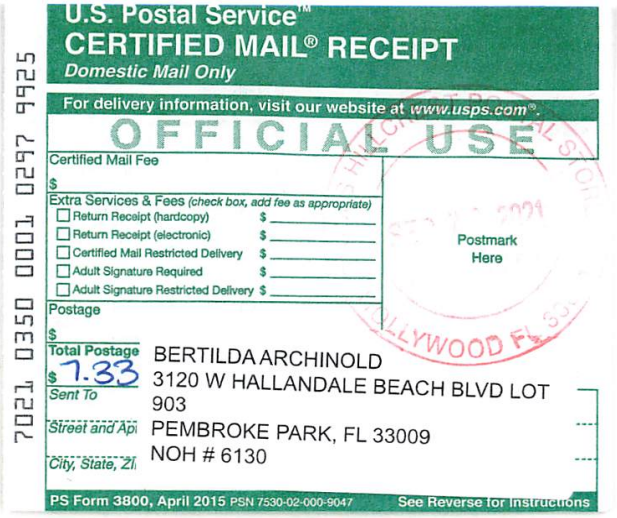
Date Issue	Hearing Date	Document Type	Delivery
8/6/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/20/2021
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 10/20/2021



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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
$ 7.33
Sent To
BERTILDA ARCHINOLD
Street and Apt
3120 W HALLANDALE BEACH BLVD LOT 903
City, State, ZI
PEMBROKE PARK, FL 33009
NOH # 6130

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9925



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage ar
$ 7.33
Sent To
CORPORATION SERVICE COMPANY
Street and Apt. No
1201 HAYS STREET
City, State, ZIP+4
TALLAHASSEE, FL 32301
NOH # 6130

Postmark Here

PS Form 3800, A... PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9956

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
FIRST-CLASS MAIL
08/06/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

RECEIVED OCT 12 2021

Sent To:

BERTILDA ARCHINOLD

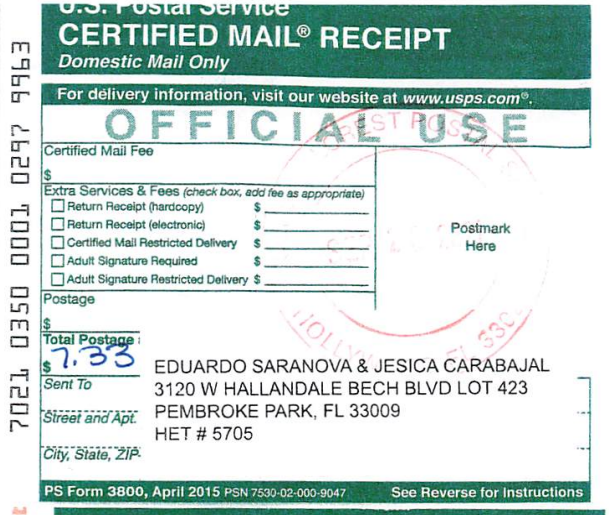
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6130

NSN

NIXIE 331 DE 1 0010/09/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0506-02904-06-41



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
EDUARDO SARANOVA & JESICA CARABAJAL

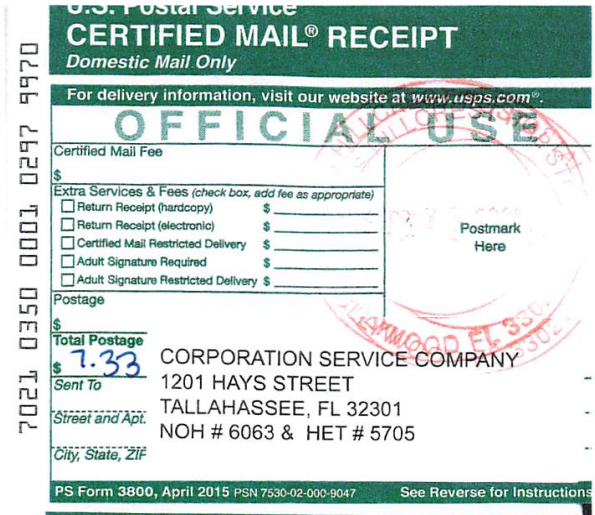
Street and Apt.
3120 W HALLANDALE BECH BLVD LOT 423

City, State, ZIP
PEMBROKE PARK, FL 33009
HET # 5705

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9963



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- ☐ Return Receipt (hardcopy) $
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
$ 7.33

Sent To
CORPORATION SERVICE COMPANY

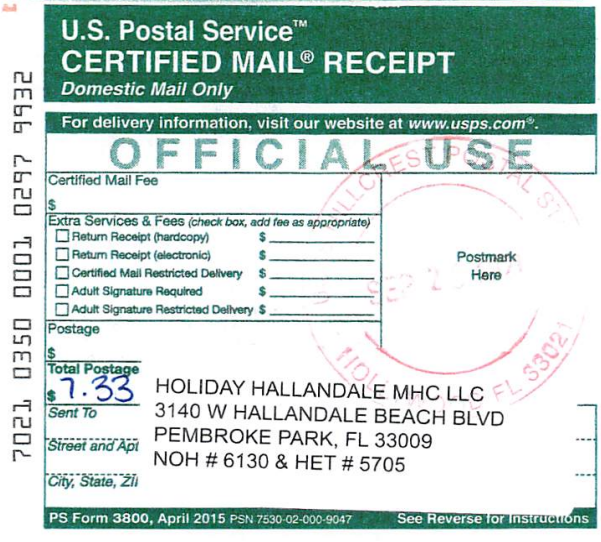
Street and Apt.
1201 HAYS STREET

City, State, ZIP
TALLAHASSEE, FL 32301
NOH # 6063 & HET # 5705

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9970



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
HOLIDAY HALLANDALE MHC LLC

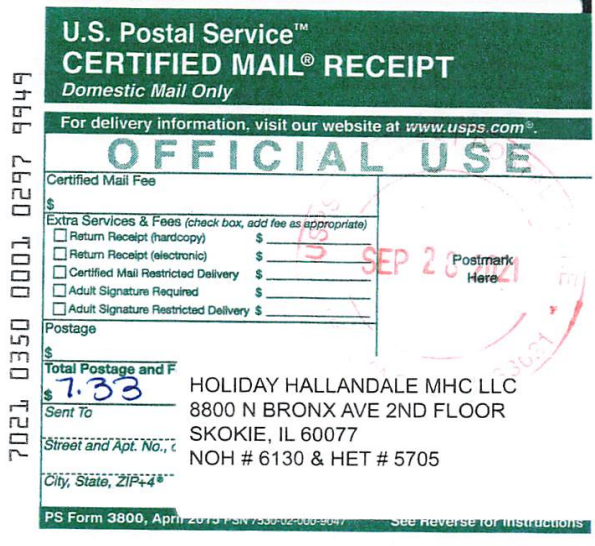
Street and Apt
3140 W HALLANDALE BEACH BLVD

City, State, Zi
PEMBROKE PARK, FL 33009
NOH # 6130 & HET # 5705

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9932



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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
$ 7.33

Sent To
HOLIDAY HALLANDALE MHC LLC

Street and Apt. No.,
8800 N BRONX AVE 2ND FLOOR

City, State, ZIP+4
SKOKIE, IL 60077
NOH # 6130 & HET # 5705

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9949



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 6130 & HET # 5705

9590 9402 6610 1028 6965 97

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9932

COMPLETE THIS SECTION ON DELIVERY

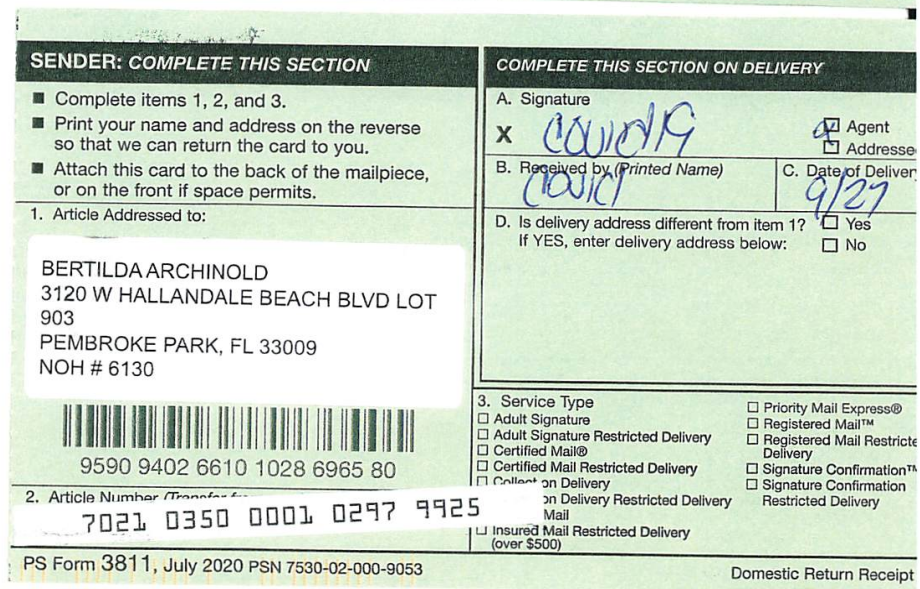
A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 9/30

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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:

BERTILDA ARCHINOLD
3120 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009
NOH # 6130

9590 9402 6610 1028 6965 80

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9925

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 9/27

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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
08/06/2021
US POSTAGE $C

01

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6130

NOV#6130

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE $C

01

Holiday Hallandale MHC LLC
3140 W Hallandale Beach
BLVD

Pembroke Park
FL
33009

NOV #C6130

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE $0

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Floor
Skokie, IL
60077

NOV #C6130

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE $0

Corporation Company
1201 Hays Street
Tallahassee, FL
32301



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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6130

Property Owner:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5.Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

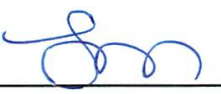
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BERTILDA ARCHINOLD) CASE NO. 6130

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BERTILDA ARCHINOLD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140/ 3120 W HALLANDALE BEACH BLVD LOT 903, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT **3:41** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

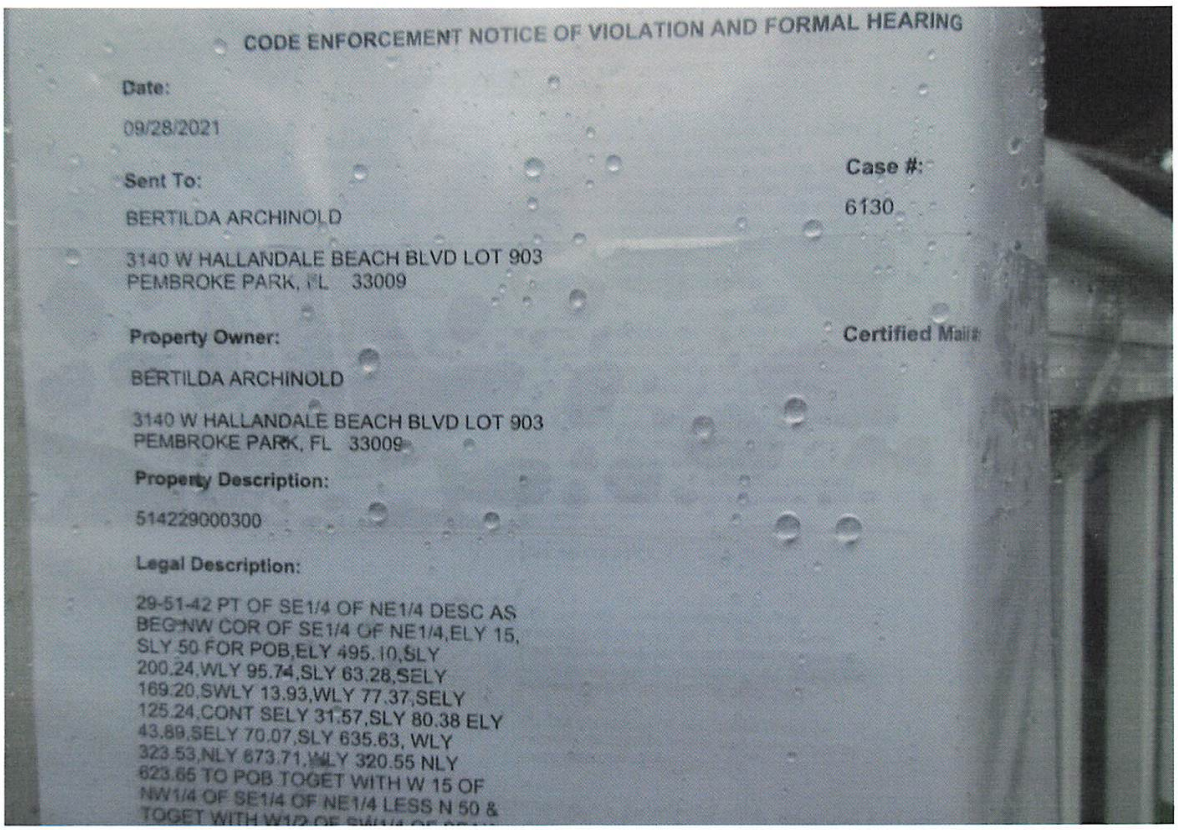
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teresso Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Case #:

6130

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Property Owner:

Certified Mail#

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

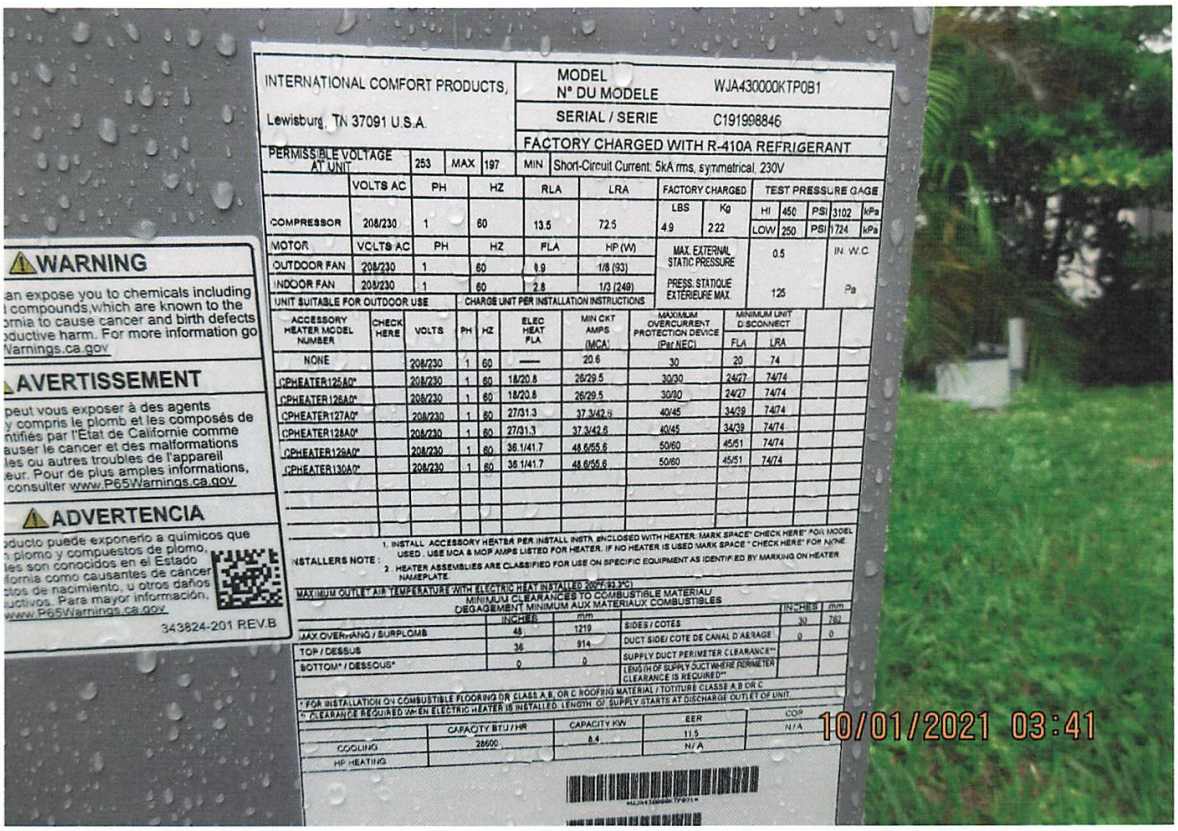
Property Description:

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 873.71,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




INTERNATIONAL COMFORT PRODUCTS,
Lewisburg, TN 37091 U.S.A.
MODEL
N° DU MODELE
WJA430000KTP0B1
SERIAL / SERIE
C191998846
FACTORY CHARGED WITH R-410A REFRIGERANT
PERMISSIBLE VOLTAGE AT UNIT
253
MAX
197
MIN
Short-Circuit Current: 5kA rms, symmetrical, 230V
VOLTS AC
PH
HZ
RLA
LRA
FACTORY CHARGED
TEST PRESSURE GAGE
COMPRESSOR
208/230
1
60
13.5
72.5
4.9
2.22
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
2.8
1/3 (249)
MAX. EXTERNAL STATIC PRESSURE
0.5
IN. W.C
PRESS. STATIQUE EXTERIEURE MAX.
125
Pa
UNIT SUITABLE FOR OUTDOOR USE
CHARGE UNIT PER INSTALLATION INSTRUCTIONS
ACCESSORY HEATER MODEL NUMBER
CHECK HERE
VOLTS
PH
HZ
ELEC HEAT FLA
MIN CKT AMPS (MCA)
MAXIMUM OVERCURRENT PROTECTION DEVICE (Per NEC)
MINIMUM UNIT DISCONNECT
FLA
LRA
NONE
208/230
1
60
20.6
30
20
74
CPHEATER125A0*
208/230
1
60
18/20.8
26/29.5
30/30
24/27
74/74
CPHEATER126A0*
208/230
1
60
18/20.8
26/29.5
30/30
24/27
74/74
CPHEATER127A0*
208/230
1
60
27/31.3
37.3/42.6
40/45
34/39
74/74
CPHEATER128A0*
208/230
1
60
27/31.3
37.3/42.6
40/45
34/39
74/74
CPHEATER129A0*
208/230
1
60
36.1/41.7
48.6/55.6
50/60
45/51
74/74
CPHEATER130A0*
208/230
1
60
36.1/41.7
48.6/55.6
50/60
45/51
74/74
INSTALLERS NOTE :
1. INSTALL ACCESSORY HEATER PER INSTALL INSTR. ENCLOSED WITH HEATER. MARK SPACE" CHECK HERE" FOR MODEL USED. USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED MARK SPACE " CHECK HERE" FOR NONE.
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS IDENTIFIED BY MARKING ON HEATER NAMEPLATE.
MAXIMUM 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
48
1219
TOP / DESSUS
36
914
BOTTOM* / DESSOUS*
0
0
SIDES / COTES
30
762
DUCT SIDE/ COTE DE CANAL D'AERAGE
0
0
SUPPLY DUCT PERIMETER CLEARANCE**
LENGTH OF SUPPLY DUCT WHERE PERIMETER CLEARANCE IS REQUIRED**
* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A, B, OR C ROOFING MATERIAL / TOITURE CLASSE A, B OR C
** CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISCHARGE OUTLET OF UNIT.
CAPACITY BTU / HR
CAPACITY KW
EER
COP
COOLING
28600
8.4
11.5
N/A
HP HEATING
N/A
WARNING
an expose you to chemicals including
l compounds,which are known to the
omia to cause cancer and birth defects
oductive harm. For more information go
Warnings.ca.gov
AVERTISSEMENT
peut vous exposer à des agents
y compris le plomb et les composés de
ntifiés par l'Etat de Californie comme
auser le cancer et des malformations
les ou autres troubles de l'appareil
eur. Pour de plus amples informations,
consulter www.P65Warnings.ca.gov
ADVERTENCIA
oducto puede exponerlo a químicos que
n plomo y compuestos de plomo,
les son conocidos en el Estado
lifornia como causantes de cáncer
tos de nacimiento, u otros daños
uctivos. Para mayor información,
ww.P65Warnings.ca.gov
343824-201 REV.B
10/01/2021 03:41


10/01/2021 03:41


10/01/2021 03:41

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Bertilda Archinold Date 8.5.2021

Site Address 3140 W HBB Lot 903 Case # _____

Pembroke Park, FL 33009 Sub/Park Holiday

Permit # _____

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 12-48; 5-103(h)
☐ NFPA # _____ 5-105; 5-17, 28-26(J)(8)

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
no permit on file for the additions added to m/H, including electrical, plumbing, and mechanical work, addition windows, doors, excessive prohibited outdoor stored items. verify the number of occupants in home.

Corrective Action(s)
Obtain a permit for the multiple additions including any electrical, mechanical, plumbing for water heater, remove all items from patio area leaving only patio furniture, verify patio area was permitted windows door/ stairs rails.

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer

Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BERTILDA ARCHINOLD 3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	6130	08/06/2021

Property Owner:	Property Description:	Certified Mail #:
BERTILDA ARCHINOLD 3140 W HALLANDALE BEACH BLVD LOT 903 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 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

Notes/Means of Correction:

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5.Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


08/04/2021 21:21


08/04/2021 21:21


08/04/2021 21:22


08/04/2021 21:22


08/04/2021 21:22


SERIAL NO. GE 0204267175 MFG. DATE: 02/2004
MODEL NO. GE20P06SAG
1-PH
WATTAGE 120 VOLTS AC ONLY R-14.6
UPPER Cap. U.S. Gals. 19.9
LOWER 2000
TOTAL 2000
MADE IN MEXICO
LISTED
WATER HEATER
08/04/2021 21:22


203
08/04/2021 21:23


08/04/2021 21:23


Town of Pembroke Park
Notice of Violation Notice
08/04/2021 21:29


08/04/2021 21:20


08/04/2021 21:20


08/04/2021 21:20


08/04/2021 21:20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08/04/2021 21:21


08/04/2021 21:21


08/04/2021 21:21


08/04/2021 21:21


08/04/2021 21:21


08/04/2021 21:21

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090493

Legal Description

Case Status Closed **Case #** 6147

Notes
1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/13/2021		Notice of Violation	Hand
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
10/20/2022		Affidavit of Compliance	Regular Mail
11/30/2022	12/21/2022	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.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	10/20/2022

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.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	10/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/20/2022	$67,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$67,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$67,500.00**


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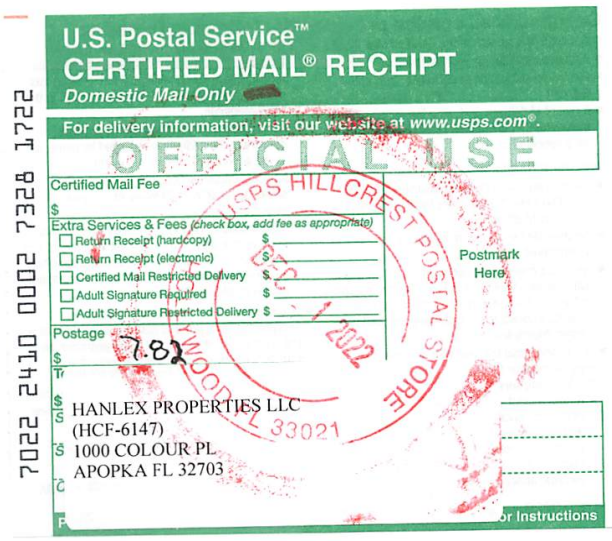
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
USPS HILLCREST POSTAL STORE
DEC 2022
WOOD FL 33021
HANLEX PROPERTIES LLC
(HCF-6147)
4790 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
Instructions
7022 2410 0002 7328 1715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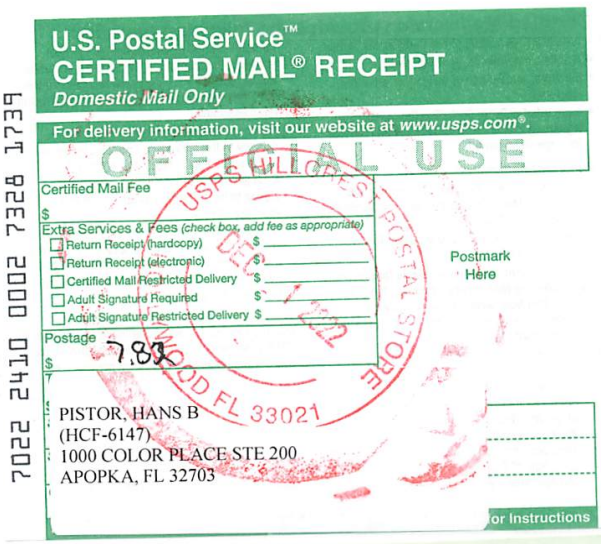
DEC 2022
WOOD FL 33021
HANLEX PROPERTIES LLC
(HCF-6147)
1000 COLOUR PL
APOPKA FL 32703
7022 2410 0002 7328 1722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Return Receipt (hardcopy)
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Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
Postage
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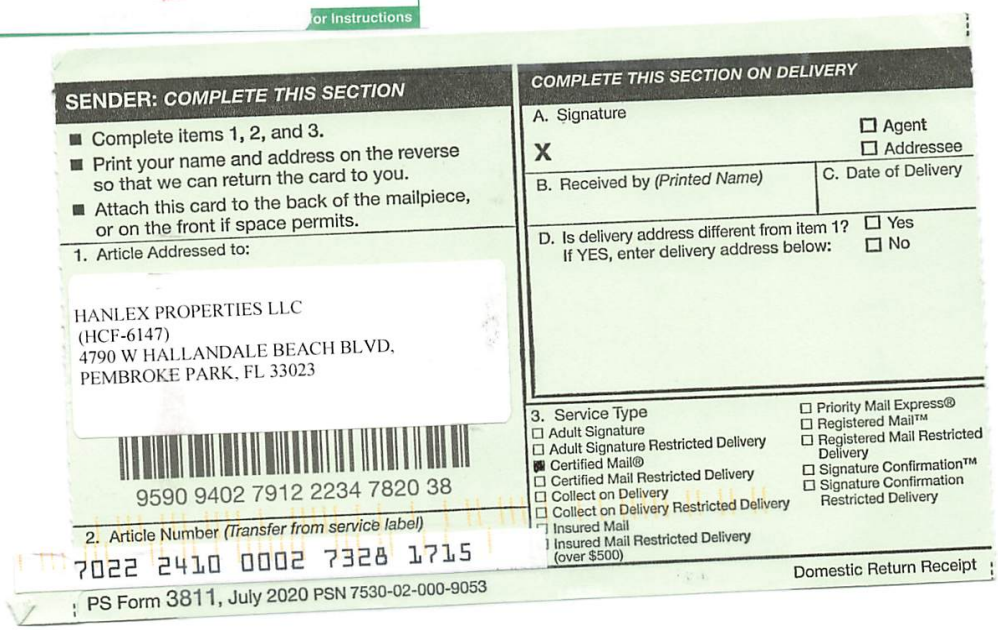
USPS HILLCREST POSTAL STORE
DEC 2022
WOOD FL 33021
PISTOR, HANS B
(HCF-6147)
1000 COLOR PLACE STE 200
APOPKA, FL 32703
7022 2410 0002 7328 1739


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
HANLEX PROPERTIES LLC
(HCF-6147)
4790 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
9590 9402 7912 2234 7820 38
2. Article Number (Transfer from service label)
7022 2410 0002 7328 1715
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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HANLEX PROPERTIES LLC CASE NO 6147

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 10:54. ON THE 4TH 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

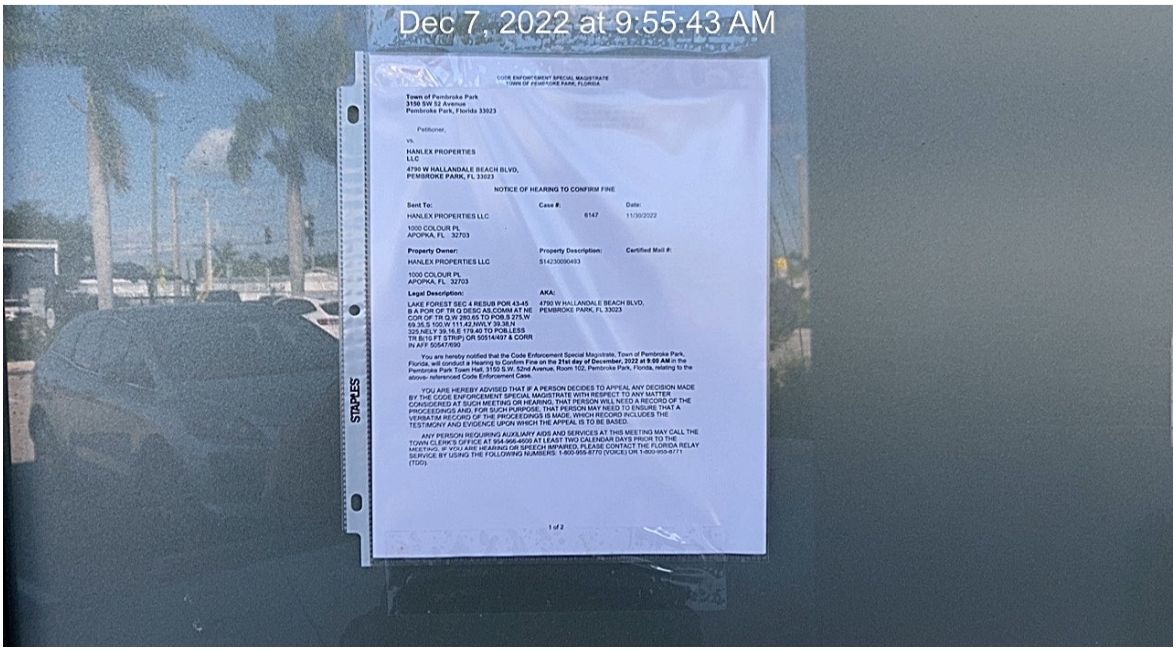
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____


Dec 7, 2022 at 9:56:11 AM
DOLLAR GENERAL
DOLLAR GENERAL


Dec 7, 2022 at 9:55:43 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Case #:
6147
Date:
11/30/2022
Property Owner:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Property Description:
514230090493
Certified Mail #:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B/10 FT STRIP(OR 50514/497 & CORR IN AFF 50547/69)
AKA:
4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of December, 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).
1 of 2
STAPLES


Dec 7, 2022 at 9:55:57 AM
4790
Save
Save
Every
Time.
Money.
Day!
DOLLAR GENERAL
STORE HOURS
DOLLAR GENERAL

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HANLEX PROPERTIES LLC

4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HANLEX PROPERTIES LLC	6147	11/30/2022
1000 COLOUR PL APOPKA, FL 32703		

Property Owner:	**Property Description:**	**Certified Mail #:**
HANLEX PROPERTIES LLC	514230090493	
1000 COLOUR PL APOPKA, FL 32703		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HANLEX PROPERTIES
LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6147

On 10/20/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HANLEX PROPERTIES LLC
Address:	1000 COLOUR PL APOPKA, FL 32703
Folio:	514230090493
Site Address:	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

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.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	10/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	10/20/2022

Notes/Means of Correction:

1. Building needs to be pressure washed and maintained. BUILDING HAS BEEN PRESSURE WASHED
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall. ALL GRAFFITI HAS BEEN REMOVED
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it. PROPERTY HAS BEEN TRIMMED

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Richman

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 10/20/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


SW 4
Oct 20, 2022 at 9:05:12 AM


Oct 20, 2022 at 9:06:45 AM


Oct 20, 2022 at 9:06:49 AM


Oct 20, 2022 at 9:07:20 AM


Oct 20, 2022 at 9:08:01 AM


Oct 20, 2022 at 9:04:53 AM


Oct 20, 2022 at 9:04:58 AM
DOLLAR GENERAL


Oct 20, 2022 at 9:05:53 AM
DOLLAR GENERAL
DOLLAR GENERAL


Oct 20, 2022 at 9:06:13 AM


Oct 20, 2022 at 9:06:20 AM


Oct 20, 2022 at 9:05:32 AM


Oct 20, 2022 at 9:06:32 AM

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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.33

Sent To
DIANA RIVERA

Street and Apt. N
212 LONE PINE LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009
FO # 6063

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7163

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.38

Sent To
PARKER LONE PINE WEST LLC

Street and Apt.
8800 N BRONX AVE 2ND FLOOR

City, State, ZIP
SKOKIE, IL 60077
FO # 6063

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7170

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
FO # 6063

9590 9402 6379 0303 8498 08

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7170

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X cvr ☐ 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
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:

DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009
FO # 6063

9590 9402 6379 0303 8498 15

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7163

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
10/25/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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:

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
FO # 6147

9590 9402 6379 0303 8499 45

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7316

COMPLETE THIS SECTION ON DELIVERY

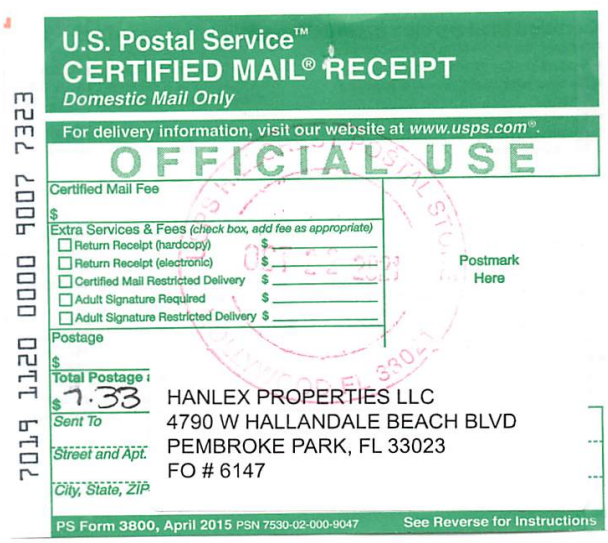
A. Signature
X Nicole Hanlex ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Nicole Hanlex
C. Date of Delivery 10/25/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt.
City, State, ZIP

Postmark Here

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

OCT 22

Postmark Here

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
FO # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6147 **Date Next Inspection** 10/20/2021

Notes
1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/13/2021		Notice of Violation	Hand
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
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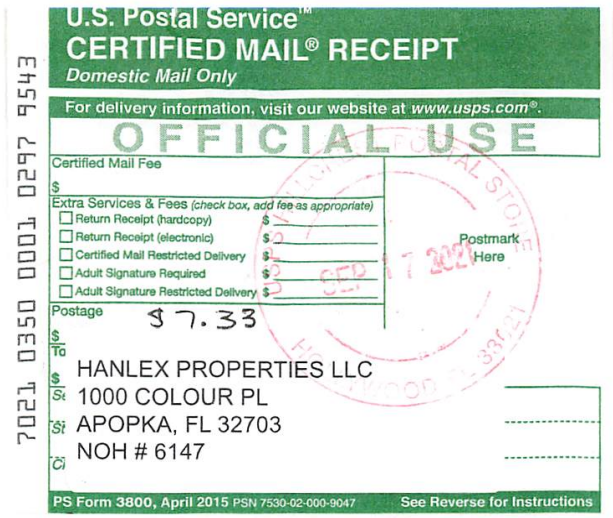

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- ☐ Adult Signature Restricted Delivery $

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SEP 17 2021

$
To HANLEX PROPERTIES LLC
St 1000 COLOUR PL
City APOPKA, FL 32703
NOH # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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- ☐ Adult Signature Restricted Delivery $

Postage $7.33

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SEP 17 2021

$
To HANLEX PROPERTIES LLC
St 4790 W HALLANDALE BEACH BLVD
City PEMBROKE PARK, FL 33023
NOH # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FI
08/13/2021
US POSTAGE $0
01

CODE ENFORCEMENT NOTICE OF R.

Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL

Case #:
6147

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number	L13000052197
FEI/EIN Number	46-2494319
Date Filed	04/09/2013
State	FL
Status	ACTIVE

Principal Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

Mailing Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	04/21/2020

2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HANLEX PROPERTIES LLC
Mailing Address	1000 COLOUR PL APOPKA FL 32703-7753

ID #	5142 30 09 0493
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$769,700	$1,634,840	$2,404,540	$2,404,540	
2021	$769,700	$1,634,840	$2,404,540	$2,404,540	
2020	$769,700	$1,637,190	$2,406,890	$2,406,890	$51,945.02

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,404,540	$2,404,540	$2,404,540	$2,404,540
Portability	0	0	0	0
Assessed/SOH	$2,404,540	$2,404,540	$2,404,540	$2,404,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,404,540	$2,404,540	$2,404,540	$2,404,540

Sales History

Date	Type	Price	Book/Page or CIN
2/8/2014	AF*-T		112099165
1/27/2014	WD*-E	$500,000	112072788

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	68,418	SF
Adj. Bldg. S.F. (Card, Sketch)		9785
Eff./Act. Year Built: 2015/2014		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

09/17/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6147

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	14

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

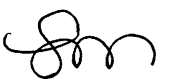
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/17/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HANLEX PROPERTIES LLC)

Respondent) CASE NO. 6147

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT **1:40** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

XX **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

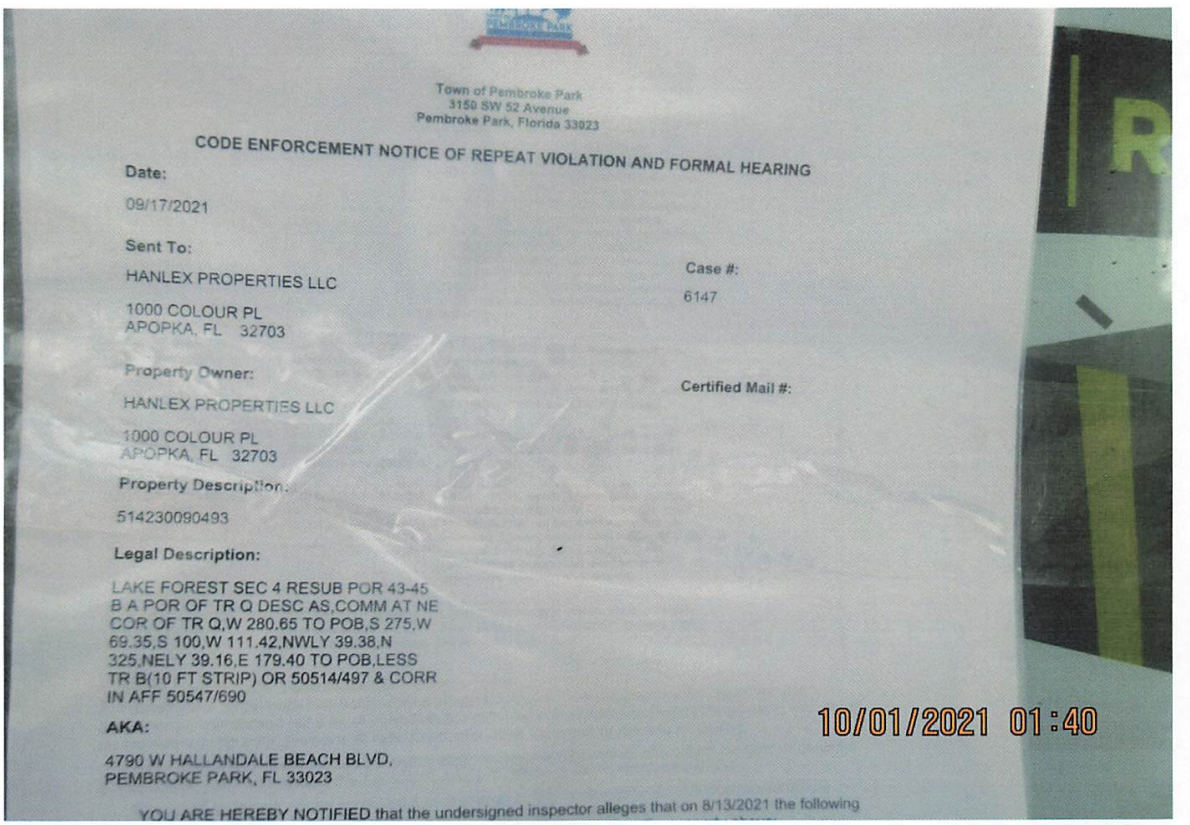
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


4790
Save Time.
Save Money.
Every Day!
Marlboro
Winston
LOW PRICE
RDS THAT
ADD UP.
CAUTION STAND CLEAR
10/01/2021 01:40

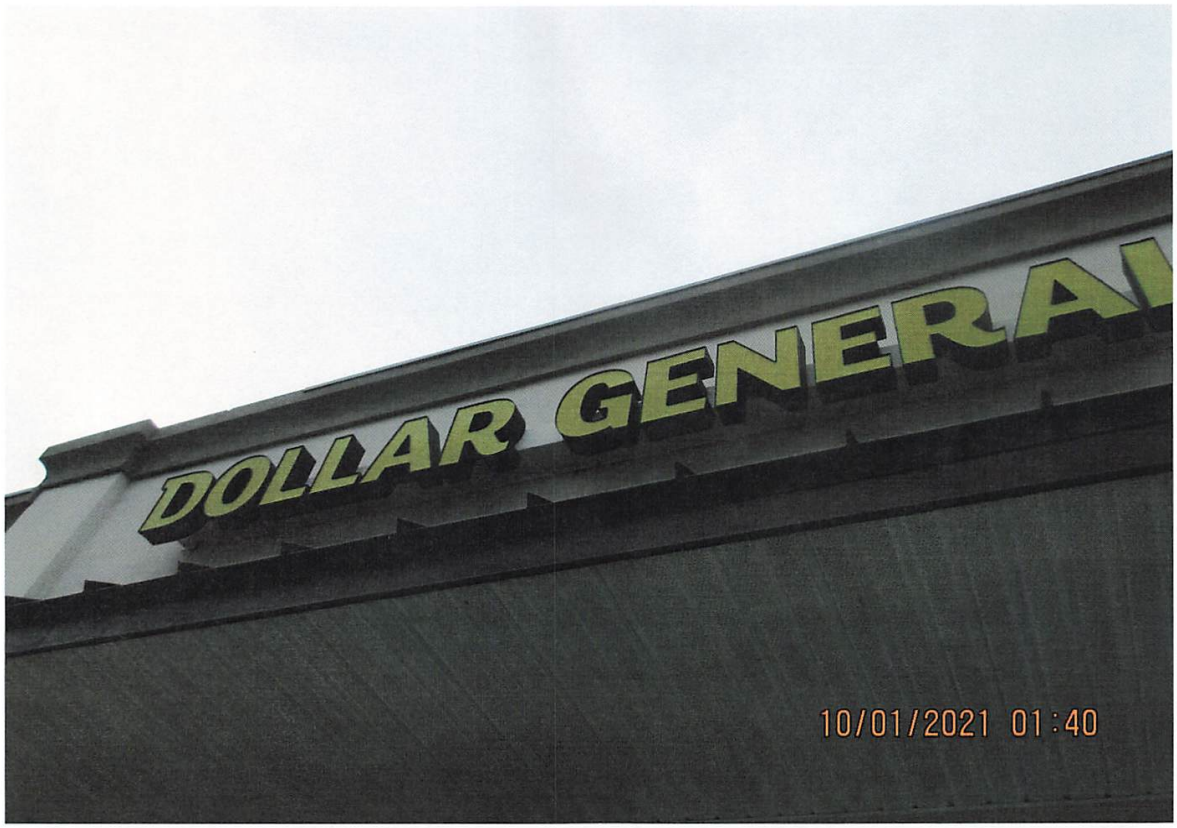

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
09/17/2021
Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Case #:
6147
Property Owner:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Certified Mail #:
Property Description:
514230090493
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690
AKA:
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 the following
10/01/2021 01:40


DOLLAR
GENERAL
10/01/2021 01:42


10/01/2021 01:40


10/01/2021 01:40


ENERAL
10/01/2021 01:40


DOLLAR GENERA
10/01/2021 01:40


10/01/2021 01:40


10/01/2021 01:40


10/01/2021 01:40


10/01/2021 01:41


10/01/2021 01:41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10/01/2021 01:41


10/01/2021 01:41


10/01/2021 01:42


10/01/2021 01:42


DOLLAR GENERAL
10/01/2021 01:42


10/01/2021 01:42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	6147	08/13/2021

Property Owner:	Property Description:	Certified Mail #:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	14

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	14

Notes/Means of Correction:

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


GENERAL
08/12/2021 10:42


08/10/2021 12:12


08/10/2021 12:12


08/10/2021 12:12

7021 0350 0001 0297 9536



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

SEP 17 2021

Postage $7.33

To
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9543



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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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

SEP 17 2021

Postage $7.33

To
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
NOH # 6147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HANLEX PROPERTIES LLC Respondent(s)	Case No.: 6147

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC, 1000 COLOUR PL, APOPKA, FL 32703

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(j). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(e)(h)(j). 5-103(a); 5-105; 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 200.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Dollar General

Legal Description

Case Status Closed **Case #** 4766

Notes Property has dead vegetation and trash all over the property.
Owner must go to the building department and obtain a permit to repair irrigation system.
Owner must replace or revive dead vegetation and pick up all trash surrounding property.
Owner must trim tree hovering over [illegible] and trim overgrown vegetation behind the property'

Reinspected
10/15/21
@4:50 pm
Trash + Debris
was removed
But pressure
washing
+ paint
still needed

Documents Issued

Date Issue	Hearing Date	Delivery
10/3/2019		Hand
12/4/2019		Hand
3/6/2020	3/19/2020	Hand
7/1/2020		Hand

Violations

Ordinance/Regulation	Sectic		Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Ex maintenance of structures and premises (i)	[illegible] other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7/1/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	7/1/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7/1/2020
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)	7/1/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608	500 VOLVO PKWY CHESAPEAKE, VA 23320	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090561

Legal Description

Case Status Open **Case #** 6164 **Date Next Inspection** 12/21/2022

Notes

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
6/15/2022		Affidavit of Non-Compliance	Hand
8/15/2022		Affidavit of Non-Compliance	Hand
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/15/2022
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	6/15/2022

Fines

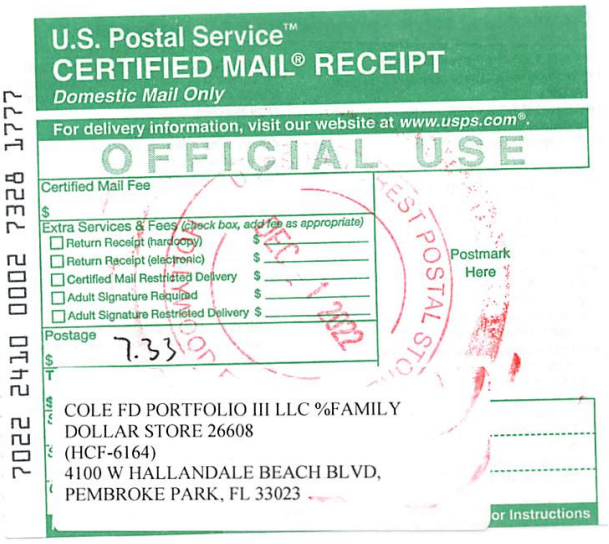
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/15/2022	$97,500.00

Case Overview

Admin Fixed		Admin Fixed	$100.00
		Total Fines	**$97,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$97,600.00**



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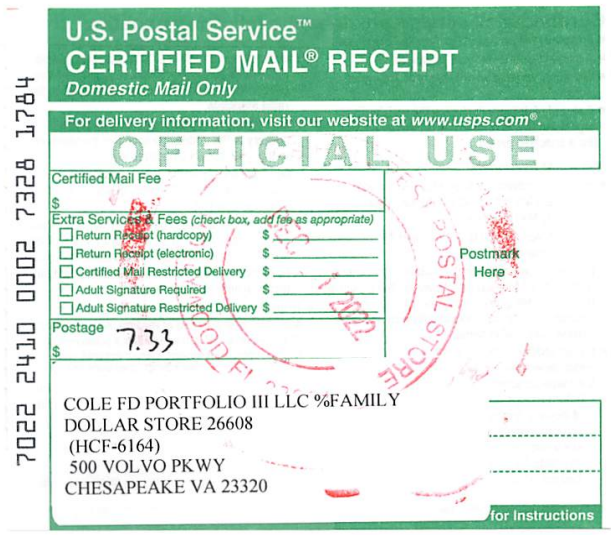
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
DEC 2022
USPS HILLCREST POSTAL STORE
7022 2410 0002 7328 1777
COLE FD PORTFOLIO III LLC %FAMILY
DOLLAR STORE 26608
(HCF-6164)
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
or Instructions



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
DEC 2022
USPS HILLCREST POSTAL STORE
7022 2410 0002 7328 1784
COLE FD PORTFOLIO III LLC %FAMILY
DOLLAR STORE 26608
(HCF-6164)
500 VOLVO PKWY
CHESAPEAKE VA 23320
for Instructions



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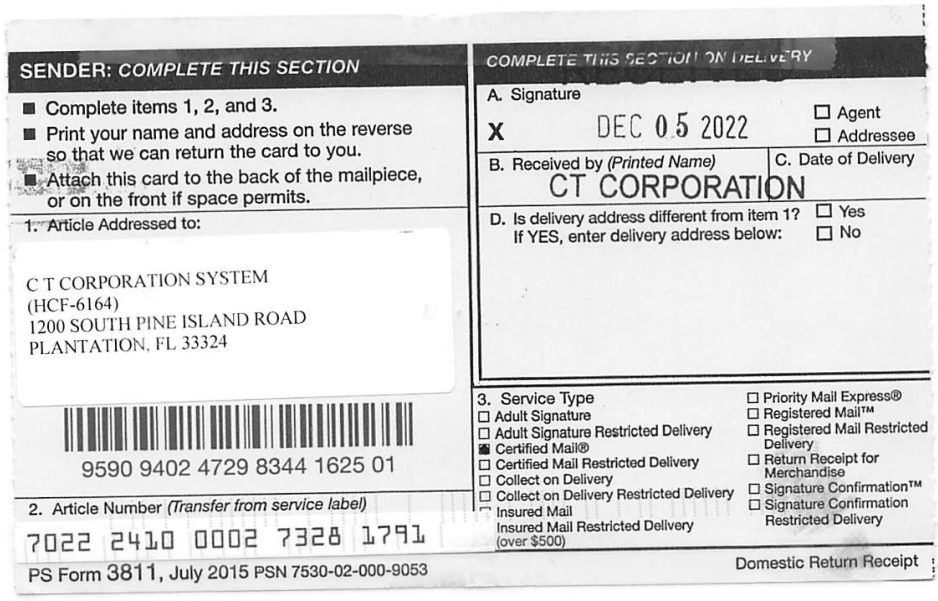
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
DEC 2022
USPS HILLCREST POSTAL STORE
7022 2410 0002 7328 1791
C T CORPORATION SYSTEM
(HCF-6164)
1200 SOUTH PINE ISLAND ROAD,
PLANTATION, FL 33324
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:

C T CORPORATION SYSTEM
(HCF-6164)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 4729 8344 1625 01

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1791

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X DEC 05 2022 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION

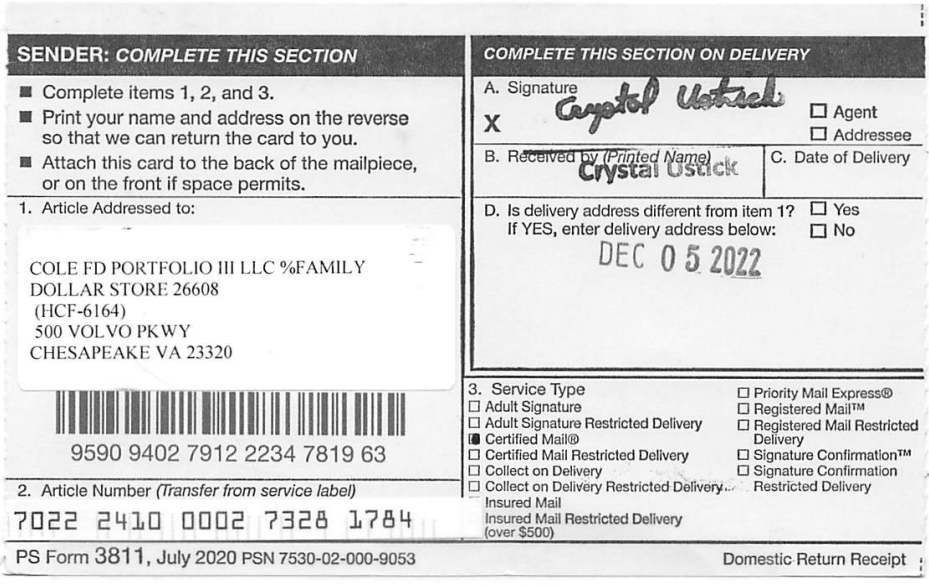
C. Date of Delivery

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLE FD PORTFOLIO III LLC %FAMILY
DOLLAR STORE 26608
(HCF-6164)
500 VOLVO PKWY
CHESAPEAKE VA 23320

9590 9402 7912 2234 7819 63

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1784

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Crystal Ustick ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Crystal Ustick

C. Date of Delivery DEC 05 2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COLE FD PORFOLIO III LLC % CASE NO 6164
FAMILY DOLLAR STORE 26608

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 AT 10:10. 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

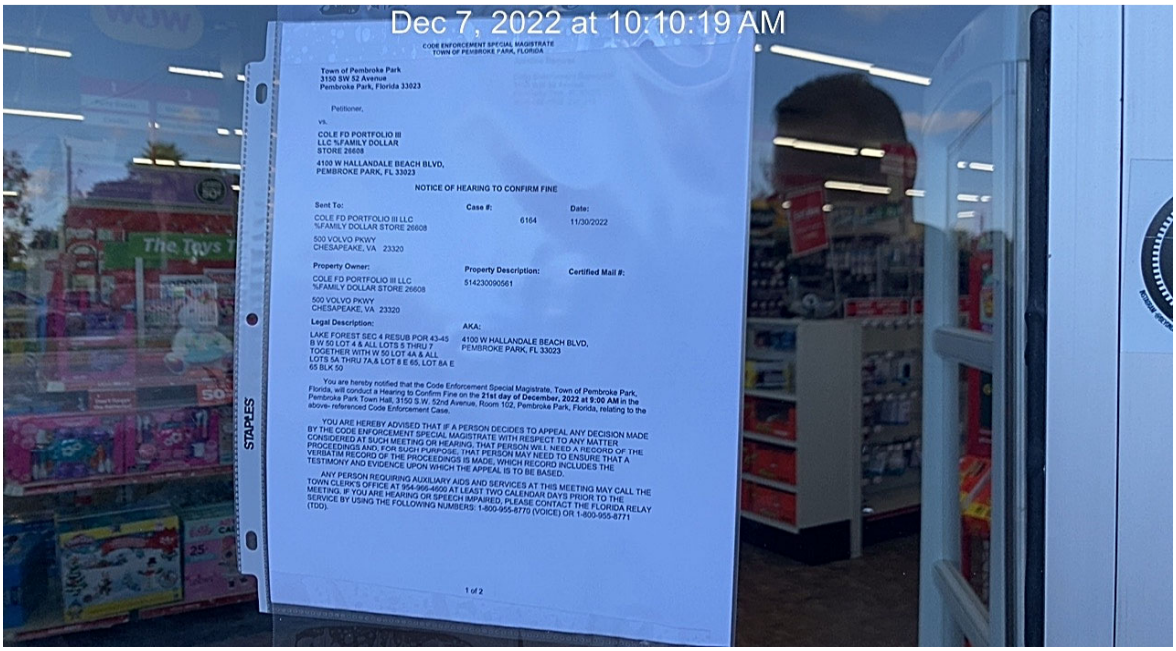
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 19 day of Dec, 2022, by Erika Richardson as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Dec 7, 2022 at 10:10:30 AM
4100
PARKING BY
DISABLED
PERMIT ONLY
$250 FINE


Dec 7, 2022 at 10:10:19 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
COLE FD PORTFOLIO III
LLC %FAMILY DOLLAR
STORE 26608
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
Case #:
6164
Date:
11/30/2022
Property Owner:
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
Property Description:
514230090561
Certified Mail #:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A & LOT 8 E 65, LOT 8A E
65 BLK 50
AKA:
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of December, 2022 at 9:00 AM in the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608

4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	6164	11/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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 December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

COLE FD PORTFOLIO III
LLC %FAMILY DOLLAR
STORE 26608

4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6164

On 8/15/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608
Address:	500 VOLVO PKWY CHESAPEAKE, VA 23320
Folio:	514230090561
Site Address:	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	6/15/2022

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/15/2022

SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	6/15/2022

Notes/Means of Correction:

1. Graffiti on ice cooler. Remove graffiti from the cooler. GRAFFITI WAS REMOVED
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure washes the entire building and all interior and exterior walls. EXTERIOR WALLS HAD THE DISCOLORATION REMOVED
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections. FACADES DIDNT APPEAR TO HAVE DAMAGE
4. Trim overgrown vegetation including the trees along the property line. OVERGROWN TREES WERE TRIMMED AND OVERGROWTH WAS REMOVED
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections. PERMITS WERE PULLED A COMPLETED 2211656-0
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections. ALL SIGNS WERE REPLACED ABD PARKING AREA WAS RE-STRIPED (PERMIT # 2211656-0)
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained. NO PAINTING WAS REQUIRED
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections. NO VINYL SIDING WAS DAMAGED
12. A double permit fee has been assessed for all work done work without permit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Richman

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 8/15/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

4 of 4


PARKING BY DISABLED PERMIT ONLY
$250 FINE
EVERY DAY LOW PRICES
PARKING BY DISABLED PERMIT ONLY
$250 FINE
Blue Rhino
EMERGENCIES 1.800.256.7466
NO SMOKING IN FLAMMABLE LP GAS
08/18/2022 10:25


08/18/2022 10:25


08/18/2022 10:25


08/18/2022 10:25


08/18/2022 10:25


08/18/2022 10:26


08/18/2022 10:23


EVERYDAY
LOW
PRICES
PARKING BY
DISABLED
PERMIT ONLY
$250 FINE
Blue Rhino
08/18/2022 10:23


FAMILY DOLLAR
4100
PARKING BY DISABLED PERMIT ONLY
$ 250 FINE
08/18/2022 10:23


08/18/2022 10:24


PARKING BY DISABLED PERMIT ONLY
$250 FINE
EVERY DAY LOW PRICES
PARKING BY DISABLED PERMIT ONLY
$250 FINE
Blue Rhino
EMERGENCIES 1.800.256.7466
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4100
PARKING BY DISABLED PERMIT ONLY
$ 250 FINE
08/18/2022 10:23


08/18/2022 10:24


FAMILY DOLLAR
08/18/2022 10:24


SIZE MATTERS
08/18/2022 10:24


08/18/2022 10:24


BlueRhino.com
Blue
Rhino
DROP
SWAP
GO
1.800.258.7466
NCIES:
OKING
MMABLE LP GAS
08/18/2022 10:24


08/18/2022 10:24

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6164

9590 9402 6379 0303 8484 81

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 7972

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery [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
- ☐ 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:

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
FO # 6164

9590 9402 6379 0303 8484 98

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 7965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Crystal Ustick ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Crystal Ustick C. Date of Delivery NOV 23 2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ 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
FO # 6164 & FO # 6313

9590 9402 6379 0303 8484 29

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 8030

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kaitlyn Mannix ☐ Agent ☐ Addressee

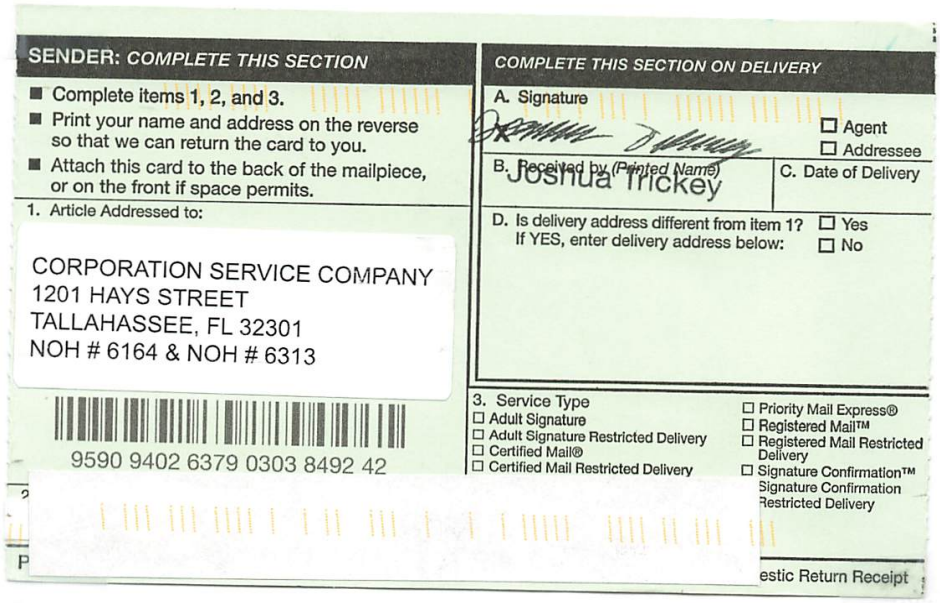
B. Received by *(Printed Name)* Kaitlyn Mannix C. Date of Delivery

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6164 & NOH # 6313

9590 9402 6379 0303 8492 42

COMPLETE THIS SECTION ON DELIVERY

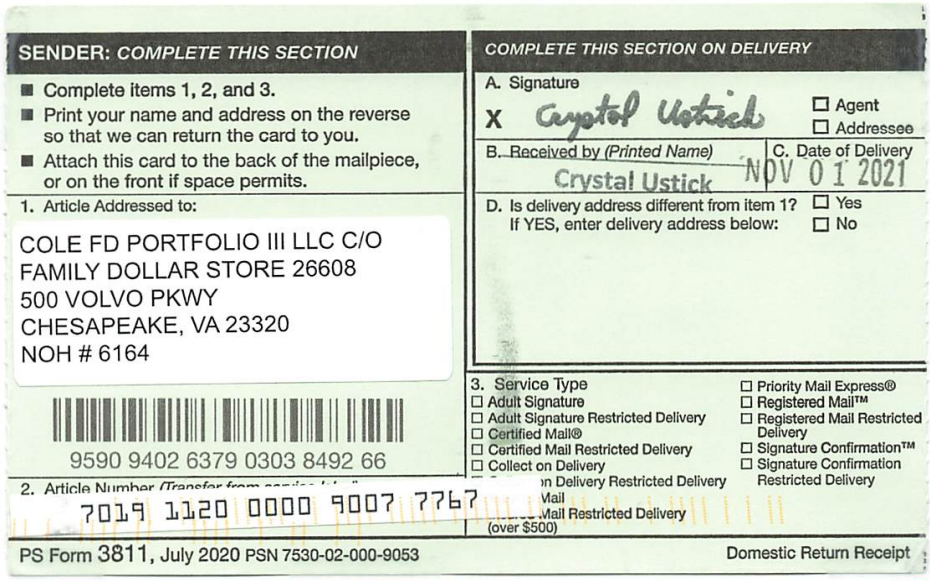
A. Signature — ☐ Agent ☐ Addressee

B. Received by (Printed Name) Joshua Trickey — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
Signature Confirmation Restricted Delivery

estic 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:

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
NOH # 6164

9590 9402 6379 0303 8492 66

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7767

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Crystal Ustick — ☐ Agent ☐ Addressee

B. Received by (Printed Name) Crystal Ustick — C. Date of Delivery NOV 01 2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt



7019 1120 0000 9007 7965

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City,

NOV 10 2021
Postmark Here

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
FO # 6164

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions



7019 1120 0000 9007 7972

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City,

NOV 10 2021
Postmark Here

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6164

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608 Respondent(s)	Case No.: 6164

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608, 500 VOLVO PKWY CHESAPEAKE VA 23320

FOLIO NO.: 5142 30 09 0561

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-104; 5-2(a); 5-105; 5-17; 5-207; 21-21. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-104; 5-2(a); 5-105; 5-17; 5-207; 21-21 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $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 day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Family Dollar
0411 (1st)
4306 (2nd)
5006 (3rd)
#

Property/Incident Information

Owner	Ad
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608	500 CHI BEACH BLVD, . 33023

Legal Description

Case Status Open **spection** 11/17/2021

Notes

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

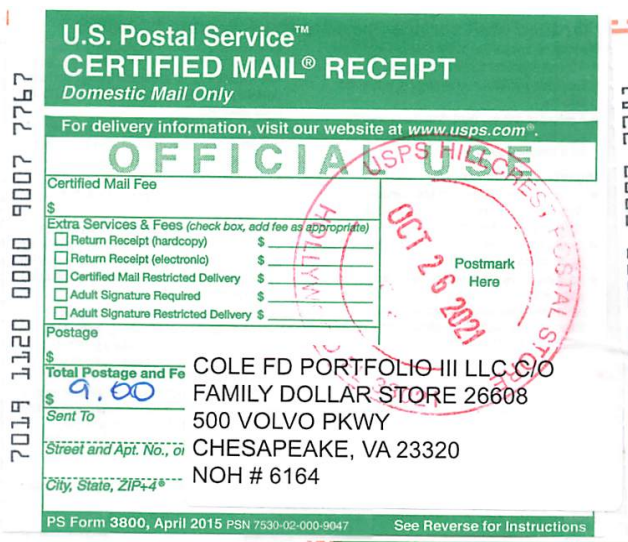
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	Not in Compliance - Reinspection Date: 11/17/2021



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OCT 26 2021
USPS HILLCREST POSTAL STORE

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
NOH # 6164

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7767



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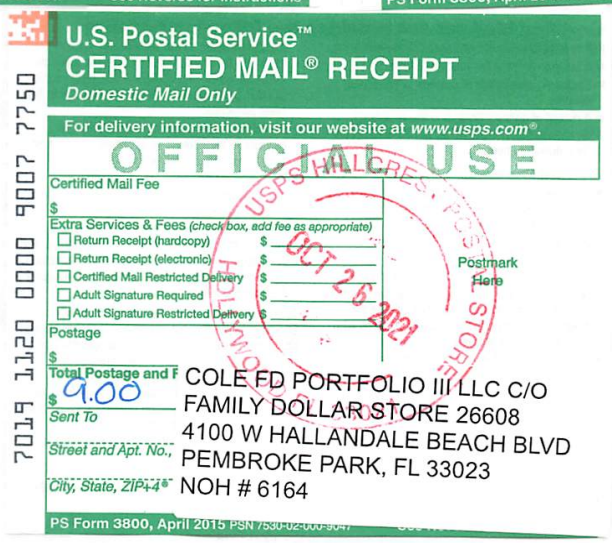
OCT 26 2021
USPS HILLCREST POSTAL STORE

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6164 & NOH # 6313

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7781



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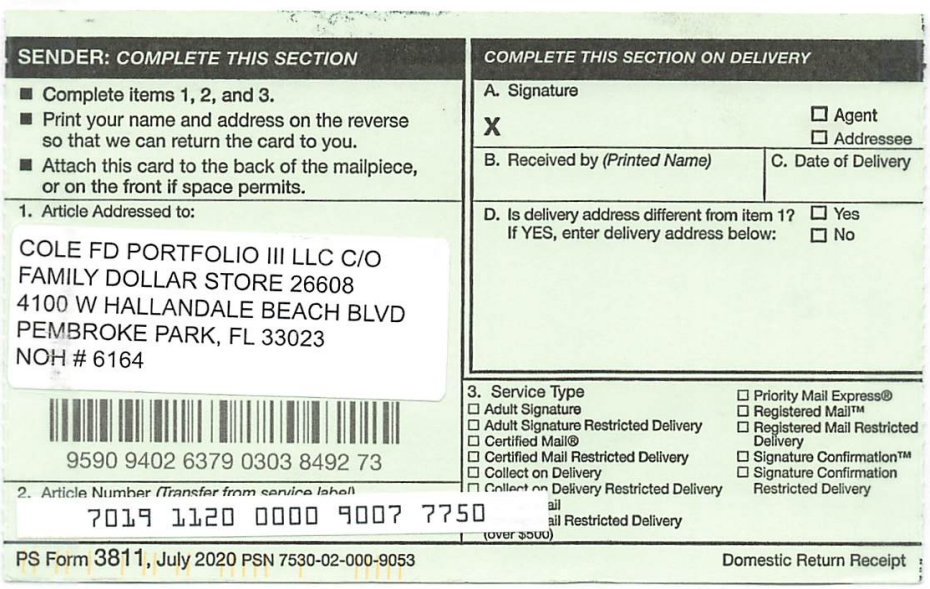
OCT 26 2021
USPS HILLCREST POSTAL STORE

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6164

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 1120 0000 9007 7750



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6164

9590 9402 6379 0303 8492 73

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7750

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
ail
ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/24/2021
US POSTAGE $



Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE VA 23320

Case #:

6164

NOJ #6164

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/24/2021
US POSTAGE $



Corporation Service Company
1201 Hays St
Tallahassee, FL
32301

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
FAMILY DOLLAR STORES OF FLORIDA, LLC

Filing Information

Document Number	M16000000824
FEI/EIN Number	62-1147034
Date Filed	01/29/2016
State	VA
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	06/06/2017
Event Effective Date	NONE

Principal Address

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Mailing Address

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Changed: 06/19/2017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 06/06/2017

Address Changed: 06/06/2017

Authorized Person(s) Detail

Name & Address

Title VICE PRESIDENT, ASSISTANT SECRETARY

MITCHELL, JR, JOHN S.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT

WILLIAMS, CHRISTOPHER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

HAY, DANA
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT

MILLER, DEBORAH
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT

ELDER, JONATHAN
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title PRESIDENT

BARNETT, PETER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT, TREASURER

DEAN, ROGER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

BOSCIA, SANDRA L.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

SPENCER, HARRY R.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT

LITTLER, TODD
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT, CHIEF LEGAL OFFICER, GENERAL COUNSEL, SECRETARY

OLD JR., WILLIAM A.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Annual Reports

Report Year	Filed Date
2020	04/17/2020
2021	04/21/2021
2021	08/06/2021

Document Images

08/06/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
11/30/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
11/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
08/10/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
06/19/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
06/06/2017 -- CORLCRACHG	View image in PDF format
05/09/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
05/02/2017 -- ANNUAL REPORT	View image in PDF format
01/29/2016 -- Foreign Limited	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608
Mailing Address	500 VOLVO PKWY CHESAPEAKE VA 23320

ID #	5142 30 09 0561
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$467,500	$1,649,970	$2,117,470	$1,921,050	
2020	$467,500	$1,278,910	$1,746,410	$1,746,410	$37,690.67
2019	$467,500	$1,533,430	$2,000,930	$2,000,930	$43,688.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,117,470	$2,117,470	$2,117,470	$2,117,470
Portability	0	0	0	0
Assessed/SOH	$1,921,050	$2,117,470	$1,921,050	$1,921,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,921,050	$2,117,470	$1,921,050	$1,921,050

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2012	SWD-D	$1,901,800	48727 / 1414
10/7/2004	WD*	$465,000	38352 / 225
6/24/2004	WD*	$340,000	37812 / 757
2/7/2000	QC*	$100	30275 / 185
4/1/1986	TXD	$10,000	18157 / 601

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,500	SF
Adj. Bldg. S.F. (Card, Sketch)		9220
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

FAMILY DOLLAR / COLE FD PORTFOLIO) CASE NO. 6164

III LLC C/O FAMILY DOLLAR STORE 26608

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FAMILY DOLLAR / COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: FAMILY DOLLAR / COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608

AT **12:39** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

XD **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

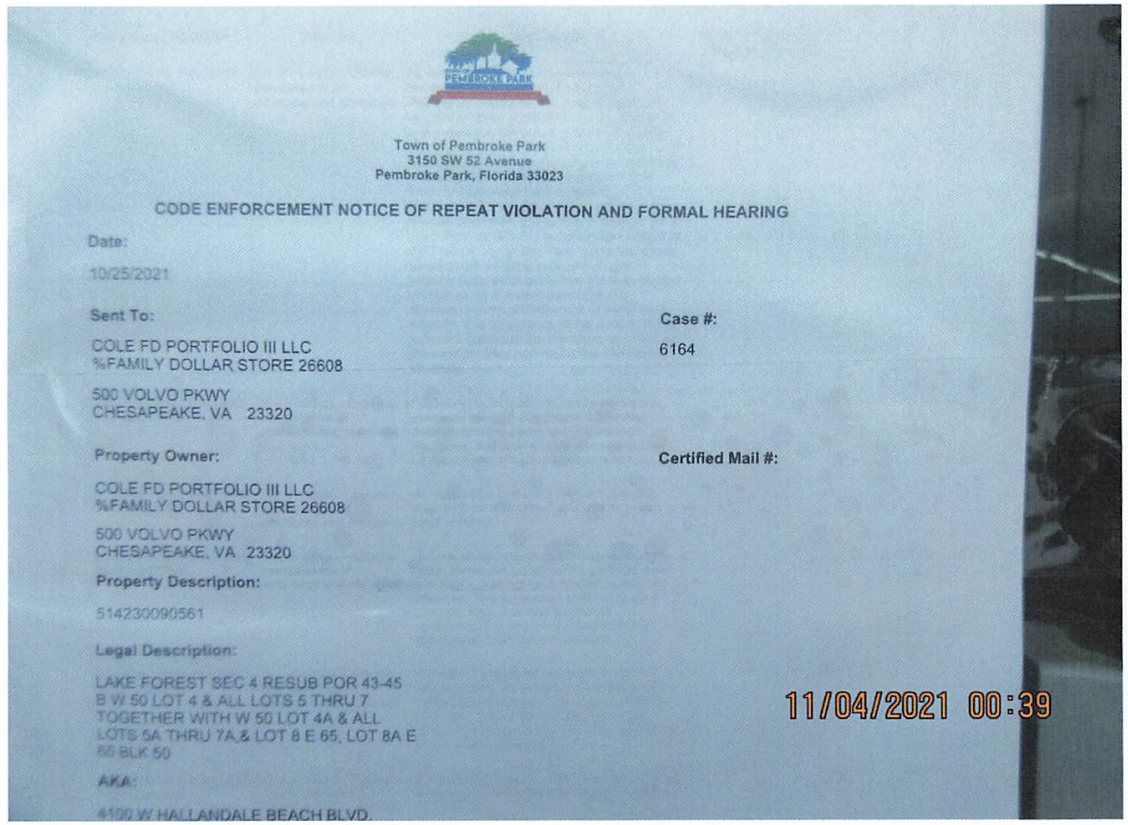
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa malcom as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Case #:

6164

Property Owner:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Certified Mail #:

Property Description:

514230090561

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E
65 BLK 50

AKA:

4100 W HALLANDALE BEACH BLVD.

11/04/2021 00:39

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Case #:

6164

Property Owner:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Certified Mail #:

Property Description:

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LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E
65 BLK 50

AKA:

4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	30

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	6164	08/24/2021

Property Owner:	Property Description:	Certified Mail #:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	30

Notes/Means of Correction:

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


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XPRESS
SCAN ME
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CANDY
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& MUCH MORE!
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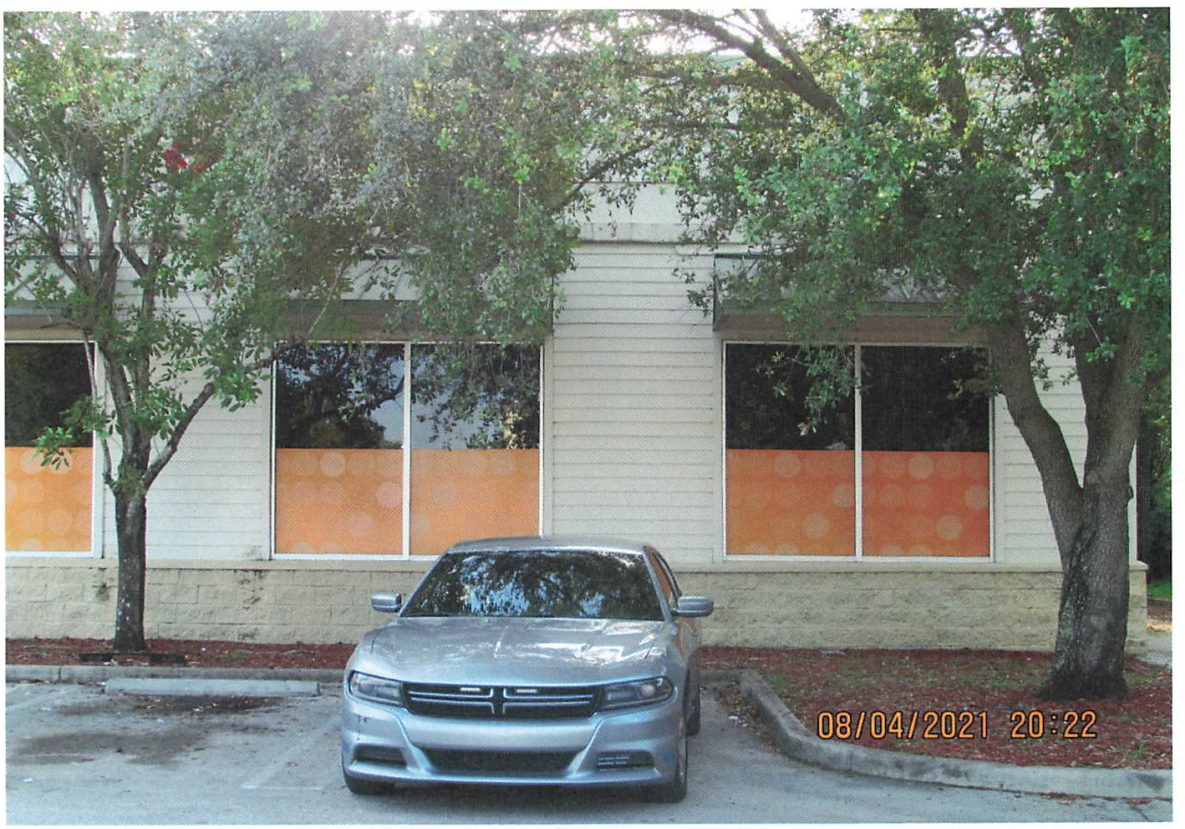
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$1
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Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

Folio

514230130460

Legal Description

Case Status Open **Case #** 6313 **Date Next Inspection** 12/21/2022

Notes

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
11/30/2022	12/21/2022	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: 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

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$76,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$76,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$76,850.00**

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:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

9590 9402 7912 2234 7819 94

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1753

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
☐ 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:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7820 07

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1746

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail
☐ 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-6313)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7819 87

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1760

COMPLETE THIS SECTION ON DELIVERY

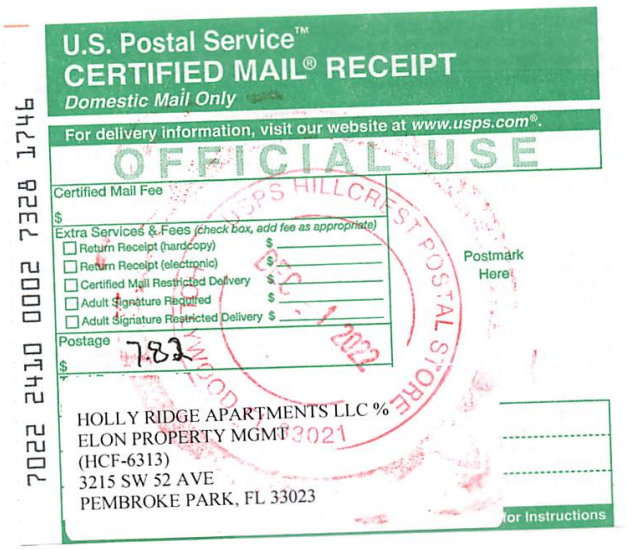
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | 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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HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
3215 SW 52 AVE
PEMBROKE PARK, FL 33023
7022 2410 0002 7328 1746



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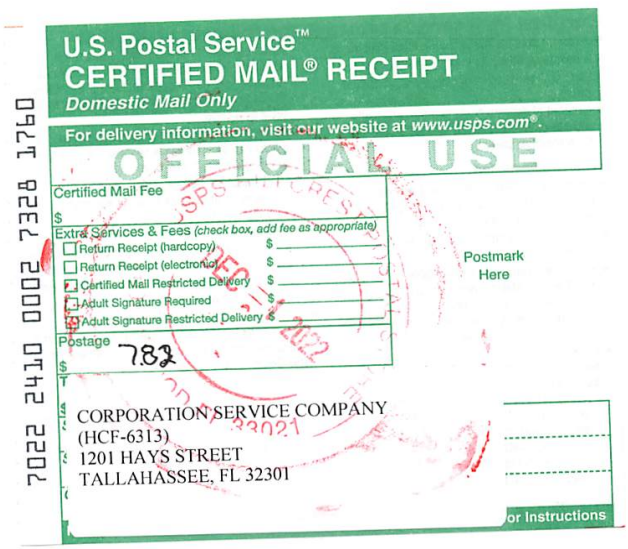
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701
7022 2410 0002 7328 1753



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☐ Adult Signature Required $
☑ Adult Signature Restricted Delivery $
Postage 7.82
$
Postmark Here
CORPORATION SERVICE COMPANY
(HCF-6313)
1201 HAYS STREET
TALLAHASSEE, FL 32301
7022 2410 0002 7328 1760

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

CASE NO 6313

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3215 SW 52 AVE #84 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3215 SW 52 AVE #84 PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 10:03. 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

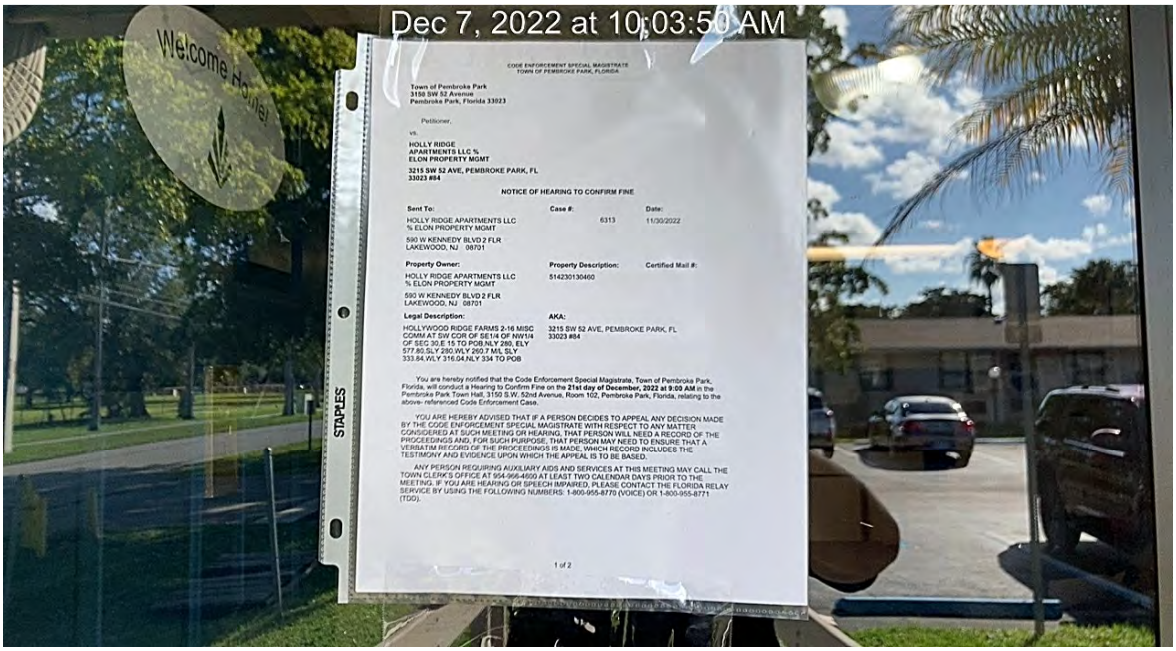
AFFIANT

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 _____


Dec 7, 2022 at 10:03:50 AM
Welcome Home!
STAPLES
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
6313
11/30/2022
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
Property Owner:
Property Description:
Certified Mail #:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
514230130460
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
Legal Description:
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COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of December, 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).
1 of 2


Dec 7, 2022 at 10:03:58 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	11/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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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 $

Postage
$

Total
$

Sent
Stree
City,

Postmark Here

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6164 & FO # 6313

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 8030

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3215 SW 52 AVE UNIT 84

Job Name: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:7/13/2022 10:39:44 AM

Application Date: 7/13/2022 10:04:37 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
Electrical	Denied	8/9/2022 7:20:09 AM
FIRE	Pending	
Plumbing	Denied	8/10/2022 5:17:13 AM
Structural	Denied	8/8/2022 2:29:28 PM
ZONING	Pending	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
FO # 6164 & FO # 6313

9590 9402 6379 0303 8484 29

2. Article Number (Transfer from service label)
7019 1120 0000 9007 8030

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City,

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
FO # 6313

NOV 10 2021
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 8108



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
FO # 6313

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 8115



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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
$

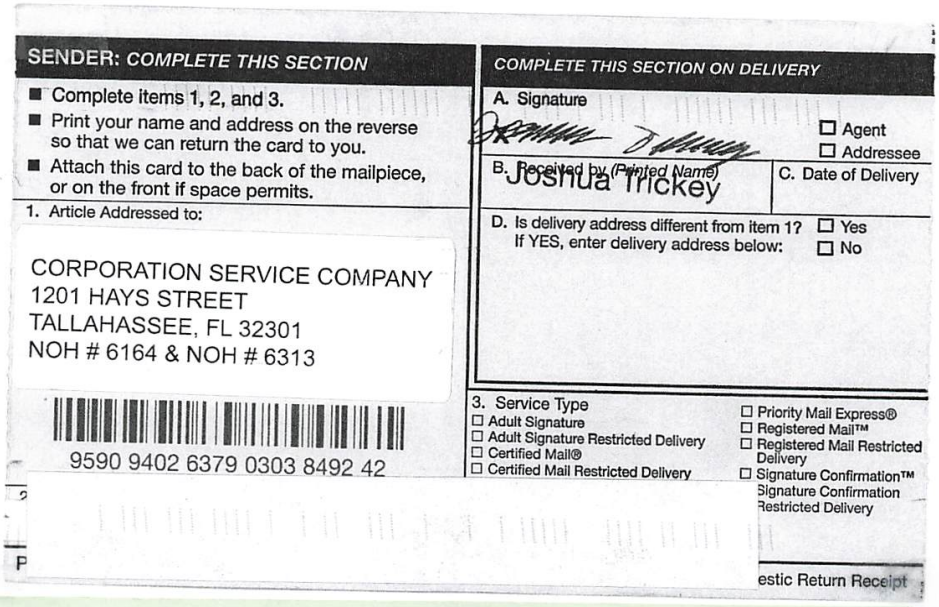
Total
$

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6164 & FO # 6313

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 8030



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1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6164 & NOH # 6313

9590 9402 6379 0303 8492 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) Joshua Trickey

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
Signature Confirmation Restricted Delivery

P

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1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
FO # 6313

9590 9402 6379 0303 8486 10

2. Article Number (Transfer from service label)
7019 1120 0000 9007 8115

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

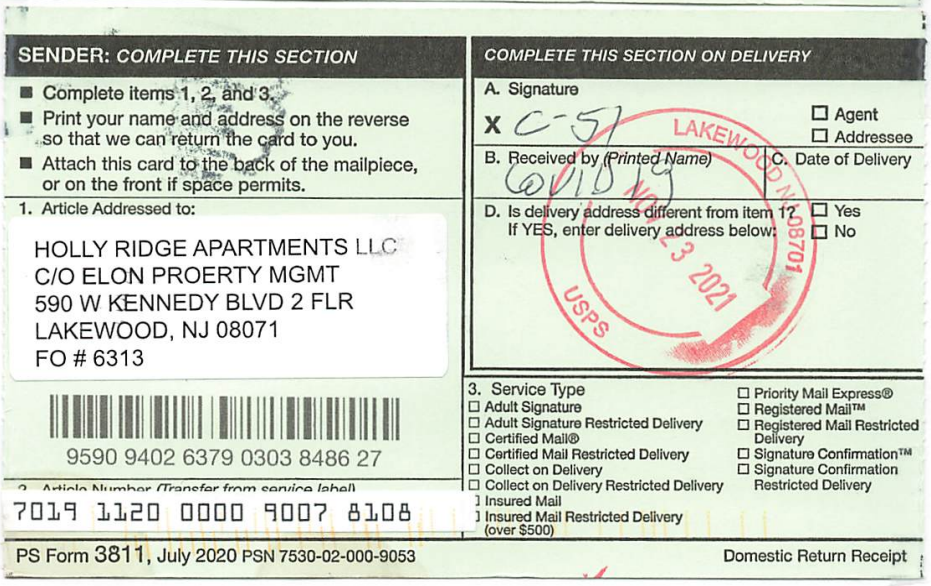
B. Received by (Printed Name)

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



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1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
FO # 6313

9590 9402 6379 0303 8486 27

2. Article Number (Transfer from service label)
7019 1120 0000 9007 8108

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

LAKEWOOD NJ 08701 DEC 23 2021 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
☐ 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. HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT Respondent(s)	Case No.: 6313

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT, 590 W KENNEDY BLVD 2 FLR, LAKEWOOD, NJ 08701

FOLIO NO.: 5142 30 13 0460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 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 17TH day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

#5039 (1st)
#

Property/Incident Ir

Owner **ss**

HOLLY RIDGE APARTMENTS LLC % PROPERTY MGMT

2 AVE, PEMBROKE PARK, FL

Legal Description

Case Status Open **ate Next Inspection** 11/17/2021

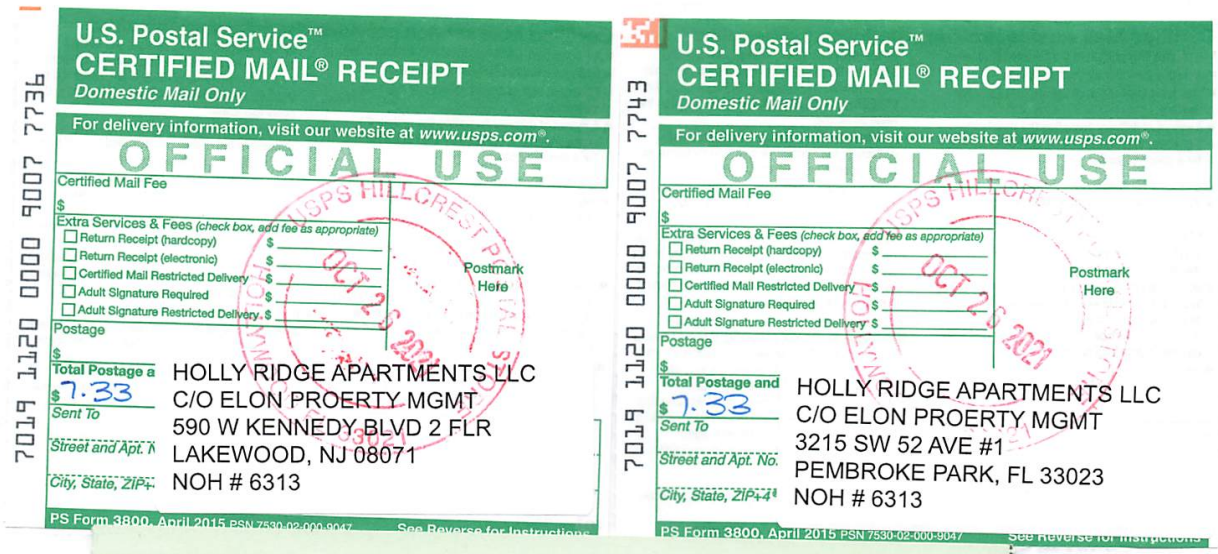
Notes STOP V
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
Street and Apt. No.
LAKEWOOD, NJ 08071
City, State, ZIP+4®
NOH # 6313

Postmark Here
OCT 25 2021

7019 1120 0000 9007 7736

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
Street and Apt. No.
PEMBROKE PARK, FL 33023
City, State, ZIP+4®
NOH # 6313

Postmark Here
OCT 25 2021

7019 1120 0000 9007 7743

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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:
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
NOH # 6313

9590 9402 6379 0303 8492 80

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7736

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-51 ☐ Agent ☐ Addressee

B. Received by (Printed Name) 10/19 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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:
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
NOH # 6313

9590 9402 6379 0303 8490 75

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7743

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-1973 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

SOV # 6313

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

corporation service Company
1201 Hays Street
Tallahassee FL
32301

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$534,980	$6,096,940	$6,631,920	$6,631,920	
2021	$534,980	$6,096,940	$6,631,920	$6,630,360	$142,593.32
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,631,920	$6,631,920	$6,631,920	$6,631,920

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLLY RIDGE APARTMENTS LLC) CASE NO. 6313

C/O ELON PROPERTY MGMT

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #84, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

AT **1:09** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

11/04/2021 01:09

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB

AKA:

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

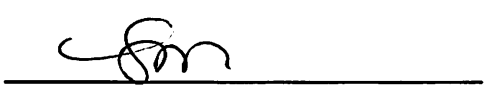
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	09/27/2021

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

If the referenced violations are corrected within 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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

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2021*	$534,980	$6,096,940	$6,631,920	$6,630,360	
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45
2019	$534,980	$5,492,620	$6,027,600	$6,027,600	$131,606.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,630,360	$6,631,920	$6,630,360	$6,630,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,630,360	$6,631,920	$6,630,360	$6,630,360

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF

Adj. Bldg. S.F. (Card, Sketch)	58332
Units	98
Eff./Act. Year Built: 1988/1987	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Holly Ridge Apartments LLC Date Sept. 2. 2021

Site Address 3215 SW 52 Ave #84 Case # _____

Pembroke Park, FL 33023 Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
verification needed for the Drywall Remodeling Been done in the unit (84) no permit on file for any Renovation. Owners Refused for me to verify by entering to confirm.

Corrective Action(s)
Schedule an appointment with a code officer to verify the work being done. 12 sheets of drywall was brought into the unit. NO licensed Contractor vehicle on the premises.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical

☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 5

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

_____
Code Enforcement Officer

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Holly Ridge Apartments LLC
Site Address 3215 SW 52 Ave #84
Pembroke Park, FL 33023
Permit # _____

Date Sept. 2. 2021
Case # _____
Sub/Park _____

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105; 5-17
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

verification needed for the drywall remodeling been done in the unit (84) no permit on file for any renovation. Owners refused for me to verify by entering to confirm.

Corrective Action(s)

schedule an appointment with a code officer to verify the work being done. 12 sheets of drywall was brought into the unit. No licensed contractor vehicle on the premises.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 5

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

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☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

_____ Code Enforcement Officer

_____ Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Holly Ridge Apartments LLC Date Sept. 2, 2021

Site Address 3215 SW 52 Ave #84 Case # _____

Pembroke Park, FL 33023 Sub/Park _____

Permit # _____

☑ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☑ Violation of Town Ordinance # 5-105; 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Verification needed for the DRYWALL Remodeling Been done in the Unit (84) no permit on file for any Renovation. Owners refused for me to verify by entering to confirm.

Corrective Action(s)

Schedule an appointment with a code officer to verify the work being done. 12 sheets of DRYWALL was brought into the unit. No licensed Contractor Vehicle on the premises.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical

☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 5

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

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_____ Code Enforcement Officer

_____ Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Holly Ridge Apartments LLC Date 9.2.2021
Site Address 3215 SW 52 Ave # B4 Case # _____
Permit # _____ Sub/Park _____

- [x] *STOP ALL WORK
- [x] No Building Permit
- [x] Violation of Florida Building Code # 105.1
- [x] Violation of Town Ordinance # 5-105; 5-17
- [ ] NFPA # _____
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [x] Repeat Violation (Double fine)

Violation (s)
STOP ALL WORK: NO permit pulled prior or starting to demo the drywall, framing, including electrical, and plumbing work.

Corrective Action(s)
obtain the permits for the complete demo including electrical and plumbing & a permit to legalize the renovation started.

- [x] Structural
- [x] Plumbing
- [ ] Mechanical
- [x] Electrical
- [x] Code Enf.
- [ ] Zoning
- [ ] Business Tax Receipt
- [ ] Other_____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30 days

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

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- [x] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Refused to sign.
Received by
Spoke with Michelle Francis at the office.

White: Original Copy Yellow: Officer's Copy Pink: Violator


09/02/2021 10:47


SILVERADO
09/02/2021 10:30

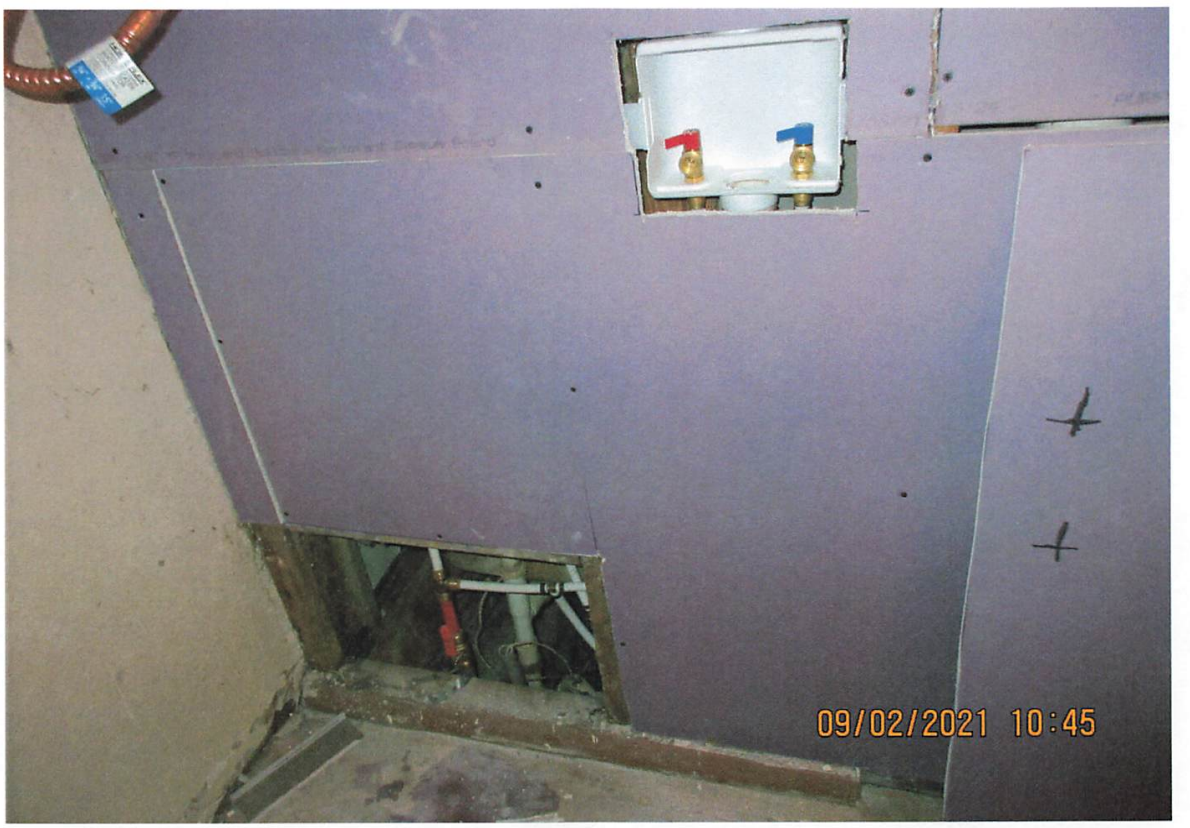

SILVERADO
09/02/2021 10:30


09/02/2021 10:30


ULTIMATE MX II
490
09/02/2021 10:30


09/02/2021 10:30


84
09/02/2021 10:31


09/02/2021 10:45


09/02/2021 10:45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09/02/2021 10:46


09/02/2021 10:46


09/02/2021 10:46


09/02/2021 10:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Folio

514229000223

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 12/21/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
11/30/2022	12/21/2022	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: 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

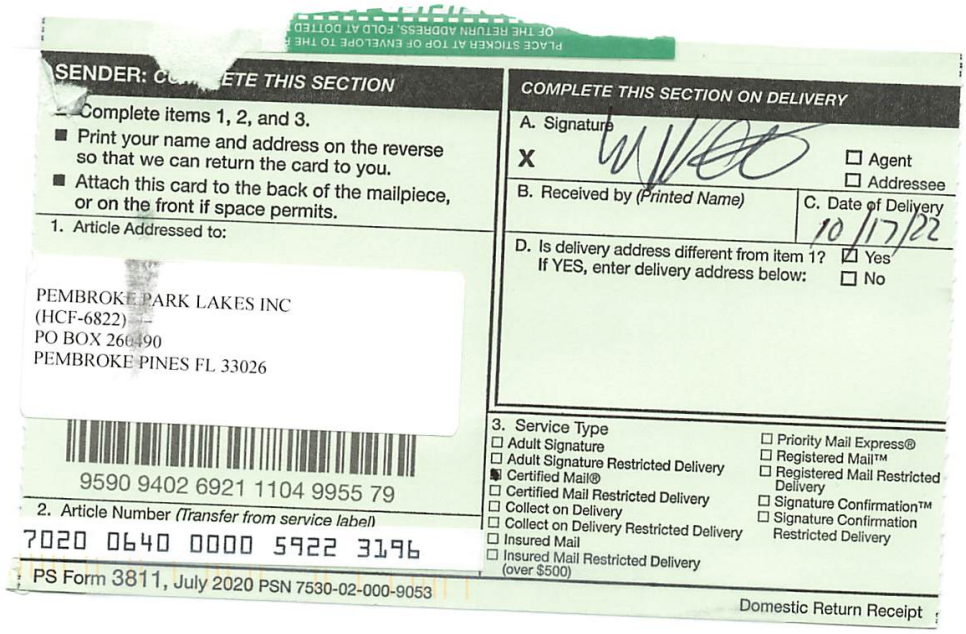
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$46,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$46,350.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$46,350.00



PLACE STICKER AT TOP OF ENVELOPE TO THE R
OF THE RETURN ADDRESS, FOLD AT DOTTED

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 6921 1104 9955 79

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3196

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
10/17/22

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:

PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 7912 2234 7820 83

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1661

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)* ROSA Del Riego

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FLAMINGO BRANCH P.O.
DEC 08 2022
PEMBROKE PINES FLORIDA

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher P. Kelley, P.A.
(HCF-6822)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

9590 9402 7912 2234 7820 76

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1678

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

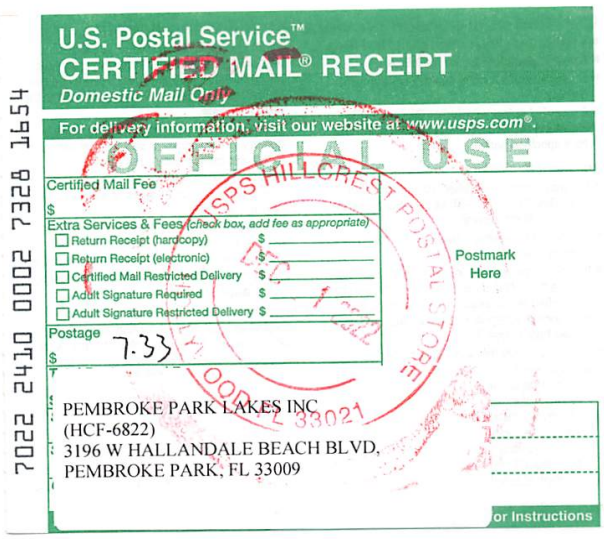
B. Received by *(Printed Name)*

C. Date of Delivery

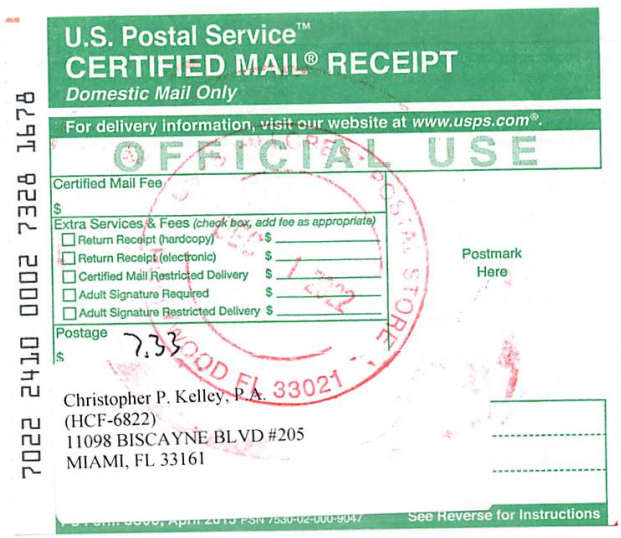
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
USPS HILLCREST POSTAL STORE
PEMBROKE PARK LAKES INC
(HCF-6822)
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
7022 2410 0002 7328 1654


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
USPS HILLCREST POSTAL STORE
PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026
7022 2410 0002 7328 1661


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Postmark Here
Christopher P. Kelley, P.A.
(HCF-6822)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
See Reverse for Instructions
7022 2410 0002 7328 1678

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 9:30. 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

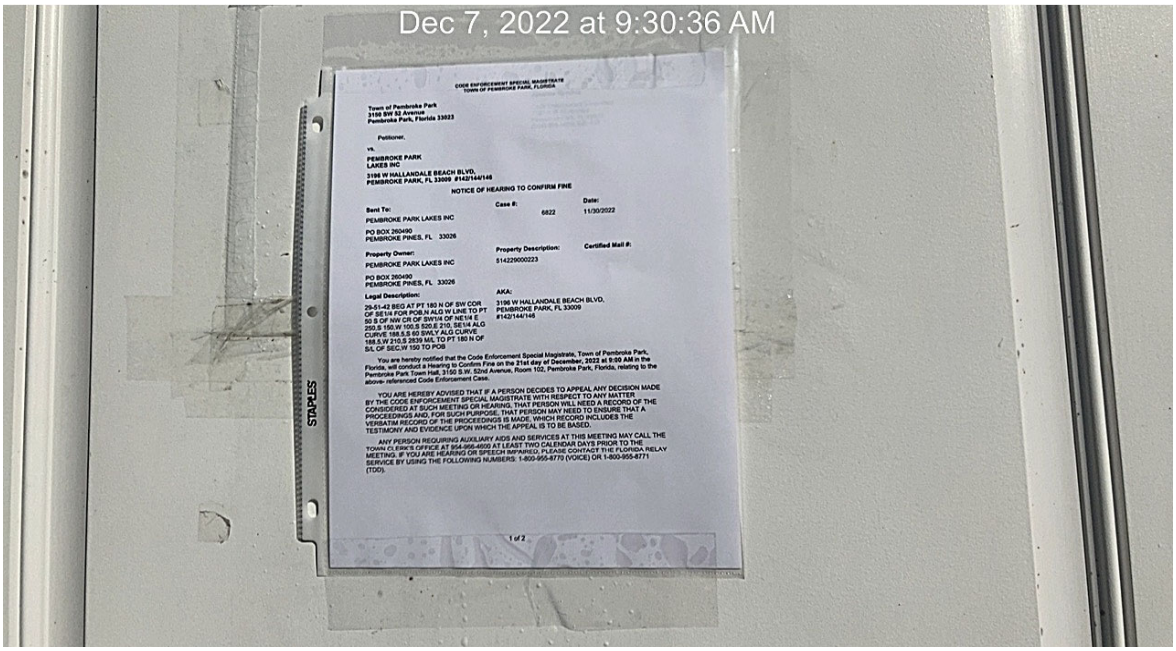
AFFIANT

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 _____

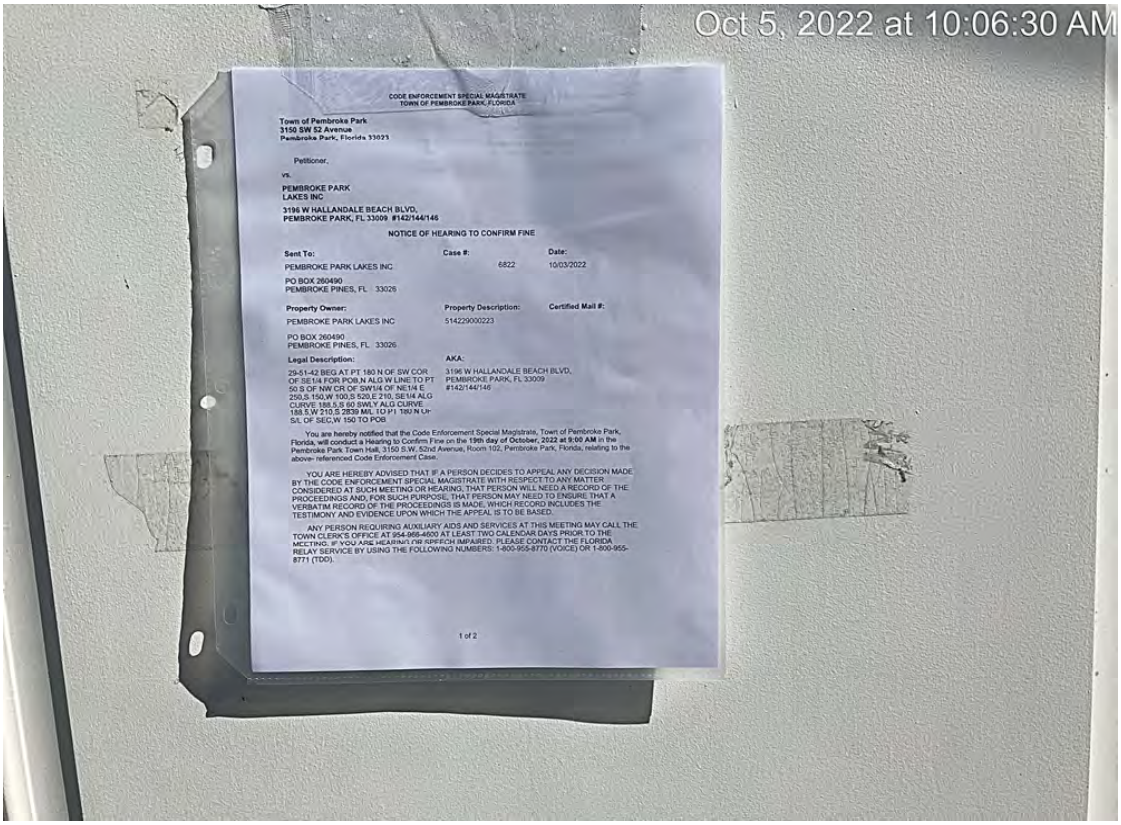

Dec 7, 2022 at 9:30:36 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Case #:
6822
Date:
11/30/2022
Property Owner:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Property Description:
514229000223
Certified Mail #:
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 265.5 180.W 100.S 526.E 210..SE1/4 ALG CURVE 188.5.S 60 SWLY ALG CURVE 188.5.W 210.S 2639 MIL TO PT 180 N OF S/L OF SEC.W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146
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 December, 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).
1 of 2
STAPLES

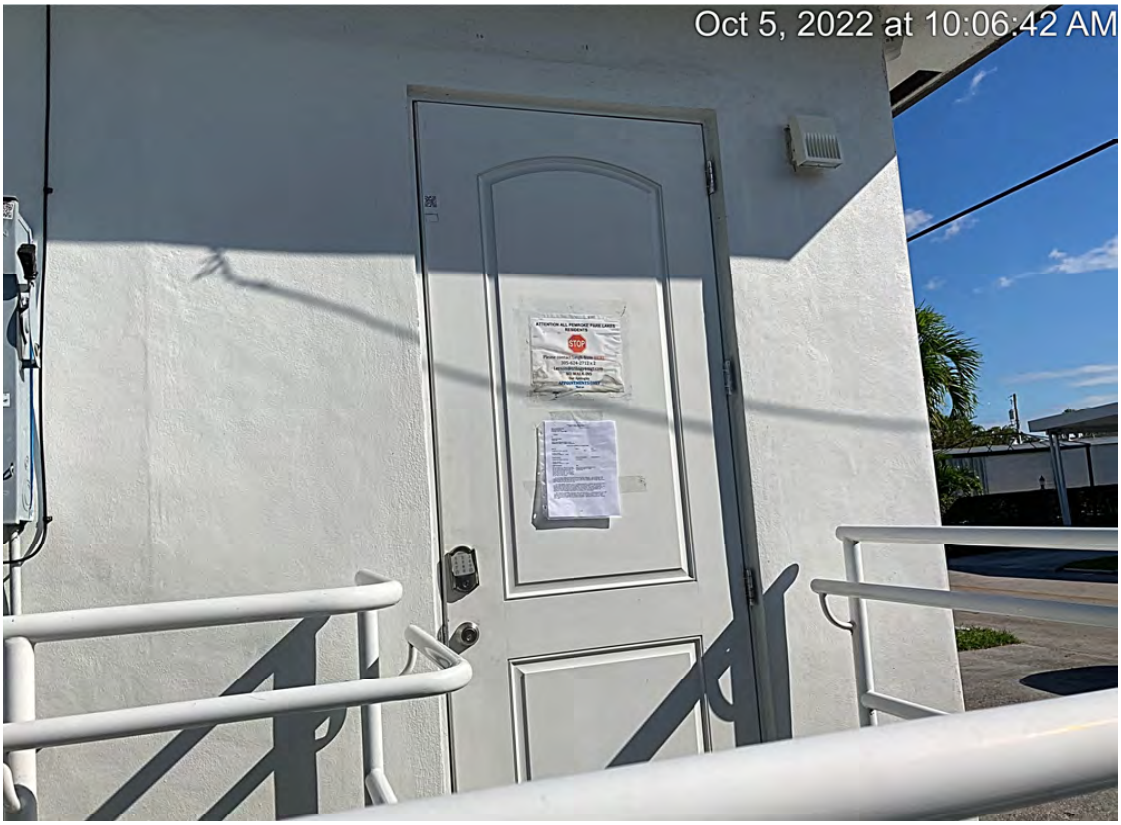

Dec 7, 2022 at 9:30:49 AM


Oct 5, 2022 at 9:59:47 AM
138
140


Oct 5, 2022 at 10:00:52 AM


Oct 5, 2022 at 10:00:55 AM


Oct 5, 2022 at 10:06:30 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
PEMBROKE PARK LAKES INC
6822
10/03/2022
PO BOX 260490
PEMBROKE PINES, FL 33026
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE PARK LAKES INC
514229000223
PO BOX 260490
PEMBROKE PINES, FL 33026
Legal Description:
AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 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 MIL TO P1 180 N Ln S/L OF SEC,W 150 TO POB
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2


Oct 5, 2022 at 10:06:42 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	11/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

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 December, 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.

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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 LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 10/19/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail 5/19/22
10/3/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to 10/5/22 Property Certified Mail 10/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,850.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**~~$29,850.00~~**

30,850


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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
To
PEMBROKE PARK LAKES INC
(HCF-6822)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
7020 0640 0000 5922 3189


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
To
PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026
Postmark Here
HOLLYWOOD FL 33021
7020 0640 0000 5922 3196


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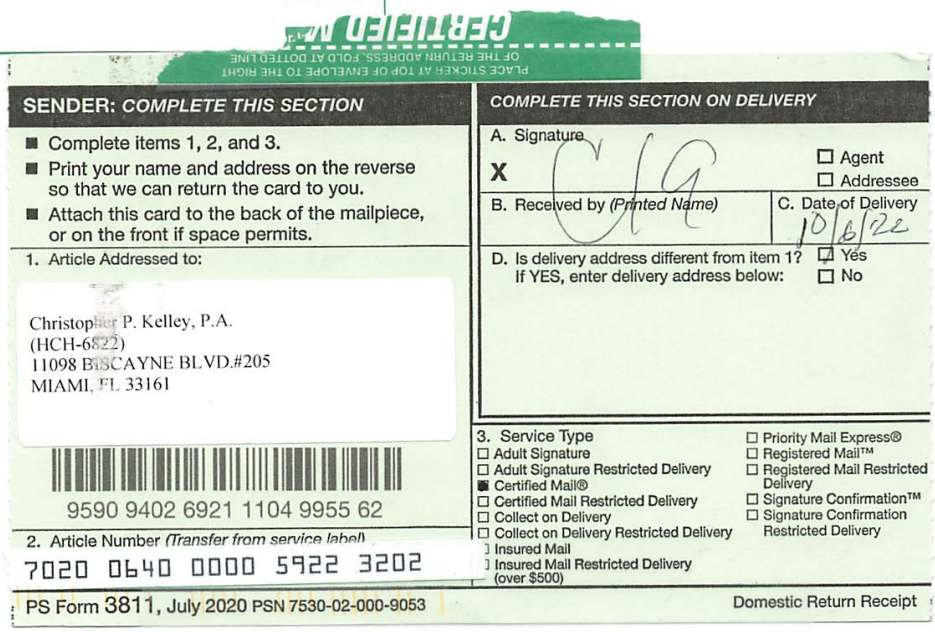
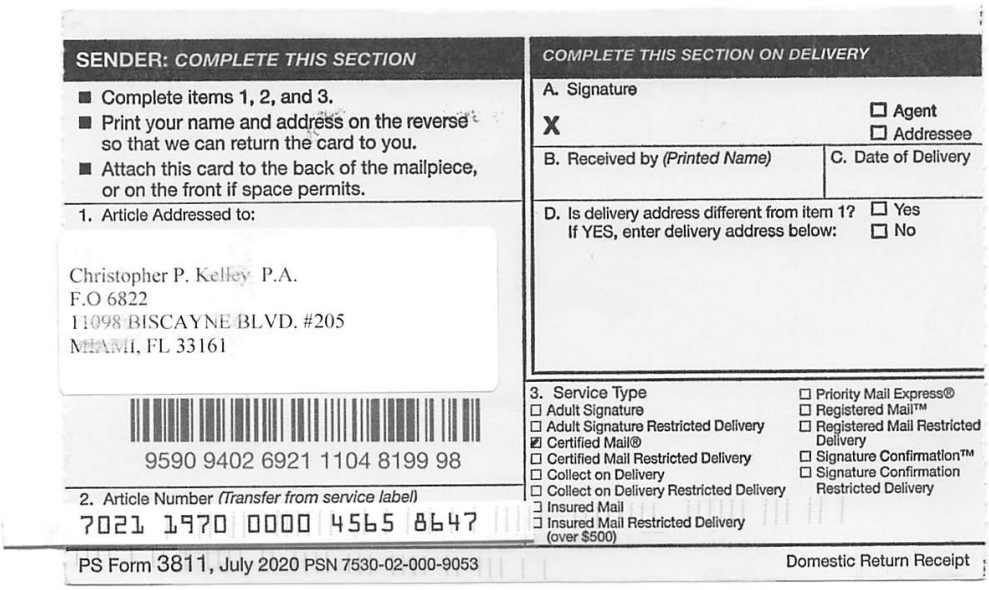
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
To
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
7020 0640 0000 5922 3202


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
9590 9402 6921 1104 9955 62
2. Article Number (Transfer from service label)
7020 0640 0000 5922 3202
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
10/6/22
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher P. Kelley P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

9590 9402 6921 1104 8199 98

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8647

COMPLETE THIS SECTION ON DELIVERY

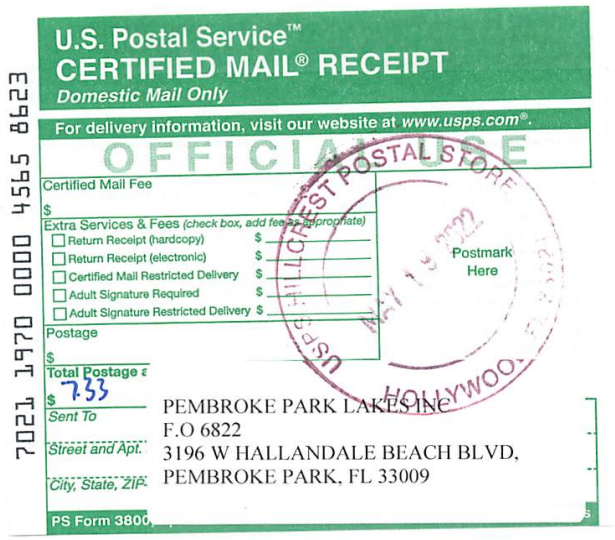
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

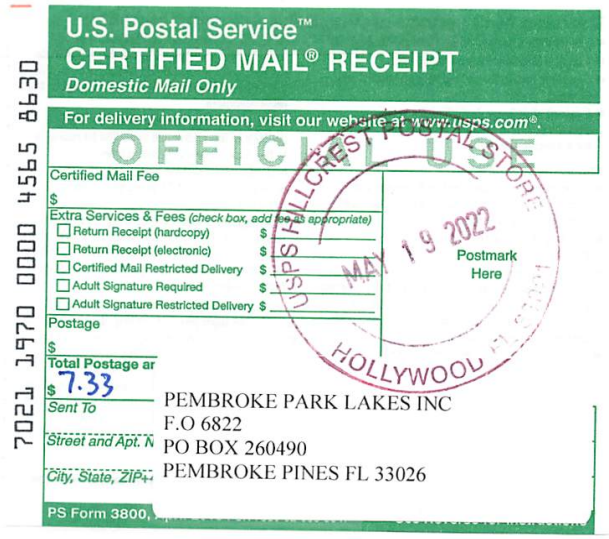
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

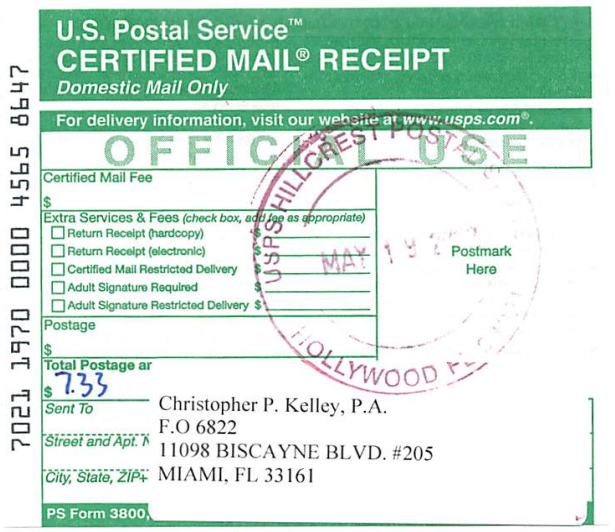
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt.
City, State, ZIP+
PEMBROKE PARK LAKES INC
F.O 6822
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
HOLLYWOOD
7021 1970 0000 4565 8623



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PEMBROKE PARK LAKES INC
F.O 6822
PO BOX 260490
PEMBROKE PINES FL 33026
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD
7021 1970 0000 4565 8630



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
Christopher P. Kelley, P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
MAY
HOLLYWOOD
7021 1970 0000 4565 8647



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
Street and A
City, State, Z

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

Postmark Here

PS Form 38

7021 1970 0000 4565 7916



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

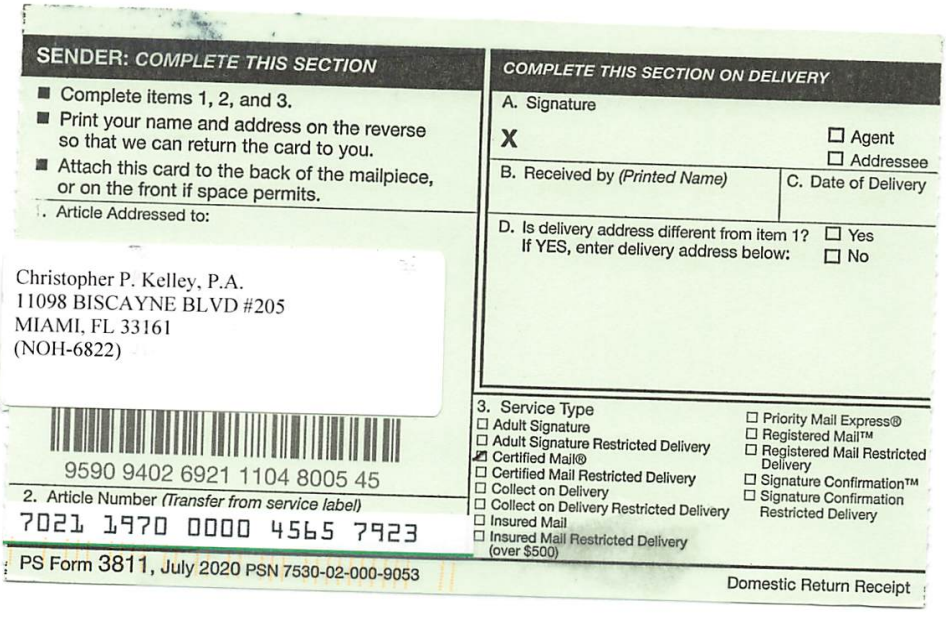
Sent To
Street and Ap
City, State, Z

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
(NOH-6822)

Postmark Here

PS Form 38

7021 1970 0000 4565 7923



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
(NOH-6822)

9590 9402 6921 1104 8005 45

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7923

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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
16 MAR 2022PM 1 L

Hasler
03/15/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

5822

Pembroke Park Lakes LLC
3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

RECEIVED MAR 31 2022

NIXIE 331 DE 1 0003/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2006-02635-16-41

K1: 93241000128816 UTF
33009-5145913

CERTIFIED MAIL

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 1970 0000 4565 7916

Hasler
04/14/2022
US POSTAGE $007.33⁰
ZIP 33023
011D10656696

4/18

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

NIXIE 331 DE 1 0005/07/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0706-02404-14-44

.. 9300090000026280 UNC
33026-6490-BUC

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Hasler FIRST CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Christopher P. Kelley, P.A
11098 Biscayne BLVD # 205
Miami, FL 33161

Hasler FIRST CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Hasler FIRST CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822



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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$6,800,510	$74,990	$6,875,500	$5,317,950	
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

2023 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	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$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

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 – ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 09:59. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

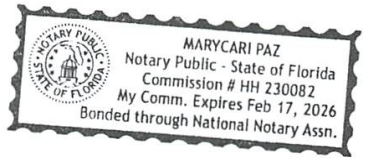
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.
PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: 6822

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 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 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 5/18/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail 3/15/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/14/22 Affidavit Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO. 6822.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:56 P.M. ON THE 28 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

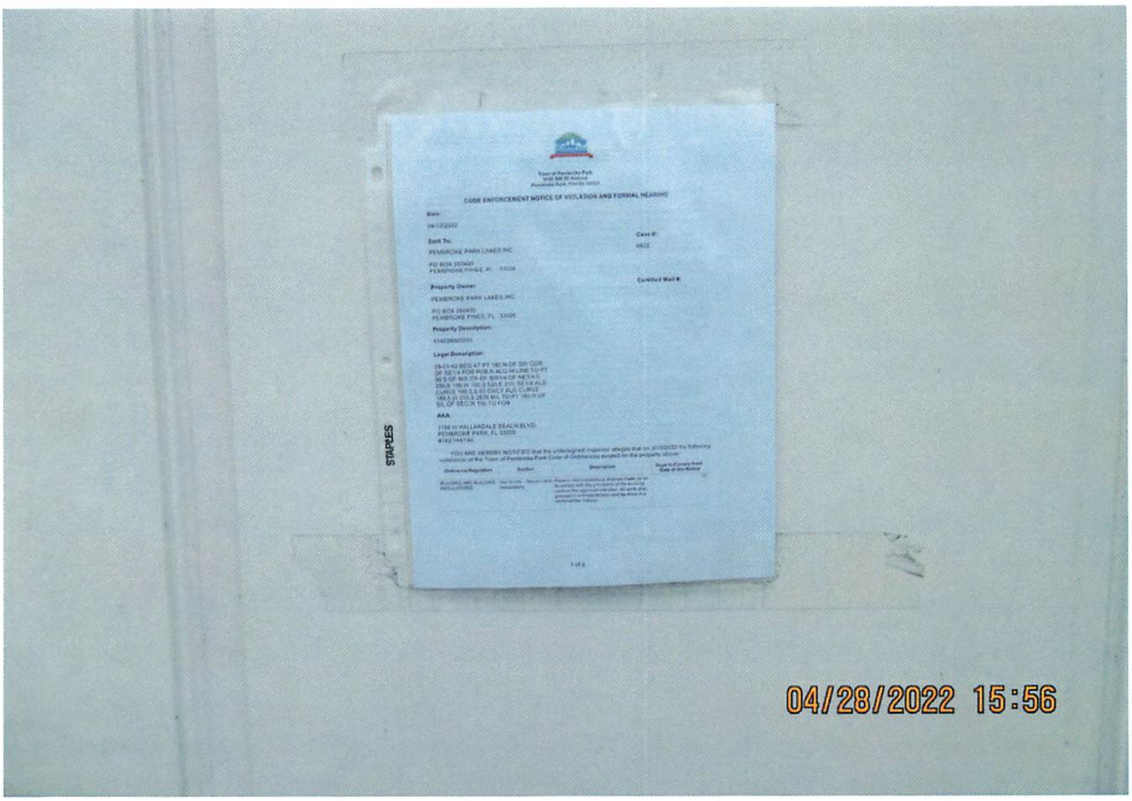
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 17 day of May, 2022, by Erik Richwagen 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
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/28/2022 15:56


04/28/2022 15:56



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
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04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 -- ANNUAL REPORT	View image in PDF format

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	03/15/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

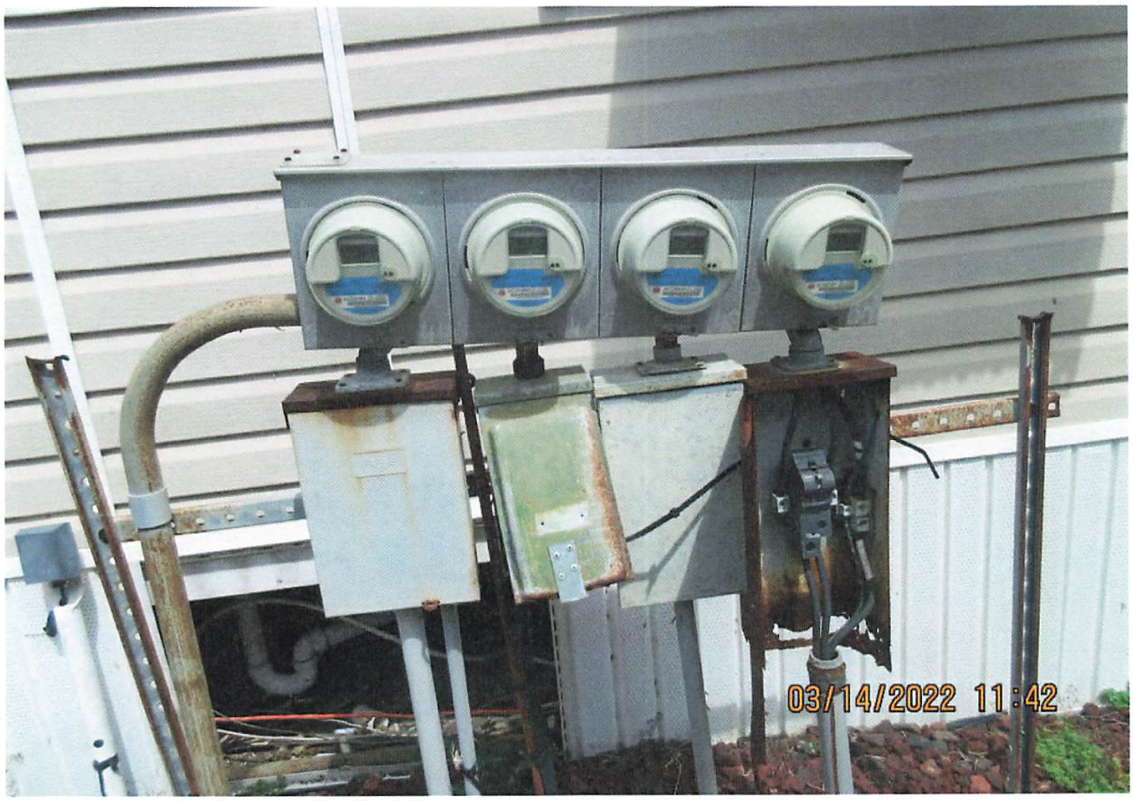
Notes/Means of Correction:

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Folio

514220170080

Legal Description

Case Status Closed **Case #** 5409

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
7/18/2022		Affidavit of Compliance	
7/18/2022		Affidavit of Compliance	Hand
7/19/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Supplemental Order/Claim of Lien	Certified Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail
12/9/2022		Affidavit of Compliance	Hand

Violations

Case Overview

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...	11/14/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/14/2022	$24,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,350.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: December 9, 2022
INVOICE # 320
FOR:

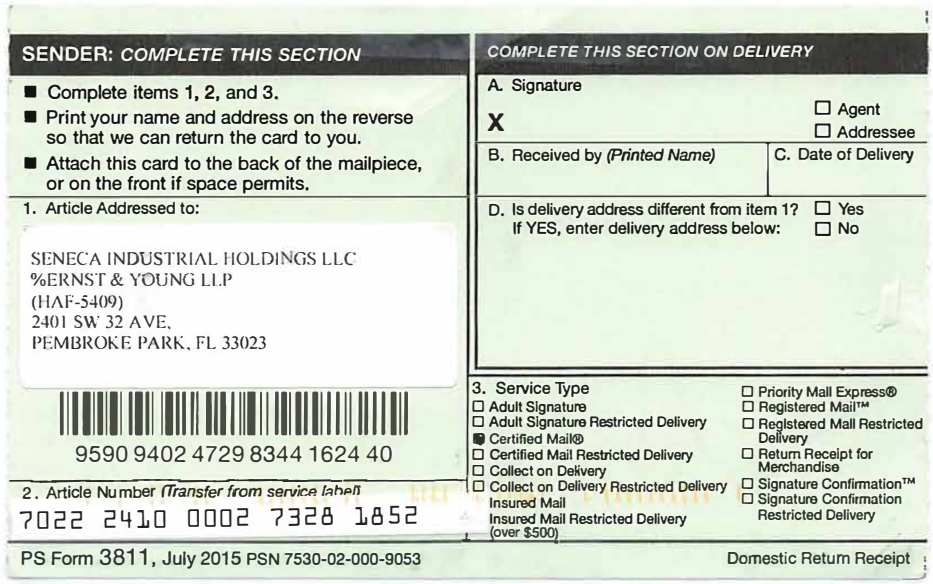
Case # 5409

Bill To:SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2		
	Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
99	Day(s) of Per Diem from (07/18/21-10/25/21)	$ 50.00	$ 4,950.00
1	Recorded Lien Fee		
	Town's Motion to abate fine by 15%		$ 742.50
	2,977+58.50+100 =		$ 842.50
		Balance	$ 5,050.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
(HAF-5409)
2401 SW 32 AVE.
PEMBROKE PARK, FL 33023

9590 9402 4729 8344 1624 40

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1852

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

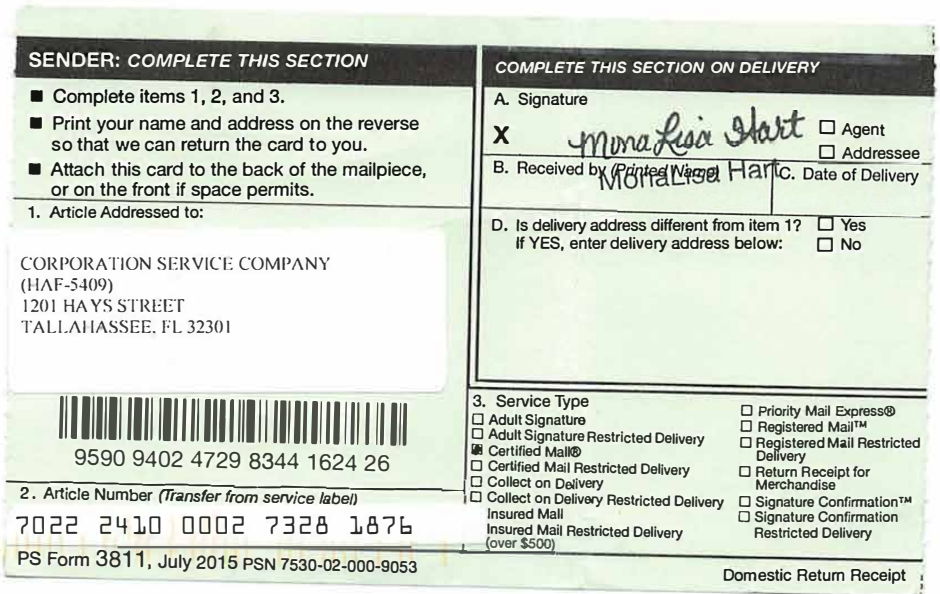
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(HAF-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 4729 8344 1624 26

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1876

PS Form 3811, July 2015 PSN 7530-02-000-9053

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
(HAF-5409)
2401 SW 32 AVE,
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 1852



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
(HAF-5409)
PO BOX 30428
CHARLOTTE NC 28230

for Instructions

7022 2410 0002 7328 1869



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Postmark Here

CORPORATION SERVICE COMPANY
(HAF-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301

for Instructions

7022 2410 0002 7328 1876

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP

CASE NO 5409

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2401 SW 32 AVE. PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 10:26. 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

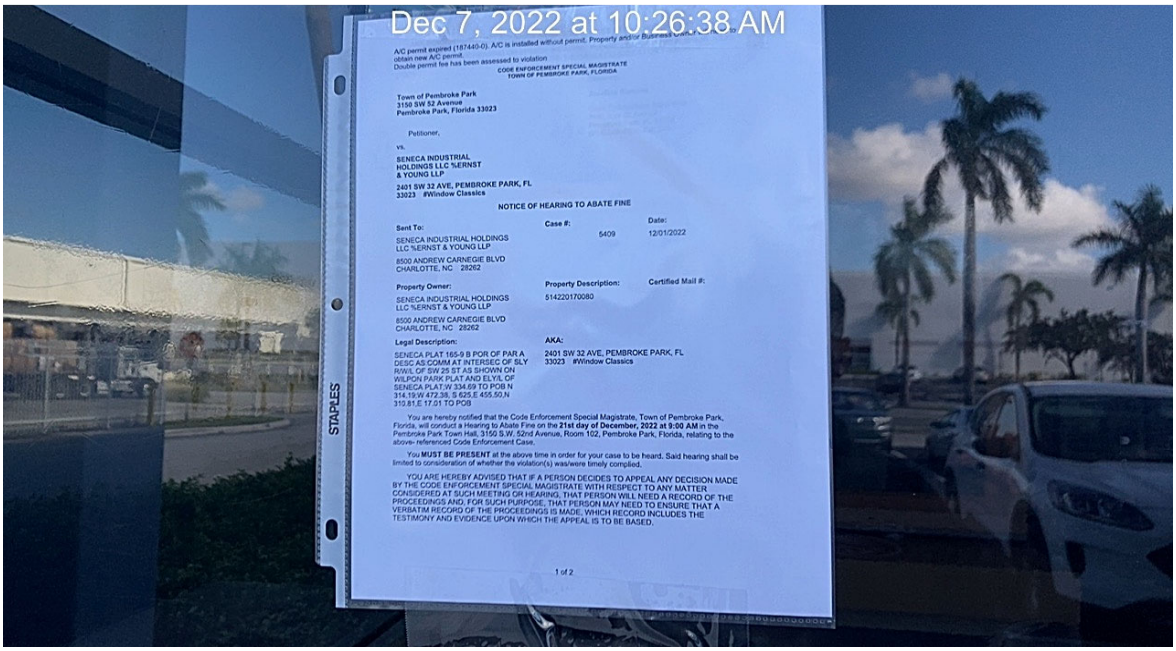
AFFIANT

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 _____


Dec 7, 2022 at 10:26:38 AM
STAPLES
A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner
obtain new A/C permit.
Double permit fee has been assessed to violation
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroks Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP
2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics
NOTICE OF HEARING TO ABATE FINE
Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262
Case #:
5409
Date:
12/01/2022
Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262
Property Description:
514220170080
Certified Mail #:
Legal Description:
SENECA PLAT 165-9 B POR OF PAR A
DESC AS COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB
AKA:
2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of December, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2


2401
WINDOW CLASS
MARVIN
WINDOWS & DOORS
Dec 7, 2022 at 10:26:56 AM

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	5409	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	514220170080	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/21/2022 Phone #: 786-340-5289

Case # 5409 E-mail: nuris.garcia@transwestern.com

Address of Violation: _____

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Nuris Garcia (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5409 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 08/18/2022 imposing the fine of $ $4,950.00 for violation(s)of the Town's Code of Ordinances: Ordinances Section (s) 5-2

Brief summary for request: Request to reduce or abate fine in the amount of $4,950.00. Tenant complied with building code as of 10/25/2021. Unfortunately, we were unaware of requirement to notify code compliance of the completion of the permit with the building department. Our understanding at the time was that both departments were involved and in communication. Our apologies for the delay. Inspection from code compliance performed 08/30/2022.

Nuris Garcia
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nuris Garcia and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 11-22-22.

Notary Public State of Florida: _____ My Commission expires: 7-12-24

NANCY E. TYBOR
Notary Public - State of Florida
Commission # HH 018955
My Comm. Expires Jul 12, 2024
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC %
KIMBERLY S OWENS
Respondent(s)

Case No.: **5409**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

FOLIO NO.: 514220170080

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-2. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$4,950.00** (FOUR THOUSAND NINE HUNDRED 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:

SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and 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: August 18, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ 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 8 day of August, 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, Petitioner, vs. WINDOW CLASSICS SENECA INDUSTRIAL HOLDINGS LLC Respondent(s)	Case No.: 5409

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) **WITHIN 120 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ENECA INDUSTRIAL HOLDINGS LLC
% KIMBERLY S OWENS
SOCL-5409)
O BOX 30428 CHARLOTTE NC 28230

9590 9402 6921 1104 8188 54

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5289

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X R Ra
☐ Agent
☑ Addressee

B. Received by (Printed Name) R. Robinson
C. Date of Delivery 8/16/22

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:

CORPORATION SERVICE COMPANY
(SOCL-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8188 47

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5296

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

Instr# 118347940 , Page 1 of 6, Recorded 08/18/2022 at 09:55 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC %
KIMBERLY S OWENS
Respondent(s)

Case No.: 5409

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

FOLIO NO.: 514220170080

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-2. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of $50.00 (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory $100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of $4,950.00 (FOUR THOUSAND NINE HUNDRED 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:

SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and 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: August 18, 2022.

Notary Public, State of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ 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 8 day of August, 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.: 5409
Petitioner,)
)
vs.)
)
WINDOW CLASSICS)
SENECA INDUSTRIAL HOLDINGS LLC

Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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,**IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida.
this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111025-0

Job Address: 2401 SW 32 AVE

Job Name: WINDOW'S CLASSIC

Permit Status: Permit Complete

Permit Issued Date:6/23/2021 1:14:20 PM

Submitted Into Plan Review Date:5/13/2021 7:59:56 PM

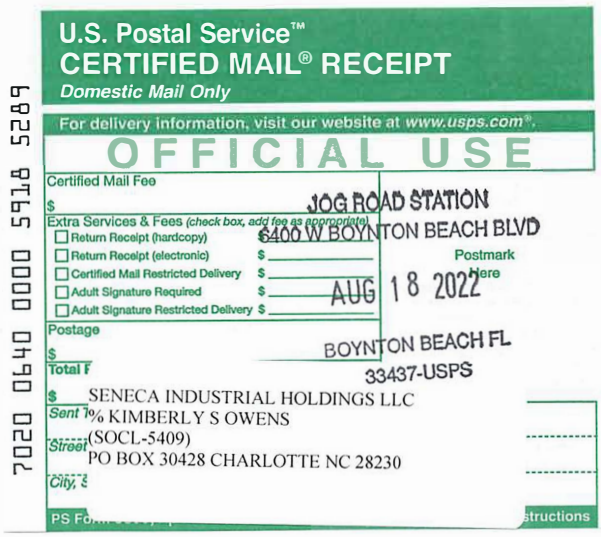
Application Date: 5/5/2021 7:47:06 AM

Difference Between Application to PlanReview: 8 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	8/9/2021 10:50:47 PM
FIRE	Approved	10/6/2021 8:02:14 PM
MECHANICAL	Approved	5/28/2021 2:42:55 PM
ZONING	Approved	6/17/2021 2:18:00 PM



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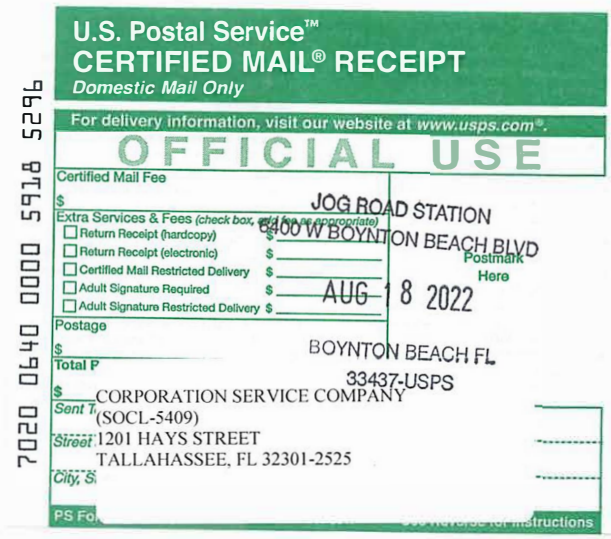
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent T
Street
City, S

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

SENECA INDUSTRIAL HOLDINGS LLC
% KIMBERLY S OWENS
(SOCL-5409)
PO BOX 30428 CHARLOTTE NC 28230

PS Form ... structions

7020 0640 0000 5918 5289



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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 P
$
Sent T
Street
City, S

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

CORPORATION SERVICE COMPANY
(SOCL-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form ... structions

7020 0640 0000 5918 5296

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. WINDOW CLASSICS SENECA INDUSTRIAL HOLDINGS LLC Respondent(s)	Case No.: 5409

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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,**IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Legal Description

Case Status Open **Case #** 5409 **Date Next Inspection** 8/17/2022

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
7/19/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,850.00**

Payments

19,900

Case Overview

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$19,850.00**

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:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
(HCF-5409)
2401 SW 32 AVE
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8180 52

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8456

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
(HCF-5409)
PO BOX 30428 CHARLOTTE NC 28230

9590 9402 6921 1104 8180 69

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8463

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
7/7/22

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

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-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8180 76

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8470

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)* Britany Doty C. Date of Delivery

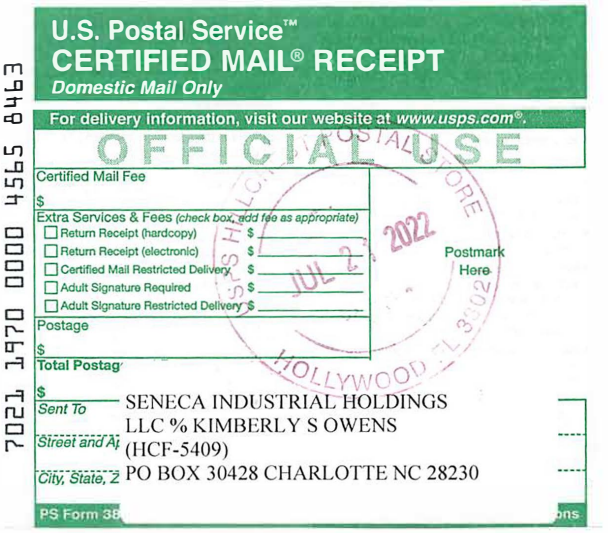
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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 Post
$
Sent To SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
Street and (HCF-5409)
City, State, 2401 SW 32 AVE
PEMBROKE PARK, FL 33023
PS Form 3
JUL 21 2022
Postmark Here
7021 1970 0000 4565 8456



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
Street and Ap (HCF-5409)
City, State, Z PO BOX 30428 CHARLOTTE NC 28230
PS Form 38
JUL 21 2022
Postmark Here
7021 1970 0000 4565 8463



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To CORPORATION SERVICE COMPANY
(HCF-5409)
Street and Apt 1201 HAYS STREET
City, State, Zi TALLAHASSEE, FL 32301-2525
PS Form 380
JUL 21 2022
Postmark Here
7021 1970 0000 4565 8470

7021 0350 0001 0297 5279

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$6.96

Sent To
CORPORATION SERVICE COMPANY
NOH # 5039, #5409

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301-2525

MAY 5 - 2021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH # 5039, #5409
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6610 1028 7088 63

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5279

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Ronnie Long
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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS CASE NO. 5409

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 SW 32 AVE. PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2401 SW 32 AVE. PEMBROKE PARK. FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS AT 11:00 A.M. ON THE 22 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

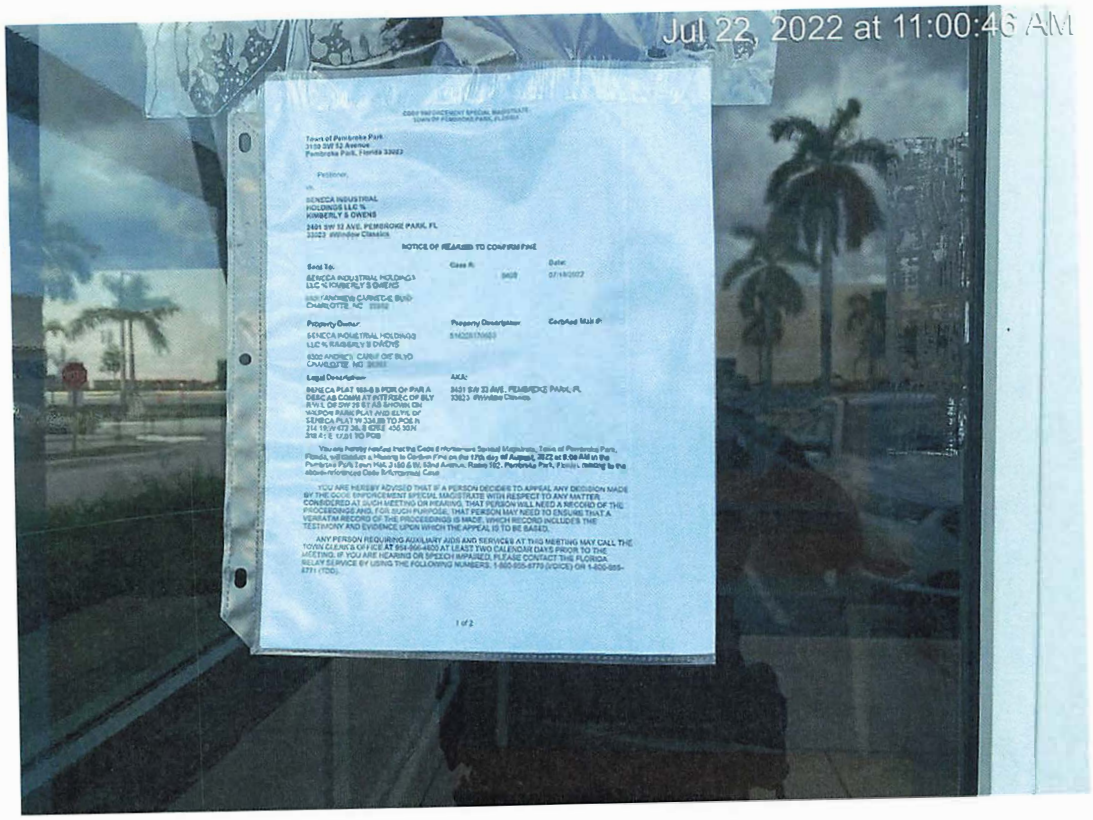
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 22, 2022 at 11:00:46 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA INDUSTRIAL
HOLDINGS LLC %
KIMBERLY S OWENS
2401 SW 32 AVE. PEMBROKE PARK, FL
33023 Window Cleaning
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
6500 ARCHERS CARMEL CIR BLVD
CHARLOTTE, NC 28262
Case #:
9408
Date:
07/18/2022
Property Owner
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
6500 ARCHERS CARMEL CIR BLVD
CHARLOTTE, NC 28262
Property Description
5140301700001
Certified Mail #:
Legal Description
SENECA PLAT 168-B POR OF PAR A
DESC AS COMM AT INTERSEC OF ELY
R/W L OF SW 25 ST AS SHOWN ON
HALPOM PARK PLAT AND ELY'LY OF
SENECA PLAT N 334.88 TO POB N
214.18 W 672.36 S 62E 450.30 N
318.41 E 1021.50 POB
AKA:
2401 SW 32 AVE, PEMBROKE PARK, FL
33023 Window Cleaning
You are hereby noticed that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of August, 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 954-964-4600 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


Jul 22, 2022 at 11:00:55 AM
2401


Jul 22, 2022 at 11:00:57 AM
WINDOW CLASSICS
MARVIN
WINDOWS & DOORS

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	5409	07/19/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	514220170080	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of August, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Legal Description

Case Status Open **Case #** 5409 **Date Next Inspection** 5/18/2021

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	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: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5409

WINDOW CLASSICS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WINDOW CLASSICS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: WINDOW CLASSICS
AT 10:27 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Date:

5/5/2021 12:00:00 AM

Property Owner:

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Mailing Purposes Only


2401
05/10/2021 10:27


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
05/10/2021 10:27

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5409

WINDOW CLASSICS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WINDOW CLASSICS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: WINDOW CLASSICS
AT 10:27 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

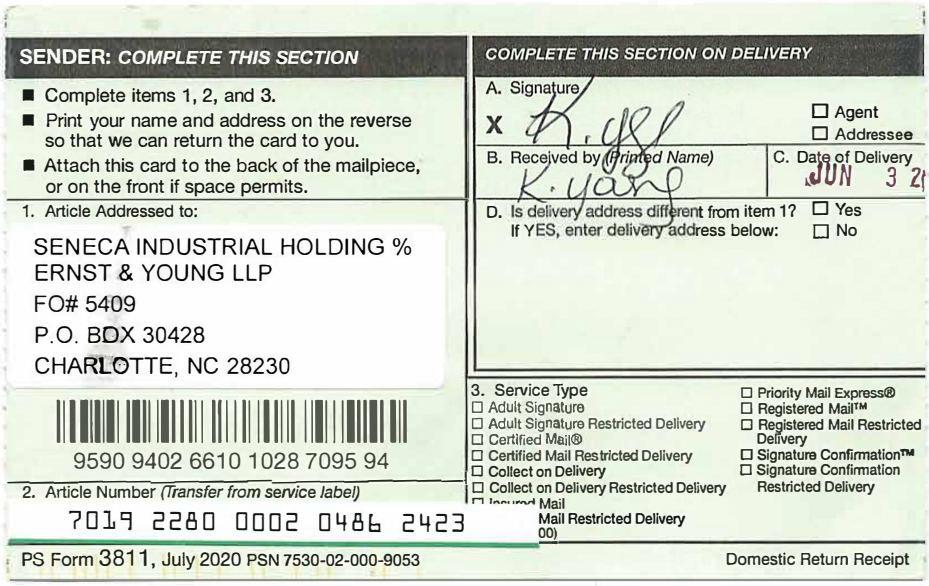
Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


2401
05/10/2021 10:27


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
05/10/2021 10:27



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDING %
ERNST & YOUNG LLP
FO# 5409
P.O. BOX 30428
CHARLOTTE, NC 28230

9590 9402 6610 1028 7095 94

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2423

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X K. Yash ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* K. Yash

C. Date of Delivery JUN 3 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
- ☐ 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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

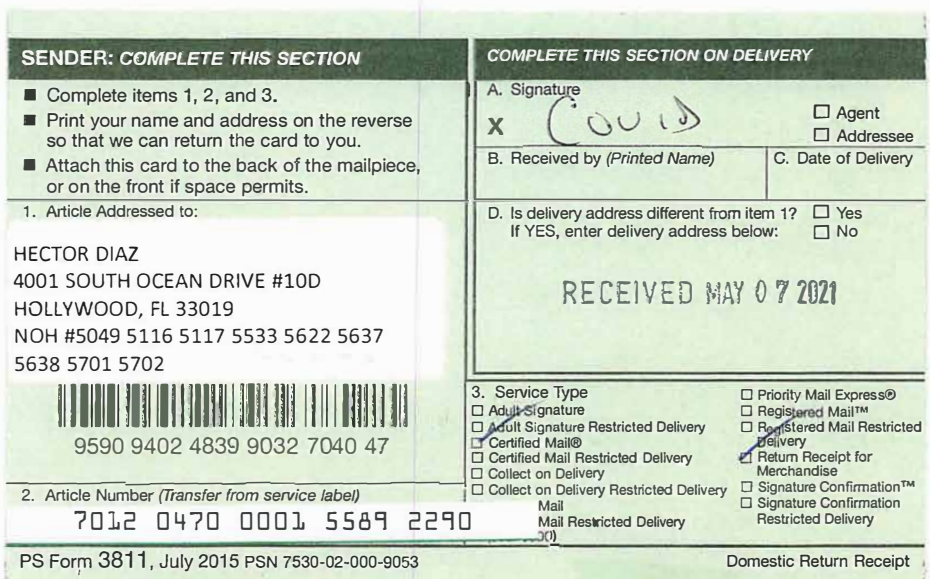
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$6.96
Sent To
Street and A
City, State, Z

MAY 5 - 2021
Postmark Here

CORPORATION SERVICE COMPANY
NOH # 5039, #5409
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

7021 0350 0001 0297 5279

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 47

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2290

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WINDOW CLASSICS
FO# 5409
2401 SW 32ND AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7086 65

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2416

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 5309

HILLCREST POSTAL STORE
FLORIDA 33021
MAY 5 - 2021
Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #5409
PO BOX 30428
CHARLOTTE NC 28230

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and Fees
$ 6.96

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 5606

HILLCREST POSTAL STORE
FLORIDA 33021
MAY 5 2021
Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
WINDOWS CLASSIC
NOH #5409
2401 SW 32 AVENUE
PEMBROKE PARK, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 5309

HILLCREST POSTAL STORE
FLORIDA 33021
MAY 5 - 2021
Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #5409
PO BOX 30428
CHARLOTTE NC 28230

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and Fees
$ 6.96

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 5606

HILLCREST POSTAL STORE
FLORIDA 33021
MAY 5 2021
Postmark Here

SENECA INDUSTRIAL HOLDINGS LLC
WINDOWS CLASSIC
NOH #5409
2401 SW 32 AVENUE
PEMBROKE PARK, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.71

Total Postage and Fees
$ 6.96

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 2280 0002 0486 2416

WEST HOLLYWOOD HILLS
FL 33023
MAY 25 2021
Postmark Here

WINDOW CLASSICS
FO# 5409
2401 SW 32ND AVE
PEMBROKE PARK, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.97

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 2280 0002 0486 2423

WEST HOLLYWOOD HILLS
FL 33023
MAY 26 2021
Postmark Here

SENECA INDUSTRIAL HOLDING
% ERNST & YOUNG LLP
FO# 5409
P.O. BOX 30428
CHARLOTTE, NC 28230

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A
DESC AS:COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

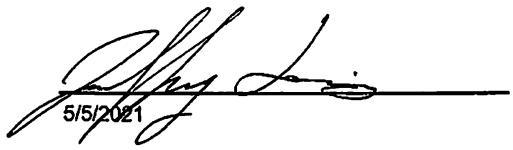
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 SW 32 AVENUE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0080
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,739,810	$9,305,890	$11,045,700	$10,822,600	
2020	$1,739,810	$8,098,920	$9,838,730	$9,838,730	$212,337.50
2019	$1,739,810	$8,348,330	$10,088,140	$10,045,230	$219,616.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,045,700	$11,045,700	$11,045,700	$11,045,700
Portability	0	0	0	0
Assessed/SOH	$10,822,600	$11,045,700	$10,822,600	$10,822,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,822,600	$11,045,700	$10,822,600	$10,822,600

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
3/22/2001	SWD	$1,008,300	31418 / 946

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	289,968	SF
Adj. Bldg. S.F. (Card, Sketch)		108402
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 187440-0

Job Address: 2401 SW 32 AVE

Job Name: WINDOWS CLASSIC

Permit Status: Expired

Permit Issued Date: 1/24/2018 3:02:07 PM

Submitted Into Plan Review Date: 1/12/2018 2:47:43 PM

Application Date: 1/12/2018 2:36:37 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 12 Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Approved	1/23/2018 8:08:08 AM
MECHANICAL	Approved	1/16/2018 5:28:05 PM
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

187440
PERMIT NO.
M-84207
APPLICATION NO.
AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOWS CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS					
OWNER ADDRESS: 8500 ANDREW CARNEGIE BLVD					
CITY: CHARLOTTE					
PHONE: 9547425544	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821	**STATE REGISTRATION: N/A**				
LOT: 0000	BLOCK: 0000	PRESENT USE: WAREHOUSE	PROPOSED USE: WAREHOUSE		
FOLIO NUMBER: 514220170080	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: A/C CHANGE OUT: EXISTING-CARRIER 50HJ008 MIN CIRCUIT 28AMPS MAX:30 EER:8.00 NO HEAT NEW: CARRIER 50TC008 NO HEAT MIN CIRCUIT:28 MAX OVER:30 EER:11.20					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 2401 SW 32 AVE

Job Name: WINDOW'S CLASSIC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:5/13/2021 7:59:56 PM

Application Date: 5/5/2021 7:47:06 AM

Difference Between Application to PlanReview: 8 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Pending	
MECHANICAL	Pending	
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

PERMIT NO.
M-93257

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOW'S CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP					
OWNER ADDRESS: PO BOX 30428					
CITY: CHARLOTTE					
PHONE: 9549661148	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: OFFICE/WAREHOUSE	PROPOSED USE: OFFICE/WAREHOUSE		
FOLIO NUMBER: 514220170080		SUBDIVISION: SENECA INDUSTRIAL			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPLACEMENT OF 7.5 TON A/C PACKAGE UNIT# 50TC008					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
10/27/2020 11:39

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A
DESC AS:COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

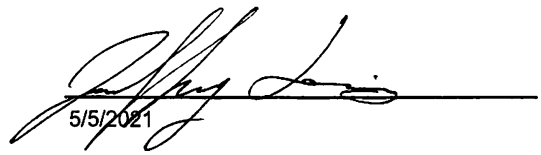
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer



5/5/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/29/2020
US POSTAGE $0(

01

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/29/2020
US POSTAGE $0(

011

Window Classics
2401 SW 32nd Ave
Pembroke Park, FL 33023

NOVE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 SW 32 AVENUE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0080
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,739,810	$9,305,890	$11,045,700	$10,822,600	
2020	$1,739,810	$8,098,920	$9,838,730	$9,838,730	$212,337.50
2019	$1,739,810	$8,348,330	$10,088,140	$10,045,230	$219,616.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,045,700	$11,045,700	$11,045,700	$11,045,700
Portability	0	0	0	0
Assessed/SOH	$10,822,600	$11,045,700	$10,822,600	$10,822,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,822,600	$11,045,700	$10,822,600	$10,822,600

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
3/22/2001	SWD	$1,008,300	31418 / 946

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	289,968	SF
Adj. Bldg. S.F. (Card, Sketch)		108402
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

7021 0350 0001 0297 5279



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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MAY 5 - 2021

CREST POSTAL STORE
FLORIDA 33021

Postage
$

Total Postag
$ 6.96

Sent To
Street and A
City, State, Z

CORPORATION SERVICE COMPANY
NOH # 5039, #5409
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 47

2. Article Number *(Transfer from service label)*

7012 0470 0001 5589 2290

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5409
Petitioner,)
)
vs.)
)
WINDOW CLASSICS)
SENECA INDUSTRIAL HOLDINGS LLC

Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case 5409

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC/ CMB GROCERY & FOOD STORE	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

Folio

514230090681

Legal Description

Case Status Closed **Case #** 5610

Notes

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
8/30/2022	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
9/28/2022		Affidavit of Non-Compliance	Hand
10/20/2022		Affidavit of Compliance	Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/20/2022

Case Overview

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...	9/28/2022
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	9/28/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/28/2022	$18,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,850.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: December 9, 2022
INVOICE # 320
FOR:

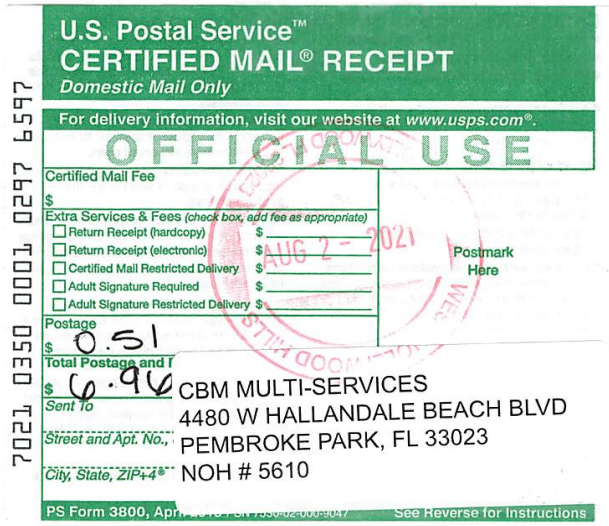
Case # 5610

Bill To:BNUMO INC 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

BNUMO INC 4420 W
HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 330233

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 21-21.(7); 21-23(a) and		
	Final Order on 08/25/2021		
1	Admin Fee	$ 100.00	$ 100.00
397	Day(s) of Per Diem from (09/18/21-10/20/22)	$ 50.00	$ 19,850.00
1	Recorded Lien Fee	$ 58.50	$ 58.50
	Town's Motion to abate fine by 15%		$ 2,977.50
	2,977+58.50+100 =		$ 3,136.00
		Balance	$ 20,008.50

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



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
CBM MULTI-SERVICES

Street and Apt. No.,
4480 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6597



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
BNUMO INC

Street and Apt. No.,
4420 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

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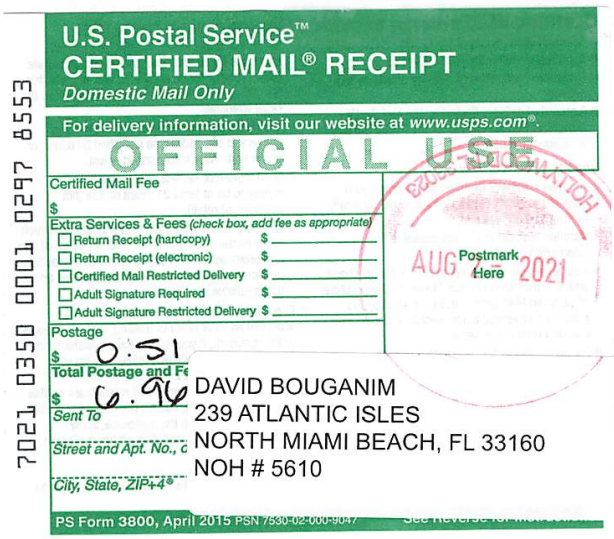
PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8560



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
DAVID BOUGANIM

Street and Apt. No.,
239 ATLANTIC ISLES

City, State, ZIP+4®
NORTH MIAMI BEACH, FL 33160
NOH # 5610

Postmark Here
AUG 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8553



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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
AUG 23 2021

DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
FO # 5610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8928



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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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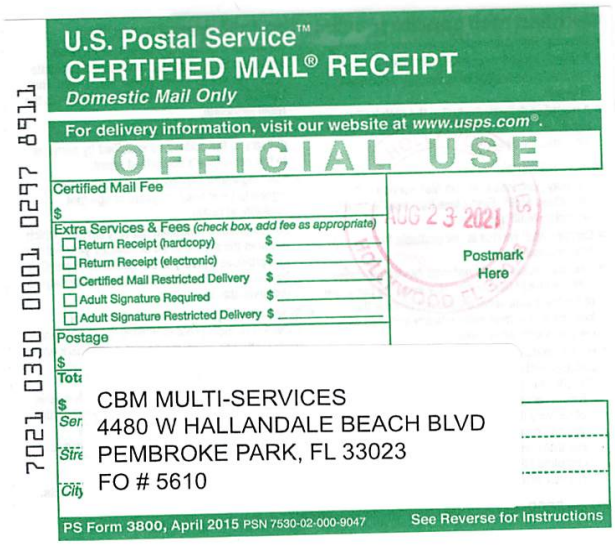
AUG 23 2021

BNUMO INC
4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 5610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8904



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- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Postmark Here
AUG 23 2021

CBM MULTI-SERVICES
4480 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 5610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8911

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C M MULTI-SERVICES
4 30 W HALLANDALE BEACH BLVD
P MBROKE PARK, FL 33023
FO # 5610

9590 9402 6610 1028 6996 73

2. Article Number *(Transfer from service label)*
)21 0350 0001 0297 8911

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
FO # 5610

9590 9402 6610 1028 6996 80

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8928

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

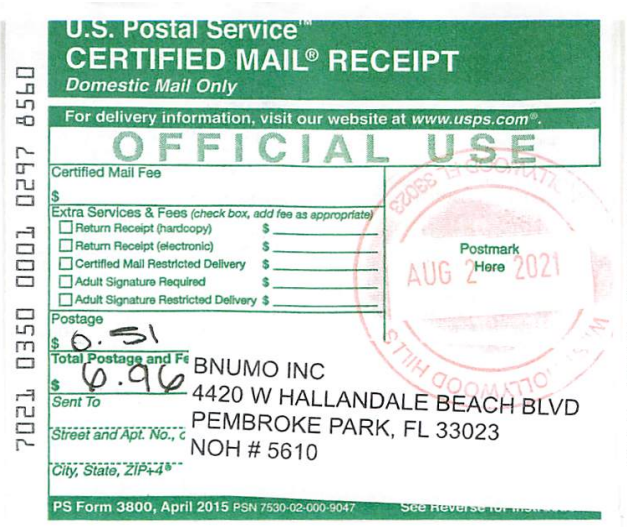
A. Signature
X ☐ Agent ☐ Addressee

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



7021 0350 0001 0297 8560

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
Street and Apt. No., c
City, State, ZIP+4®

BNUMO INC
4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0001 0297 6597

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4®

CBM MULTI-SERVICES
4480 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, Apri See Reverse for Instructions



7021 0350 0001 0297 8553

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
Street and Apt. No., c
City, State, ZIP+4®

DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
NOH # 5610

Postmark Here
AUG 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

#5610

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

#5610

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

CBM - Multi-Services
4420 W Hallandale Beach
BLVD #4480

Pembroke Park
FL
33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC
CMB GROCERY & FOOD STORE

CASE NO 5610

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CMB GROCERY & FOOD STORE AT 11:36 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

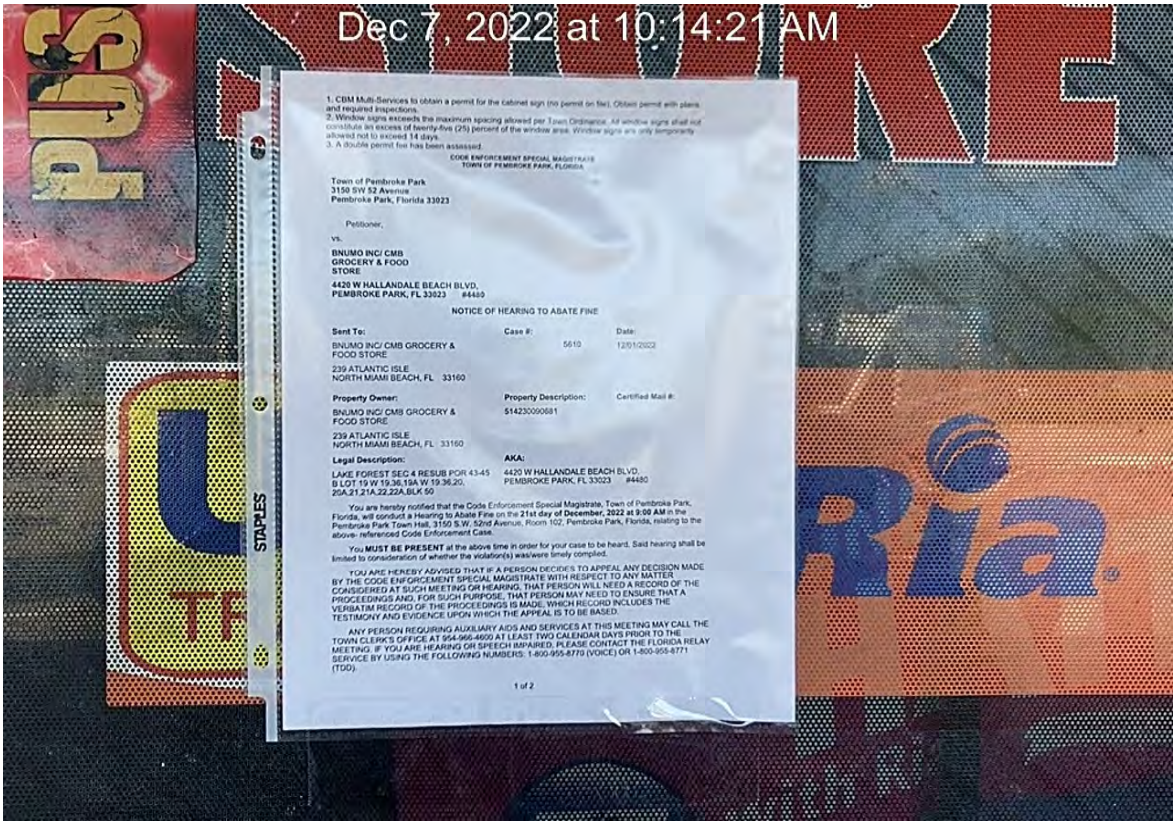
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC/ CMB
GROCERY & FOOD
STORE

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4480

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
BNUMO INC/ CMB GROCERY & FOOD STORE 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5610	12/01/2022

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC/ CMB GROCERY & FOOD STORE 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	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 #4480

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4480

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC	5610	08/30/2022
239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160		

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 #4480

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.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2110910-0

Job Address: 4420 W HALLANDALE BEACH BLVD

Job Name: BNUMO INC

Permit Status: Expired

Permit Issued Date:4/21/2021 11:05:06 AM

Submitted Into Plan Review Date:4/14/2021 2:28:33 PM

Application Date: 4/14/2021 2:26:11 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	4/14/2021 7:57:18 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC / CBM Multi-Services	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

Legal Description

Case Status Open **Case #** 5610 **Date Next Inspection** 8/19/2021

Notes
1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 8/19/2021
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/19/2021

Annual Reports

Report Year	Filed Date
2019	03/27/2019
2020	05/12/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

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 #4480

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

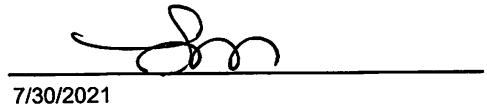
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CBM MULTI-SERVICES /BNUMO INC	)	CASE NO. 5610
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CBM MULTI-SERVICES /BNUMO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CBM MULTI-SERVICES / BNUMO INC AT **9:20** **A.M.**/P.M. ON THE **2** DAY OF AUGUST 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

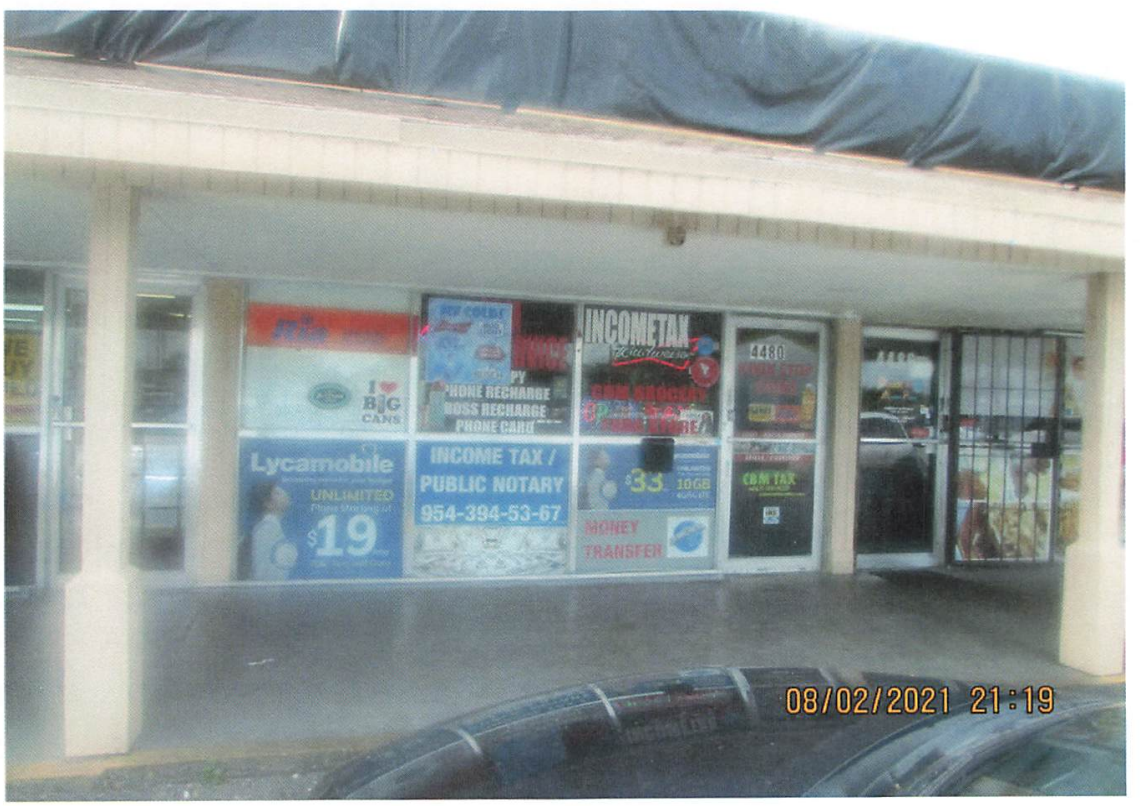
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

08/02/2021 21:20




4480
KWIK STOP
TRANSFER
Ria
CIGARS / TABACCO PRODUCTS
08/02/2021 21:20


INCOMETAX
4480
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
Lycamobile
UNLIMITED
$19
$33
MONEY
TRANSFER
08/02/2021 21:19


Ria
ENVIOS
I ♥ BIG CANS
ICE COLD!
BUD LIGHT
BUSCH
PHONE RECHARGE
BOSS RECHARGE
PHONE CARD
INCOMETAX
CBM GROCERY
FOOD STORE
4480
KWIK STOP STORE
Lycamobile
Breathing room for your budget
UNLIMITED
Plans starting at
$19/mo
Talk, Text and Data
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
$33
10GB
4G/5G LTE
MONEY
CBM TAX
08/02/2021 21:20


Ria
ENVIOS
ICE COLD!
BUD LIGHT
BUSCH
INCOMETAX
CBM GROCERY
4480
08/02/2021 21:20

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5610	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	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 #4480

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Postmark Here

HILLCREST POSTAL STORE
DEC 1 2022
HOLLYWOOD FL 33021

BNUMO INC
(HAF-5610)
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 1821



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

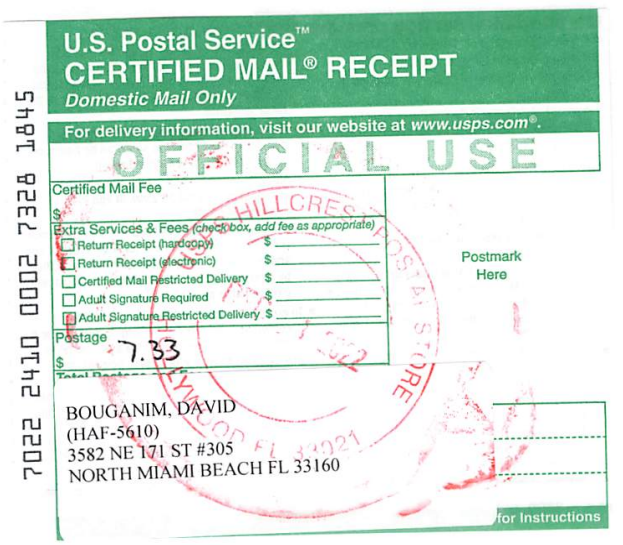
Postmark Here

HILLCREST POSTAL STORE
DEC 1 2022
HOLLYWOOD FL 33021

BNUMO INC
(HAF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

See Reverse for Instructions

7022 2410 0002 7328 1838



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- ☑ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☑ Adult Signature Restricted Delivery $

Postage
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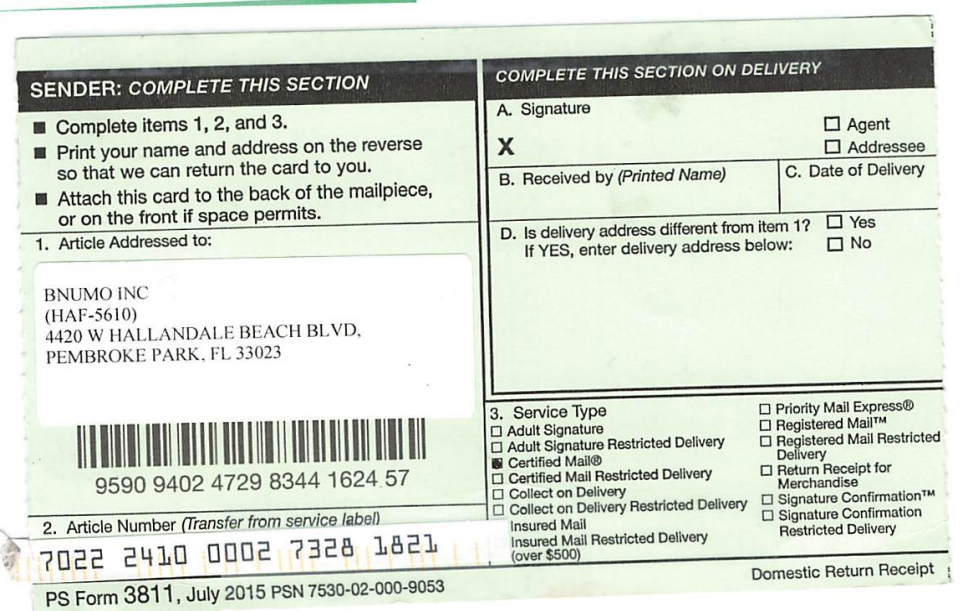
HILLCREST POSTAL STORE
DEC 1 2022
HOLLYWOOD FL 33021

BOUGANIM, DAVID
(HAF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

for Instructions

7022 2410 0002 7328 1845



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
(HAF-5610)
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 4729 8344 1624 57

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1821

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO 5610

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BNUMO INC AT 10:14. 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 _____

Instr# 118420410 , Page 1 of 6, Recorded 09/23/2022 at 09:14 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

BNUMO INC
Respondent(s)

Case No.: **5610**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT 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 enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 19, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES / NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

1. The Special Magistrate entered a Final Order on August 19, 2021., determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-17 and 21-21. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on AUGUST 19, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 19, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$18,450.00** (EIGHTEEN THOUSAND FOUR HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

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.

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.

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.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284956
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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, Petitioner, vs. CBM MULTI-SERVICES / BNUMO INC Respondent(s)	Case No.: 5610

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: BNUMO INC, 239 ATLANTIC ISLE, NORTH MIAMI BEACH, FL 33160

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) 5-17; 21-21. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 21-21 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 19TH day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC/ CMB GROCERY & FOOD STORE

4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC/ CMB GROCERY & FOOD STORE 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5610	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC/ CMB GROCERY & FOOD STORE 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	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 #4480

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/16/22 Phone #: 305-788-0391

Case # 5610 E-mail: DBougan@aol.com

Address of Violation: 4480 Hollywood Blvd Pembroke Park,

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, DAVID Bougan (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5610 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $_____ for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: Never Received Notice

DAVID Bougan
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, David Bougan and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Nov. 16 2022.

Notary Public State of Florida: _____ My Commission expires: _____

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.



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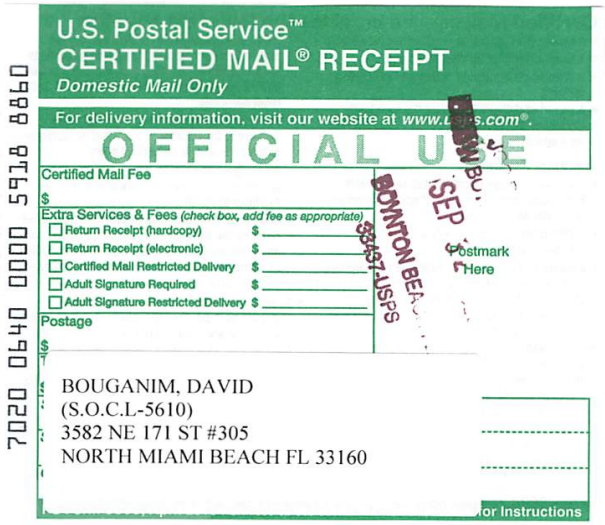
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
SEP 2 2022
BOYNTON BEACH FL 33437-USPS
BNUMO INC
(S.O.C.L-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160
7020 0640 0000 5918 8853



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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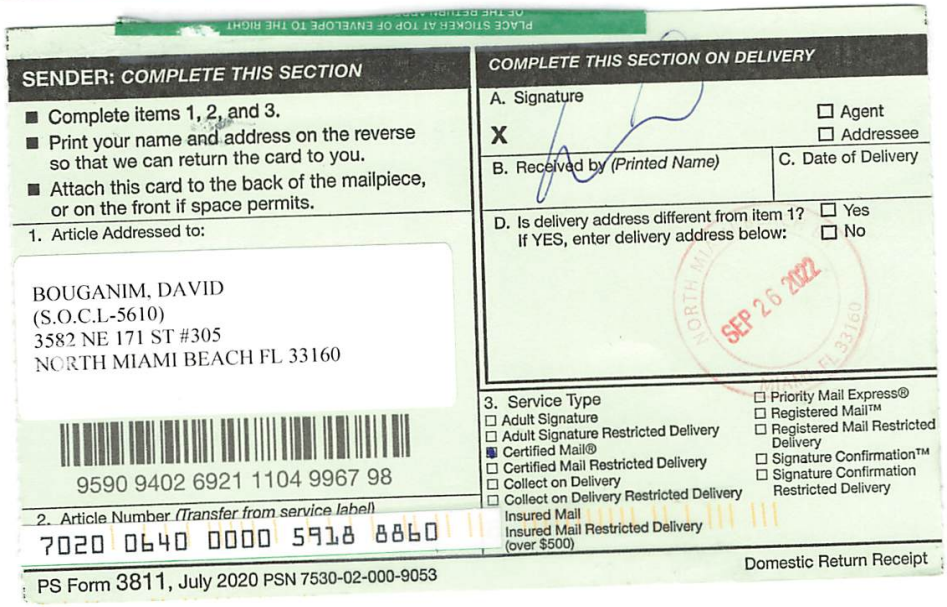
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
SEP 2 2022
BOYNTON BEACH FL 33437-USPS
BNUMO INC
(S.O.C.L-5610)
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
7020 0640 0000 5918 8877



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:

BOUGANIM, DAVID
(S.O.C.L-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 9967 98

2. Article Number (Transfer from service label)
7020 0640 0000 5918 8860

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 26 2022

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:

BNUMO INC
(S.O.C.L-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 9967 81

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8853

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 26 2022
MIAMI, FL 33160

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.

BNUMO INC
Respondent(s)

Case No.: **5610**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT 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 enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 19, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES / NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

1. The Special Magistrate entered a Final Order on August 19, 2021., determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-17 and 21-21. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on AUGUST 19, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 19, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$18,450.00** (EIGHTEEN THOUSAND FOUR HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

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.

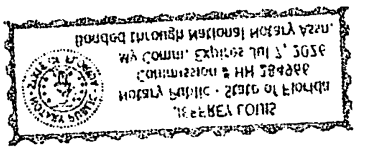
WITNESS my hand and official in the County and State aforesaid this date:

September 21, 2022.

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.

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, Petitioner, vs. CBM MULTI-SERVICES / BNUMO INC Respondent(s)	)	Case No.: 5610

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: BNUMO INC, 239 ATLANTIC ISLE, NORTH MIAMI BEACH, FL 33160

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) 5-17; 21-21. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 21-21 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 19TH day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC/ CMB GROCERY & FOOD STORE	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

Legal Description

Case Status Open **Case #** 5610 **Date Next Inspection** 9/21/2022

Notes
1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
8/30/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine 9/7/22	Affidavit of Service/Posted to Property Certified Mail 8/31/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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
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: 9/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 9/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$18,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,500.00**

18,450



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2020	05/12/2020
2021	04/12/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
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02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations


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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
AUG 31 2022
Sent To
BOUGANIM, DAVID
(HCF-5610)
Street a
3582 NE 171 ST #305
City, Sta
NORTH MIAMI BEACH FL 33160
7020 0090 0001 3495 8891


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
Postmark Here
Sent
BNUMO INC
(HCF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160
7020 0090 0001 3495 8884


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:
BNUMO INC
HCF-5610)
582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160
9590 9402 6921 1104 9951 35
2. Article Number (Transfer from service label)
7020 0090 0001 3495 8884
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
SEP 10 2022
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
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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Attach this card to the back of the mailpiece, or on the front if space permits.
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(HCF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160
9590 9402 6921 1104 9951 42
2. Article Number (Transfer from service label)
7020 0090 0001 3495 8891
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
SEP 10 2022
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

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

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* 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*	$336,000	$603,020	$939,020	$939,020	
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
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	$939,020	$939,020	$939,020	$939,020

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

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

239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/04/2006

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
239 ATLANTIC ISLES
NORTH MIAMI BEACH. FL 33160