AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 15, 2023
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

11 - 21	4.1.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - MAY 18 2022
22 - 39	4.2.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - SEPTEMBER 21 2022
40 - 56	4.3.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - NOVEMBER 16 2022
57 - 66	4.4.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - JANUARY 25 2023

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

67 - 81 7.1. **CASE 4381** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4381

82 - 108 7.2. **CASE 5534** - PEMBROKE CROWN III LLC - 2533 -2575 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5534

109 - 129 7.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-27(7) - TEMPORARY SIGNS - **FIRST OFFENSE**
Case Overview 5707

130 - 169 7.4. **CASE 5708** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEAING - SECTION(s) 5-103(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 28-304 - SURFACE OF PARKING AREA - **FIRST OFFENSE**
Case Overview 5708

170 - 196 7.5. **CASE 5772** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, LOT #122, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE**
Case Overview 5772

197 - 222 7.6. **CASE 5807** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 28-304 - SURFACE OF PARKING AREA - **REPEAT OFFENSE**
Case Overview 5807

223 - 240 7.7. **CASE 5867** - SOUTHERN REINFORCING STEEL CO INC - 1867 SW 31 AVE, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5867

241 - 270 7.8. **CASE 6145** - TRINITY BROADCASTING OF FL INC/ROBERT ST. JEAN - 3200 PEMBROKE RD, LOT 842, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE**
Case Overview 6145

271 - 296 7.9. **CASE 7275** - PROPERTIES JJC LLC - 5100 SW 41 ST, UNIT 111, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7275

297 - 308 7.10. **CASE 8234** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 8234

309 - 329 7.11. **CASE 8288** - PEMBROKE CROWN LLC - 2649 S PARK LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 21-21(7) TEMPORARY SIGNS - **REPEAT OFFENSE**
Case Overview 8288

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

8.1. **CASE 4794** - ARELY TORREZ - 113 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

330 - 388 8.2. **CASE 4798** - MAGALY CAMPOS-LICEA - 111 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4798

389 - 425 8.3. **CASE 7157** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k)(m)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7157

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

9.1. **CASE 4943** - HALLANDALE RETAIL LLC - 3000 COUNTRY CLUB LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

9.2. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, UNIT 309, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

426 - 462 9.3. **CASE 5020** - PIERRE-LOUIS,ALEX - 5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES 28-313 - PARKING OR STORAGE OF WATERCRAFT, WATERCRAFT TRAILERS, AND GOLF CARTS - **FIRST OFFENSE**
Case Overview 5020

463 - 508 9.4. **CASE 5437** - AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 5437

509 - 539 9.5. **CASE 5525** - MARCOUX,ANDRE - 2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5525

540 - 648 9.6. **CASE 5604** - PHILIPPE,PIERRRE & EDITH - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(i)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-41- ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 15-152 - REGISTRATION OF SYSTEM; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS - **FIRST OFFENSE**
Case Overview 5604

649 - 745 9.7. **CASE 5771** - ISRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2681 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76-NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT;15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS - **REPEAT OFFENSE**
Case Overview 5771

746 - 784 9.8. **CASE 6512** - DCT/CE II LLC %PROLOGIS RE TAX - 3520 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6512

785 - 820 9.9. **CASE 6955** - ISRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2649 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6955

821 - 852 9.10. **CASE 7832** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-42(a) - DISPOSAL OF SOLID WASTE RESTRCTED; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE**
Case Overview 7832

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

10.1. **CASE 5672** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3876-3880 PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

853 - 877 10.2. **CASE 7450** - MEASA I LLC - 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(g)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-24(b) CONSTRUCTION MAINTENANCE AND LOCATION REQUIREMENTS - **FIRST OFFENSE**
Case Overview 7450

11. ADMINISTRATIVE CORRECTIONS

878 - 886 11.1. Administrative Corrections Case 5619

12. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

12.
1.

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	LIEN RECORDING DATE	HOMESTEAD EXCEPTION
1	4635	DEBORAH LISA VAUGHN	9/3/2019	135 STEVEN STREET, PEMBROKE PARK, FL 33009	9/14/2022	NO
2	4770	ANA SANCHEZ	12/4/2019	103 DAVID DRIVE, PEMBROKE PARK, FL 33009	9/14/2022	NO
3	4772	WANDA CRUZ	12/4/2019	105 DAVID DRIVE, PEMBROKE PARK, FL 33009	8/18/2022	NO
4	4943	HALLANDALE RETAIL LLC	11/5/2016	3000 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	5/18/2020	NO
5	5070	ISRAEL FAMILY PARK ROAD 1 LLC	5/8/2020	2649 S PARK RD, PEMBROKE PARK, FL 33009	9/13/2022	NO
6	5384	FEENEY, ROBERT & DEBORAH	10/13/2020	5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023	9/13/2022	NO
7	5479	PEMBROKE PARK CHURCH OF CHRIST OF	12/11/2020	3707 SW 56 AVE, PEMBROK	9/13/2022	NO

		BROWARD COUNTY INC		E PARK, FL 33023		
8	5533	2400 SW 30 LLC	2/17/2021	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	9/13/2022	NO
9	5622	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009	9/13/2022	NO
10	5637	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009	9/13/2022	NO
11	5638	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009	9/13/2022	NO
12	5801	LUIS ROCA	5/3/2021	2402 SUSAN LANE, PEMBROKE PARK, FL 33009	9/13/2022	NO
13	6126	LAKE FOREST BAPTIST CHURCH INC	8/4/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	NO
14	6288	HANLEX PROPERTIES LLC	9/16/2021	4790 W HALLANDALE BEACH BLVD,	9/23/2022	NO

15	6310	LAKE FOREST BAPTIST CHURCH INC	9/22/2021	PEMBROKE PARK, FL 33023 3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	NO
16	6639	DUQUETTE, MARC ROCHON LYNDA ETAL	1/25/2022	112 MARINE CT #502, PEMBROKE PARK, FL 33009	9/23/2022	NO
17	6771	1730 PR LLC	3/2/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	NO
18	6810	WILSON,MCNEIL WILSON,ANGELA	3/9/2022	5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023	10/26/2022	NO
19	6909	1730 PR LLC	4/6/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	NO

13. ADJOURNMENT

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, May 18, 2022
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

1. **CALL TO ORDER: 9:02 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
   ATTORNEY: MELISSA ANDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICH RICHWAGEN
   CLERK: NAZLY CARDONA & MARYCARI PAZ
4. **ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)**
   - ERIK RICHWAGEN:
     - Case #5911 amnesty program.
     - Case #6000 has complied.
     - Case #6601 has complied.
     - Case #6819 has complied.
   - JOSELINE RAMIREZ:
     - Case # 5517 has complied.
     - Case #6594 has complied.
5. PUBLIC HEARING
   SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

6. FORMAL HEARING - CHIEF CODE OFFICER - J. RAMIREZ

6.1. **CASE 5397** - 2N INVESTMENT INC - 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(f)(g)(i)(k)(l)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 5397

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5551 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.2. **CASE 5506** - L A W HALLANDALE 30 LC - 2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 5506 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2940 SW 30 Ave, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.3. **CASE 5508** - LAKESHORE MOBILE HOME PARK LLC/ MARIA LANDAVERDE AND JORGE SANABRIA - 108 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** Case Overview 5508 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	108 David Drive, Pembroke Park, Fl	60 Days to Comply $100 Per Diem Fine $100 Admin Fee	07/17/2022

6.4. **CASE 5513** - PARK 31ST CORP - 1804A SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 9-99 DUTIES OF BUREA OFFICERS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 5513 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	1804A SW 31 Ave, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.5. **CASE 5517** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 LOT#722/821- 812-911 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 5517 # - #

Respondent or Representative	Address	Final Order
Absent	3140 W Hallandale Beach Blvd #722/821-812-911, Pembroke Park, Fl	Complied

6.6. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 5518 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2300 S Park RD, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine Per Violation $100 Admin Fee	06/17/2022

6.7. **CASE 5526** - MAURICE DOYON - 4854 SW 25 CT, PEMBROKE PARK, FL 33023 #31-2 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** # - #

Case Overview 5526

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4854 SW 25 CT, Pembroke Park, Fl	90 Days to Comply $100 Per Diem Fine $100 Admin Fee	08/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2801 John P Lyons LN, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine, per Violation $100 Admin Fee	06/17/2022

6.9. **CASE 6594** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 6594 # - #

Respondent or Representative	Address	Final Order
Absent	3031 W Hallandale Beach Blvd, Pembroke Park, Fl	Complied

6.10. **CASE 6727** - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(f)(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 15-17 - BUSINESS TAX RECEIPT; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE;15-23 - SEPARATE VIOLATION FOR EACH BUISNESS TAX RECEIPT; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS; 21-21 (7) TEMPORARY SIGNS; 21-23(a) PERMIT - **FIRST OFFENSE** Case Overview 6727 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Veronica Perez	4520 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days to Comply $250 Per Diem Fine $100 Admin Fee	07/17/2022

6.11. **CASE 6886** - KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 27-33 - LANDSCAPE MAINTENANCE - **FIRST OFFENSE** Case Overview 6886 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3680 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days to Comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

6.12. **CASE 6926** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **SECOND OFFENSE** Case Overview 6926 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3031 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.13. **CASE 6941** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** Case Overview 6941 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
- Kevin Mirabal - Enrique Fernandez	3300 Pembroke Road, Pembroke Park, Fl	30 Days to Comply $500 Per Diem Fine $100 Admin Fee	06/17/2022

6.14. **CASE 6944** - TRINITY BROADCASTING OF FL INC - 3200 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** Case Overview 6944 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
- Kevin Mirabal - Enrique Fernandez	3200 Pembroke Road, Pembroke Park, Fl	30 Days to Comply $500 Per Diem Fine $100 Admin Fee	06/17/2022

7. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

7.1. **CASE 5911** -OMERIS BARZAGA - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
Absent	2315 SW 31 Ave, Pembroke Park, Fl	Complied

7.2. **CASE 6000** - HENK TAN REV TR TAN, HENK & HELEN TRS - 2211 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
Absent	2211 John P Lyons Ln, Pembroke Park, Fl	Complied

7.3. **CASE 6666** - JOE REALTY HOME LLC - 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** Case Overview 6666 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Desilnome Josepp	3932 SW 52 Ave, Pembroke Park, Fl	60 Days to Comply $50 Per Diem Fine $100 Admin Fee	07/17/2022

7.4. **CASE 6801** - 3221 LLC - 3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(h)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
Absent	3221 SW 56 Ave, Pembroke Park, Fl	Complied

7.5. **CASE 6810** - WILSON, MCNEILWILSON, ANGELA - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(a)(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** Case Overview 6810 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5511 SW 32 CT, Pembroke Park, Fl	60 Days to Comply $250 Per Diem Fine $100 Admin Fee	07/17/2022

7.6. **CASE 6819** - PEMBROKE GARDENS LTD - 3701 SW 48 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(k) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
	3701 SW 48 Ave, Pembroke Park, Fl	Complied

7.7. **CASE 6822** - PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** Case Overview 6822 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

7.8. **CASE 6892** - GREEN ACRES PEMBROKE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** # - #

Case Overview 6892

Respondent or Representative	Address	Final Order	Date to Comply by
Tonea Nicholls	3100 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days to Comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

7.9. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** # - #

Case Overview 6893 HOLIDAY HALLANDALE MHC LLC

Respondent or Representative	Address	Final Order	Date to Comply by
- Marlene Hernandez - Sandra Williams	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days to Comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

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

8.1. **CASE 6426** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **THIRD OFFENSE** Case Overview 6426 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	1708 SW 31 Ave, Pembroke Park, Fl	Confirmation of Fine $88,148.50

8.2. **CASE 6905** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **FOURTH OFFENSE** Case Overview 6905 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	1708 SW 31 Ave, Pembroke Park, Fl	Confirmation of Fine $55,600.00

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

9.1. **CASE 5337** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5337 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated $1,393.50 30 Days Or Revert to $8,958.50	06/17/2022

9.2. **CASE 5436** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** Case Overview 5436 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated to $1,506.00 payable in 30 Days Or Revert to $9,705.50	06/17/2022

9.3. **CASE 5485** - PARK LAKE INC. - 426 MARINE DR PEMBROKE PARK, FL 33009/3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 5485 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Bertrand Sayssei	426 Marine Dr, Pembroke Park, Fl	Fine Abated to $1,506.00 payable in 30 Days Or Revert to$3,100.00	06/17/2022

9.4. **CASE 6565** - JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC. - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(e)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-215 - RESTRITED AREA OF USE - **FIRST OFFENSE** Case Overview 6565 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Rick Chaples	2550 S Park Rd, Pembroke Park, Fl	Fine Abated to $112.50 payable in 30 Days Or Revert to $750.00	06/17/2022

9.5. **CASE 6874** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 28-333 - INDUSTRIAL ZONED AREAS - **SECOND OFFENSE** Case Overview 6874 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park Rd, Pembroke Park, Fl	Fine Abated to $3,500.00 payable in 30 Days Or Revert to $15,100.00	06/17/2022

9.6. **CASE 6489** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-180 - SANCTIONS FOR VIOLATION OR NONCOMPLIANCE; 15-25 - SEPARATE VIOLATION FOR EACH DAY OF BUSINESS WITHOUT BUSINESS TAX RECEIPT; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY - **SECOND OFFENSE** Case Overview 6489 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park Rd, Pembroke Park, Fl	Fine Abated to $1,500.00 payable in 30 Days Or Revert to $7,500.00	06/17/2022

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

10.1. **CASE 5641** - BARBARA MILLER - 5439 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE**Case Overview 5641 # - #

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Dana Miller	5439 SW 41 ST, Pembroke Park, Fl	30 Days to Comply $100 Per Diem Fine $100 Admin Fee	06/17/2022

10.2. **CASE 5549** - V & A MIAMI LLC/ANOINTS BODY OF CHRIST - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Case Overview 5549 # - #

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Claudine Thorpe	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days to Comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

11. **ADJOURNMENT: 12:50 P.M.**

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Page

1. **CALL TO ORDER: 9:04 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: HARRY HIPLER & ANDRE MCKENNEY
   ATTORNEY: MELISSA HENDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
   CLERK: NAZLY CARDONA & MARYCARI PAZ
4. ADOPTION OF MINUTES
   - 4.1. SPECIAL MAGISTRATE MEETING MINUTES APRIL 20, 2022 # - #
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES APRIL 20, 2022
   - 4.2. SPECIAL MAGISTRATE MEETING MINUTES JUNE 15, 2022 # - #
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES JUNE 15, 2022
   - 4.3. SPECIAL MAGISTRATE MEETING MINUTES JULY 20, 2022 # - #
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES JULY 20, 2022
   - 4.4. SPECIAL MAGISTRATE MEETING MINUTES AUGUST 17, 2022 # - #
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES AUGUST 17, 2022

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

- ERICK RICHWAGEN:
  - Case #6743 modified agenda to reflect the notice of formal hearing

- JOSELINE RAMIREZ:
  - Case #7370 postponed till further notice.
  - Case #5480 postponed. New owner entered amnesty program as of 09/08/2022.
  - Case #7390 postponed to November hearing 2022.
  - Case #5195 addition for mitigation of fine.
  - Case #4725 addition for mitigation of fine.
  - Case #6394 addition for mitigation of fine.

6. PUBLIC HEARING

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

7. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Final Order	Date to Comply by
- David Lazarus - Jean Mor	1730 SW 30 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

8. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

8.1. **CASE 6394** - BKI-95 LLC - 2000 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** Case Overview 6394 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Alex Kalas – Max Langen	2000 SW 30 Ave, Pembroke Park, Fl	Fine Abated to $7,649.00 payable in 30 Days Or Reverts to $50,148.50	10/21/2022

9. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

9.1. **CASE 4958A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 – BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 4958A

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- Carlos Munguia - Kerstin Vasquez	5100 SW 41 St, Pembroke Park, Fl	Confirmed Fine $89,100.00

10. FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 5471** - BNUMO INC. - 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(a)(d)(e); 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** Case Overview 5471 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
David Bouganim	4444 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

10.2. **CASE 5480** -FRANCISCA/CARLOS RODRIGUEZ - 206 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
Absent	206 W Lake Drive, Pembroke Park, Fl	Postponed

10.3. **CASE 5487** - MARIELLE TESNIER - STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5487 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	148 W Lake Drive, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	10/21/2022

10.4. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(f) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** Case Overview 6009 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
- Abdel Fatach – Nir Shaham	2329 John P Lyons Ln, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	12/20/2022

10.5. **CASE 6399** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **SECOND OFFENSE**
Case Overview 6399 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
David Bouganim	4420 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/20/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3201 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	10/21/2022

10.7. **CASE 7122** - SUNSHINE GASOLINE DISTRIBUTORS INC. - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** # - #

Case Overview 7122

Respondent or Representative	Address	Final Order	Date to Comply by
Boris Morales	3700 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $150 Per Diem $100 Admin Fee	10/21/2022

10.8. **CASE 7157** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(g)(h)(k)(l)(m)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** # - #

Case Overview 7157

Respondent or Representative	Address	Final Order	Date to Comply by
Marlene Hernandez	2940 Country Club Ln, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

10.9. **CASE 7182** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **SECOND OFFENSE** Case Overview 7182 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	15 Days $250 Per Diem $100 Admin Fee	10/06/2022

10.10. **CASE 7382** - MCGILL,STEPHON E - 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7382 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3911 SW 52 Ave Blg 5 Unit 4, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	10/21/2022

10.11. **CASE 7390** - CAROLINA 31ST CORP - 2035 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order
Absent	2035 SW 31 Ave, Pembroke Park, Fl	Postponed to November Hearing 2022

10.12. **CASE 7393** - INFINITY AZURE LLC - 5325 SW 32 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE** Case Overview 7393 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Juany Merced	5325 SW 32 Street, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	10/21/2022

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

Respondent or Representative	Address	Final Order
Absent	2150 SW 30 AVE, Pembroke Park, Fl	Postponed Till Further Notice

10.14. **CASE 7380** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c)(h)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** # - #

Case Overview 7380

Respondent or Representative	Address	Final Order	Date to Comply by
David Martinez	4790 W Hallandale Beach Blvd, Pembroke Park, Fl	15 Days $250 Per Diem $100 Admin Fee	10/06/2022

10.15. **CASE 7396** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 7396 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3201 W Hallandale Beach Blvd, Pembroke Park, Fl	5 Days $250 Per Diem $100 Admin Fee	09/26/2022

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

11.1. **CASE 7359** - JUUCY HOLDINGS LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(e)(h)(i)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 PERMIT APPLICATION; 27-33 - MAINTENANCE - **FIRST OFFENSE** Case Overview 7359 # - #

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Juda Gabay	3520 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

12. HEARING TO CONFIRM FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

12.1. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 4947 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Steinman Ezequiel	5100 Sw 41 St, Unit 309 Pembroke Park, Fl	Confirmed Fine $12,700.00

12.2. **CASE 4948** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41ST STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a)(1) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 4948 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- Carlos Munguia – Kerstin Vasquez	5100 SW 41 St, Pembroke Park, Fl	Confirmed Fine $48,300.00

12.3. **CASE 4950** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41ST STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(h)(i)(k)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4950 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- Carlos Munguia - Kerstin Vasquez	5100 SW 41 St, Pembroke Park, Fl	Confirmed Fine $42,000.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
David Lazarus	1730 SW 30 Ave, Pembroke Park, Fl	Confirmed Fine $3,850.00

12.5. **CASE 6771** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 21-19 - PROHIBITED SIGNS; 28-346(a)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** Case Overview 6771 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
David Lazarus	1730 SW 30 Ave, Pembroke Park, Fl	Confirmed Fine $60,350.00

12.6. **CASE 6909** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17-BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **SECOND OFFENSE**
Case Overview 6909 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
David Lazarus	1730 SW 30 Ave, Pembroke Park, Fl	Confirmed Fine $83,600.00

13. HEARING TO ABATE FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

13.1. **CASE 5195** - ARDEVCO LLC - 3181 W HALLANDALE BCH BLVD, HALLANDALE BEACH, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 5195 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $3,291.00 30 Days Or Revert to $21,098.50	10/21/2022

13.2. **CASE 4725** - 2727 PARK RD LLC - 2727 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S REPONSIBILITIES; 28-262 - LOCATIING MOILE HOMES OUTSIDE PARKS; 28-346(c)(f)(1)(3) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** Case Overview 4725 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Jeremy Shir – Tony Raz	2727 S Park Rd, Pembroke Park, Fl	Fine Abated to $3,100.00 payable in 30 Days Or Reverts to $50,148.50	10/21/2022

13.3. **CASE 5325** - CICF III-FL2W01 LLC % CABOT PROPERTIES INC - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5325 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Jesse Oppenheimer	3400 SW 20 St, Pembroke Park, Fl	Fine Abated to $3,675.00 payable in 30 Days Or Reverts to $26,600.00	10/21/2022

13.4. **CASE 5506** - L A W HALLANDALE 30 LC - 2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5506 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	2940 SW 30 Ave Bay 5, Pembroke Park, Fl	Fine Abated to $1,488.00 payable in 30 Days Or Reverts to $9,350.00	10/21/2022

13.5. **CASE 5513** - PARK 31ST CORP - 1804A SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES;15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 5513 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	1804A SW 31 Ave, Pembroke Park, Fl	Fine Abated to $2,088.00 payable in 30 Days Or Reverts to $13,250.50	10/21/2022

13.6. **CASE 5706** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** Case Overview 5706 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3181 W Hallandale Beach Blvd Unit105, Pembroke Park, Fl	Fine Abated to $2,841.00 payable in 30 Days Or Reverts to $18,098.50	10/21/2022

13.7. **CASE 5770** - SOUTH PARK 33009 LLC - 2665-2681 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(a)(d)(e); 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE** Case Overview 5770 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Erez Skolnik	2665-2681 S Park Rd, Pembroke Park, Fl	Fine Abated to $1,285.00 payable in 30 Days Or Revert to $11,950.00	10/21/2022

14. FORMAL HEARING - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

14.1. **CASE 4957A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC - 5100 SW 41ST STREET, PEMBROKE PARK FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE** # - #

Case Overview 4957 A

Respondent or Representative	Address	Final Order	Date to Comply by
- Carlos Munguia – Kerstin Vasquez	5100 SW 41 St, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

14.2. **CASE 4957H** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC - 5100 SW 41ST STREET, PEMBROKE PARK FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE** Case Overview 4957h # - #

Respondent or Representative	Address	Final Order	Date to Comply by
- Carlos Munguia – Kerstin Vasquez	5100 SW 41 St, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

14.3. **CASE 5049** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-2 - NONRESIDENTIAL COMMERCIAL BUIDLINGS, OWNERS RESPONSIBILITIES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** Case Overview 5049 2400 Sw 30 Llc # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2400 SW 30 Ave, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	10/21/2022

14.4. **CASE 5542** - BNUMO INC - 4420-4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023- FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** # - #

Case Overview 5542

Respondent or Representative	Address	Final Order	Date to Comply by
David Bohgadim	4420-4502 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	11/20/2022

14.5. **CASE 5609** - BNUMO INC - 4500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE** Case Overview 5609 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
David Bohgadim	4500 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	11/20/2022

14.6. **CASE 5616** - BNUMO INC - 4486 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) - 21-21(1)(7) - TEMPORARY SIGNS - **FIRST OFFENSE** Case Overview 5616 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
David Bohgadim	4486 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	10/21/20221

14.7. **CASE 6014** - PEMBROKE PARK LAKES INC, LYNN VAUDRY - 34 W LAKE CT PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6014 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	34 W Lake Ct, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	11/20/2022

CASE 6047 - HOLIDAY HALLANDALE MHC LLC, PAUL FARRAY - 3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6047 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 523, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	10/21/2022

14.9. **CASE 6122** - ROYER,ALAIN M THERRIEN,FRANCINE - 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6122 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Donald Simond	614 Lake Shore Dr #117, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	10/21/2022

14.10. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6743 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
- Jorge Arias – Milagros Marin	3898 Pembroke Rd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

14.11. **CASE 6970** - PEMBROKE PARK LAKES INC, SUOK BROUD - 42 W LAKE CT PEMBROKE PARK FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6970 # - #

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	42 W Lake Ct, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	11/20/2022

15. HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

15.1. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIE-DOWN REQUIREMENTS FOR PERMANENT STATUS VEHICLES- **FIRST OFFENSE** # - #

Case Overview 6893

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Marlene Hernandez	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/20/2022

15.2. **CASE 6892** - GREEN ACRES PEMBROKE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIE-DOWN REQUIREMENTS FOR PERMANENT STATUS VEHICLES - **FIRST OFFENSE** # - #

Case Overview 6892

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Marlene Hernandez	3100 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	11/21/2022

16. HEARING TO CONFIRM FINE - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

16.1. **CASE 5610** - BNUMO INC - 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 21-21.(7) - TEMPORARY SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE** Case Overview 5610 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
David Bohgadim	4480 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $18,450.00

16.2. **CASE 5996** - HOLIDAY HALLANDALE MHC LLC, YOBELVER HERNANNAY - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** CASE OVERVIEW 5996 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	3140 W Hallandale Beach Blvd Lot #718, Pembroke Park, Fl	Confirmed Fine $7,850.00

16.3. **CASE 6288** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES; 5-17 - PERMIT APPLICATION; 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 - NOTICE TO REMOVE ACCUMULATIONS- TO BE SENT TO PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76(b) - NUISANCES: DUTY OF THE PROPERTY OWNER AND TENANTS TO PREVENT; 28-330 - MINIMUM STANDARDS FOR FENCES, WALLS AND HEDGES - **FIRST OFFENSE** CASE OVERVIEW 6288 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
David Martinez	4790 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $146,100.00

16.4. **CASE 6639** - PEMBROKE PARK LAKES INC, DUQUETTE, MARC ROCHON, LYNDA ETAL - 112 MARINE CT #502 PEMBROKE PARK FL 33009-6036 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** case Overview 6639 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	112 Marine Ct #502, Pembroke Park, Fl	Confirmed Fine $3,200.00

16.5. **CASE 6429** - HOLIDAY HALLANDALE MHC LLC, BERTILDA ARCHINOLD - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6429 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Bertilda Archibold	3140 W Hallandale Beach Blvd Lot 903, Pembroke Park, Fl	Confirmed Fine $9,350.00

16.6. **CASE 6722** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS **FIRST OFFENSE** case Overview 6722 # - #

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $25,600.00

16.7. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS **FIRST OFFENSE** Case Overview 6743 # - #

Respondent or Representative	Address	Final Order
	3898 Pembroke Rd, Pembroke Park, Fl	60 days 250 Per Fine $100 Admin fee

Compy date 11/20/2022

17. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

17.1.

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

12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

9. Jordana Goldsteni Esq – Richard Paese - 2300 S Park Rd, Pembroke Park, Fl
5. Jeremy Shir – Tony Raz- 2727 S Park Rd, Pembroke Park, Fl

18. ADJOURNMENT: 2:11 P.M.

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Page

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

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: HARRY HIPLER.
ATTORNEY: MELISSA HENDERSON.
BUILDING OFFICIAL: MIGUEL NUNEZ.
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ.
CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN.
BTR OFFICER: LISA CANNON.
CLERK: MARYCARI PAZ & WARNER CHAVEZ.

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

JOSELINE RAMIREZ
- Case #6184 addition for mitigation of fine.
- Case #6146 addition for mitigation of fine.
- Case #6548 postponed to the 12/21/2022 hearing.

ERIC RICHWAGEN
- Case #6169 is now in compliance.
- Case #7229 is now in compliance.

5. PUBLIC HEARING

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

6. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	614 Lake Shore Dr, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4250 W Hallandale Beach Blvd #4, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/16/2022

7. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Nancy Romero	3121 SW 21 St, Pembroke Park, Fl	Fine Abated to$663.00 payable in 30 Days Or Reverts to $3,850.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	1960 SW 30 Ave, Pembroke Park, Fl	Fine Abated to$11,136.00 payable in 30 Days Or Reverts to $73,398.50	12/16/2022

8. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Jessica Benites	2501 SW 32 Ter, Pembroke Park, Fl	Confirmed Fine $67,500.00

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

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

Respondent or Representative	Address	Final Order	Date to Comply by
Omar Olaguibel	27 Traci Terrace East Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Michael Smith	2830 S Park Rd Unit C, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order
Absent	3500 W Hallandale Beach Blvd, Pembroke Park, Fl	Postponed till 12/21/2022 Hearing.

- # 9.4. **CASE 7390** - CAROLINA 31ST CORP - 2035 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** Case Overview 7390

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	2035 SW 31 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Carlos Guerrera	129 Lone Pine Terrace, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Clara Contreras	3302 SW 54th Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Clara Contreras	5410, 5412, 5414, 5416 SW 32 Street, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2405 Susan Lane Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Michael Arguelles	2570 S Park Rd, Pembroke Park, Fl	30 Days $500 Per Diem $100 Admin Fee	12/16/2022

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

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3154 Pembroke Rd, Pembroke Park, Fl	Fine Abated to $4,629.00 payable in 90 Days Or Reverts to $44,900.00	02/14/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Catalina Montano - Rich Grammy	4803 SW 41 St, Pembroke Park, Fl	Fine Abated to $850.00 payable in 30 Days Or Reverts to $5,100.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Kevin Mirabal - Steven R. Harris	3300 Pembroke Rd,Lot 449, Pembroke Park, Fl	Fine Abated to$355.00 payable in 30 Days Or Reverts to $1,800.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Todd Ruderman	2801 John P Lyons Ln, Pembroke Park, Fl	Fine Abated to$2,950.00 payable in 30 Days Or Reverts to $19,100.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $17,200.00 payable in 30 Days Or Reverts to $85,200.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Lori English	2311-2315 John P Lyons Ln, Pembroke Park, Fl	Fine Abated to$475.00 payable in 30 Days Or Reverts to $2,600.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Attorney Jean Marie	2111 John P Lyons Ln, Pembroke Park, Fl	Fine Abated to$3,539.00 payable in 30 Days Or Reverts to $16,450.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Attorney Jean Marie	2111 John P Lyons Ln, Pembroke Park, Fl	Fine Abated to $4,950.00 payable in 30 Days Or Reverts to $48,148.50	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Andrew Reed	W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $250.00 payable in 30 Days Or Reverts to $850.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Kevin Mirabal - Steven R. Harris	3300 Pembroke Rd, Pembroke Park, Fl	Fine Abated to $500.00 payable in 30 Days Or Revert to $2,100.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Kevin Mirabal - Steven R. Harris	3200 Pembroke Rd, Pembroke Park, Fl	Fine Abated To $400.00 payable in 30 Days Or Revert To $1,600.00	12/16/2022

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

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Max Lagen	2000 SW 30 Ave, Pembroke Park, Fl	Confirmed Fine $31,100.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Bertrand Sayser	124 Lake Shore Dr, Pembroke Park, Fl	Confirmed Fine $31,100.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	41 Peyton Place, Pembroke Park, Fl	Confirmed Fine $27,500.00

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

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
David Bouganim	4444 W Hallandale Beach Blvd Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Rose L Delva	5520 SW 33 ST, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Luis Boschetti	3201 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	2306 Charles Rd, Pembroke Park, Fl	90 Days $50 Per Diem $ Admin Fee	02/14/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Rose L Delva	5520 SW 33 St, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

13. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Real Marier	2412 Cheri Lane, Pembroke Park, Fl	Fine Abated to $1,100.00 payable in 90 Days Or Revert to $13,450.00	02/14/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Catalina Montano - Rich Grammy	4803 SW 41 St, Pembroke Park, Fl	Fine Abated to $1,850.00 payable in 30 Days Or Revert to $25,100.00	12/16/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Claude Cote	154 Marine Cir #588, Pembroke Park, Fl	Fine Abated to $140.00 payable in 30 Days Or Revert to $500.00	12/16/2022

14. HEARING TO EXTEND TIME - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	2320 Charles Rd, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	02/14/2023

15. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Final Order	Date to Comply by
Clara Contreras	3201 SW 55 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3615 SW 52 Ave, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 813, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 518, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	01/15/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5521 SW 32 Ct, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order
Absent	5501 SW 32 Ct, Pembroke Park, Fl	Is Now in Compliance.

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5510 SW 32 Ct, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Diego Casabale	3192 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Final Order
Absent	3146 John P Curci Dr Bay 3, Pembroke Park, Fl	Is Now in Compliance.

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

Respondent or Representative	Address	Final Order	Date to Comply by
David Rossi	3200 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	02/14/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	608 Marine Dr # 419, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Ghislain Cote Michelle	5050 SW 28 ST, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	12/16/2022

16. FORMAL HEARING - BTR CODE OFFICER LISA CANNON

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

Respondent or Representative	Address	Final Order	Date to Comply by
Andrew Reed	5590 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Andrew Reed	5590 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	12/16/2022

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

Respondent or Representative	Address	Final Order
Absent	4900 W Hallandale Beach Blvd, Pembroke Park, Fl	Adjudicated and complied.

17. ADJOURNMENT: 1:05 P.M.

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
9:00 AM - Wednesday, January 25, 2023 Council Chambers -
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:03 AM

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: HARRY HIPLER
ASSITANT CITY ATTORNEY: BRIAN SHERMAN
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
CLERK: NAZLY CARDONA & MARYCARI PAZ

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

- Case #4961A continued for the hearing in March.
- Case #4962A continued for the hearing in March.
- Case #4963A continued for the hearing in March.
- Case #4886 added for an abatement.
- Case #4991 postponed, respondent is part to the Amnesty Program.
- Case #4942 postponed, respondent is part to the Amnesty Program.
- Case #5543 added for an extension of time.
- Case #6637 added for an extension of time.
- Case #5808 continued for the hearing in March.
- case #6057 continued for the hearing in March.
- Case #6167 dismissed because they are in full compliance.
- Case #6642 added for an order to vacate.
- Case #6719 added for an order to vacate.
- Case #746 added for administrative amendments.
- Case #4443 added for administrative amendments.
- Order of Foreclosure for December 21, 2022 hearing added for administrative amendments.
- Case #6144 removed.
- Case #7403 removed.
- Case #7404 removed.

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

6. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # 6.1. **CASE 4882** - GLORIA MUNOZ - 105 LORI LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 4882

Respondent or Representative	Address	Final Order	Date to Comply by
Adrian Toledano	105 Lori Lane, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

- # 6.2. **CASE 4883** - ROBERT MONASTERIO GARCIA - 107 LORI LANE, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE** Case Overview 4883

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	107 Lori Lane, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

6.3. **CASE 4961A** - TOWN OF PEMBROKE PARK - 3001 SW 33RD AVE, PEMBROKE PARK, FL 33009 (RIGHT OF WAY) - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **SECOND OFFENSE**

Respondent or Representative	Address	Final Order
Absent	3001 SW 33rd Ave, Pembroke Park, Fl	Continued for the Hearing in March.

6.4. **CASE 4962A** - TOWN OF PEMBROKE PARK - 2250 S PARK RD, PEMBROKE PARK, FL 33009 (RIGHT OF WAY) - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **THIRD OFFENSE**

Respondent or Representative	Address	Final Order
Absent	2250 S Park Rd, Pembroke Park, Fl	Continued for the Hearing in March.

6.5. **CASE 4963A** - TOWN OF PEMBROKE PARK - 3300 SW 30TH STREET, PEMBROKE PARK, FL 33009 (RIGHT OF WAY) - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FOURTH OFFENSE**

Respondent or Representative	Address	Final Order
Absent	3300 SW 30th St, Pembroke Park, Fl	Continued for the hearing in March.

- # 6.6. **CASE 6144** - TOWN OF PEMBROKE PARK - 3115 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **SECOND OFFENSE** Case Overview 6144

Respondent or Representative	Address	Final Order
Absent	3115 SW 52 Ave, Pembroke Park, Fl	Dismissed

- # 6.7. **CASE 7072** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(k)(m); EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 13-1, 2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCES - **FIRST OFFENSE** Case Overview 7072

Respondent or Representative	Address	Final Order	Date to Comply by
Monica Entin	2401 John P Lyons Lane, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	04/25/2023

- # 6.8. **CASE 7403** - TOWN OF PEMBROKE PARK - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(g)(i)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 27-33 - MAINTENANCE - **FIRST OFFENSE** Case Overview 7403

Respondent or Representative	Address	Final Order
Absent	3150 SW 52 Ave, Pembroke Park, Fl	Dismissed.

- # 6.9. **CASE 7404** - TOWN OF PEMBROKE PARK - 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7404

Respondent or Representative	Address	Final Order
Absent	4250 W Hallandale Beach Blvd, Pembroke Park, Fl	Removed.

- # 6.10. **CASE 8051** - WAREHOUSE 1800 L L C - 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-103 (k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 8051

Respondent or Representative	Address	Final Order	Date to Comply by
Monica Entin	2401 John P Lyons Ln, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	04/25/2023

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

- # 7.1. **CASE 4886** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 27-73 - PERMIT - **FIRST OFFENSE** Case Overview 4886

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $7,764.00 payable in 60 Days Or Revert to $50,800.00	03/26/2023

- # 7.2. **CASE 5039** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 5039

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3215 SW 52 Ave, Pembroke Park, Fl	Fine Abated to $4,051.00 payable in 30 Days Or Revert to $26,050.00	02/24/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3615 SW 52 Ave, Pembroke Park, Fl	Fine Abated to $363.00 payable in 30 Days Or Revert to $1,850.00	02/24/2023

- # 7.4. **CASE 6822-** PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6822

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $2,463.00 payable in 30 Days Or Revert to $48,450.00	02/24/2023

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

8.1. **CASE 4941** - JORGE ARDILA JIMENEZ - 121 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	121 Lori Lane, Pembroke Park, Fl	Postponed, Responded is Part to the Amnesty Program

8.2. **CASE 4942** - FRANCOIS PRUDHOME - 119 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	119 Lori Lane, Pembroke Park, Fl	Postponed, Responded is Part to the Amnesty Program

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

- # 9.1. **CASE 5543** - RENARA KRIEGSFELD - 3100 SW 24 STREET, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 5543

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Renata Kriegsfeld	3100 SW 24 Street, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

- # 9.2. **CASE 6006** - LIVMA LLC - 2050 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE** Case Overview 6006

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Albina Rizayeva	2050 SW 30 Ave, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	02/24/2023

- # 9.3. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, UNIT 307, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 6185

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Nikita Nestscheret	5100 SW 41 St, Unit 307, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	04/25/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Rance Shomaker	2830 S Park Rd, Pembroke Park, FL	30 Days $250 Per Diem $100 Admin Fee	02/24/2023

10. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

- # 10.1. **CASE 6320-** BERTANDE LAGAGE - 39 PEYTON PLACE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 6320

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	39 Peyton Place, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	02/24/2023

- # 10.2. **CASE 6324-** DANNY GALIPEAU - 2422 JOYCE LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 6324

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2422 Joyce Lane, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

- # 10.3. **CASE 6362-** ILIAN PIERRA CATA - 3120 W HALLANDALE BEACH BLVD LOT 720 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6362

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3120 W Hallandale Beach Blvd Lot #720, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

- # 10.4. **CASE 7706-** ERIK DIAZ - 76 W LAKE DR PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 7706

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	76 W Lake Dr, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	03/26/2023

- # 10.5. **CASE 7756-** 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-76(a) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** Case Overview 7756

Respondent or Representative	Address	Final Order	Date to Comply by
Catherine Guevy	5525 SW 41 St, Pembroke Park, Fl	10 Days $250 Per Diem $100 Admin Fee	02/04/2023

- # 10.6. **CASE 7787-** TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(k)(m) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 7787

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2601 John P Lyons Lane, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	03/26/2023

- # 10.7. **CASE 7858-** HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(k) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **THIRD OFFENSE** Case Overview 7858

Respondent or Representative	Address	Final Order	Date to Comply by
Marlene Hernandez	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	03/26/2023

- # 10.8. **CASE 7886-** JUAN VALDEZ - 3006 SW 23 LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 7886

Respondent or Representative	Address	Final Order	Date to Comply by
Juan Valdez	3120 W Hallandale Beach Blvd Lot #720, Pembroke Park, Fl	90 Days $150 Per Diem $100 Admin Fee	04/25/2023

11. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

- # 11.1. **CASE 5604-** PHILIPPE, PIERRRE & EDITH - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 -HEARING TO CONFIRM FINE - SECTION(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES; 5-17 - REPAIRS AND INSTALLATIONS; 5-103(a)(c)(i)(h) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-152 - REGISTRATION OF SYSTEM - **FIRST OFFENSE** Case Overview 5604

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	5501 SW 33 St, Pembroke Park, Fl	Confirmed of Fine $24,800.00

- # 11.2. **CASE 5635-** THOMPSON, MARSHA - 5443 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 5635

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Marsha Thompson	5443 SW 41 St, Pembroke Park, Fl	Confirmed of Fine $11,250.00

- # 11.3. **CASE 5644-** INVERSIONES SORRENTO INC. - 5433 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 5644

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	5433 SW 41 St, Pembroke Park, Fl	Confirmed of Fine $37,500.00

11.4. **CASE 5808-** LESSARD, CLAUDINE T LESSARD, SERGE - 102 S KEY DR #616 PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	102 S Key Dr #616, Pembroke Park, Fl	Continued for the Hearing in March

11.5. **CASE 6057-** SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR - 104 S KEY DR #618 PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	104 S Key Dr #618, Pembroke Park, Fl	Continued for the Hearing in March

12. HEARING TO EXTEND TIME - CODE OFFICER ERIK RICHWAGEN

12.1. **CASE 6167** - LIZI ENTERPRISES LLC - 5521 SW 32 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(h)(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Address	Amended Final Order
Absent	5521 SW 32 Ct, Pembroke Park, Fl	Dismissed Because they are in Full Compliance

13. TOWN'S MOTION TO VACATE FINAL ORDER

- # 13.1. **CASE 6642-** LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ- 125 LORI LANE, PEMBROKE PARK, FL 33009 -HEARING TO VACATE- SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6642

Respondent or Representative	Address	Final Order to Vacated
- Shai Ozery. - Carlos Adams.	125 Lori Lane, Pembroke Park, Fl	Final Order Vacated and Case Dismissed.

- # 13.2. **CASE 6719-** LAKESHORE MOBILE HOME PARK LLC- 2701 S PARK ROAD, PEMBROKE PARK, FL 33009 -HEARING TO VACATE- SECTION(s) 4-1 - RUNNING AT LARGE; IMPOUNDMENT; 4-6 - DISTANCE REQUIREMENT FOR KEEPING CERTAIN FOWL; 4-7 - SANITATION OD PENS, ETC; 4-8 - DISPOSAL OF MANURE; 4-13 - NUMBER OF DOGS AND CATS RESTRICTED; 4-14(a)(b); 4-15 NUISANCES DEFINED; ACTIONS CONSTITUTING A NUISANCE; 4-17 - FEEDING OF WILDLIFE PROHIBITED; - DUTY OF OWNER, CUSTODIAN OR PERSON IN CONTROL OF ANIMAL: FECES REMOVAL; 5-17 - REPAIRS AND INSTALLATIONS; 5-103(b)(c)(h)(i)(j)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 9-43(3)(4) - INSTALLATION - **FIRST OFFENSE** Case Overview 6719

Respondent or Representative	Address	Final Order to Vacated
- Shai Ozery. - Carlos Adams.	2701 S Park Rd, Pembroke Park, Fl	Final Order Vacated and Case Dismissed.

14. ADMINISTRATIVE AMENDMENT

14.1. CASE 746 - BKI-95 LLC - TOWN'S MOTION TO AMEND SUPPLEMENTAL ORDER CLAIM OF

Amended / Corrected Supplemental Order Code Enforcement Lien	Order Date Corrected.

14.2. CASE 4443 - BLANCA HOPKINS - TOWN'S MOTION TO AMEND SUPPLEMENTAL ORDER CLAIM OF LIEN

Amended / Corrected Supplemental Order Code Enforcement Lien	Order Date Corrected.

14.3. TOWN'S MOTION TO AMEND THE ORDER OF FORECLOSURE FROM DEC 21, 2022 HEARING

Amended / Corrected Order of Special Magistrate Authorizing Foreclosure of Fines and Liens	Case #4886 and Case #5652 are Removed From the Order.

15. ADJOURNMENT: 11:15 A.M.

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE BOARD, AGENCY, OR COMMISSION

WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

Case Overview

Property/Incident Information

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

Folio

514229000300

Legal Description

Case Status Open **Case #** 4381 **Date Next Inspection** 2/21/2023

Notes New fence installation prior to issuance of Building Pemit. Property Owner will need to obtain permit before further construction.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/8/2019		Notice of Violation	Hand
2/21/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/21/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO.4381

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 10:07 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

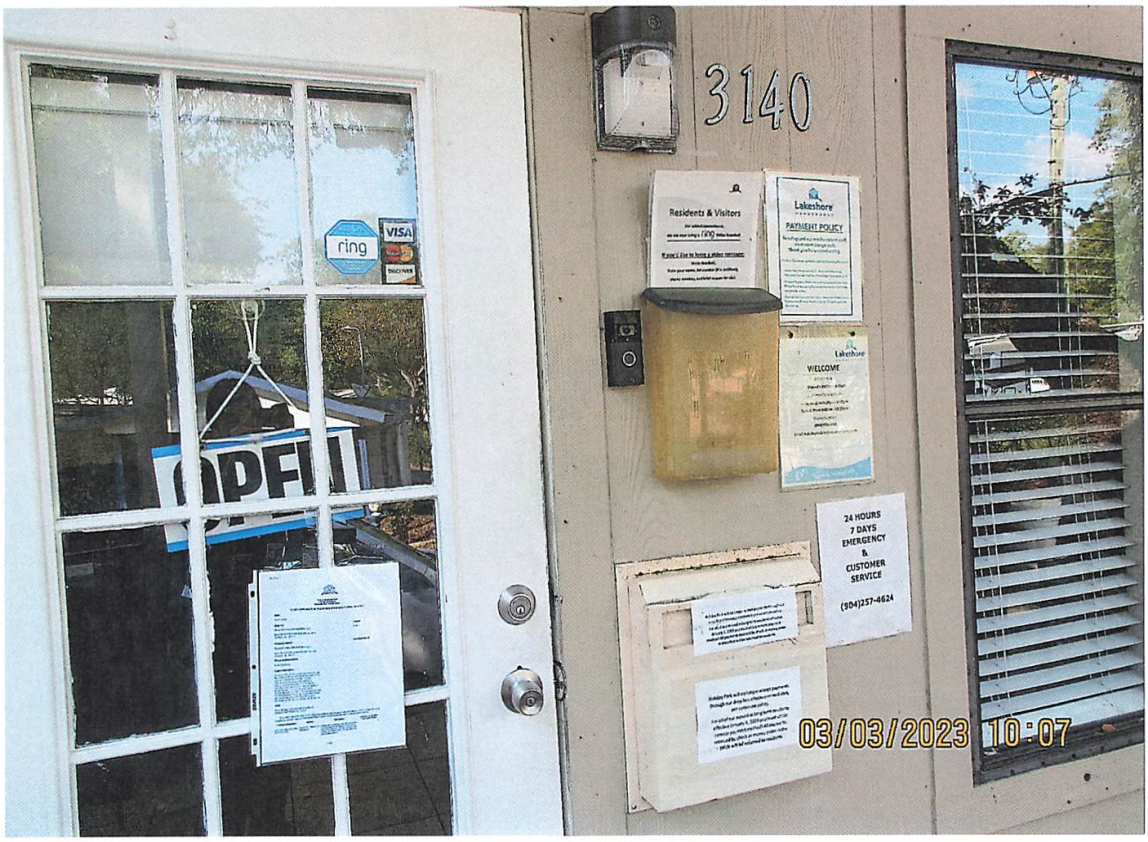
3/6/23
AFFIANT

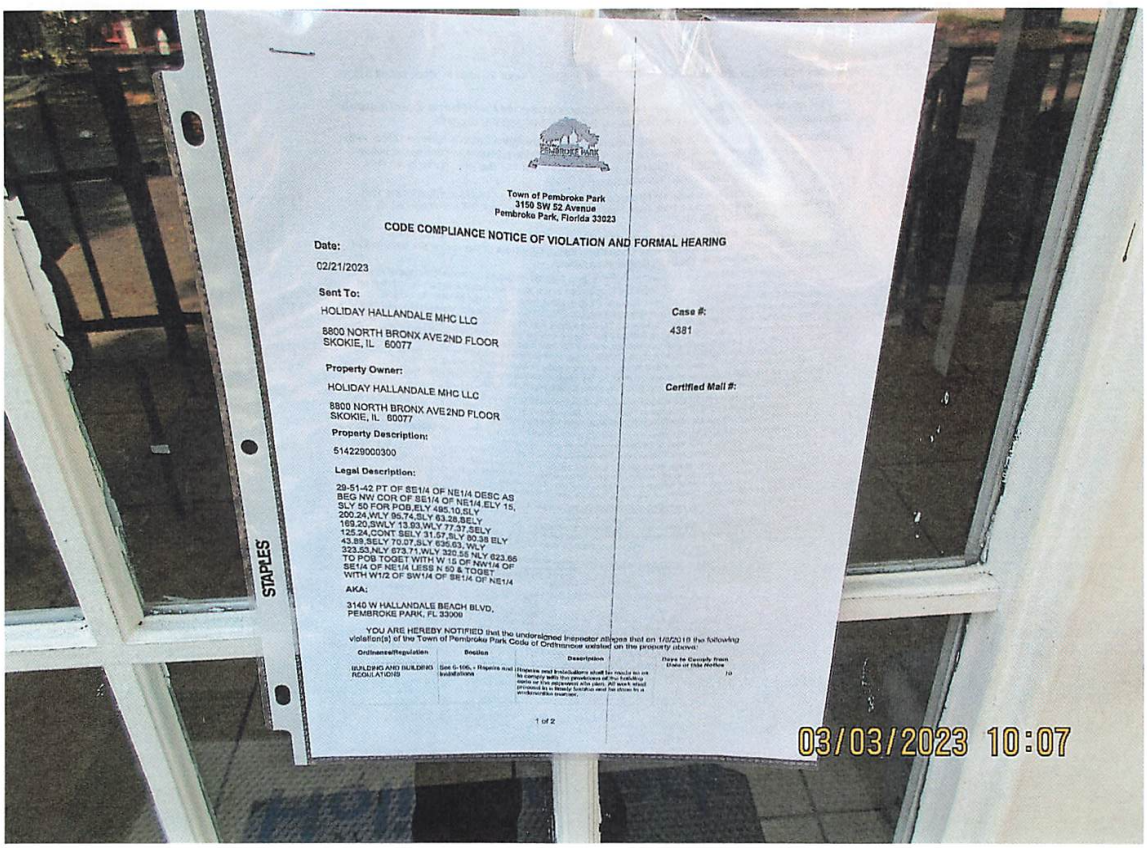
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3140
Residents & Visitors
Lakeshore
PAYMENT POLICY
WELCOME
24 HOURS
7 DAYS
EMERGENCY
&
CUSTOMER
SERVICE
(904)257-4624
03/03/2023 10:07


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/21/2023
Sent To:
HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
Case #:
4381
Property Owner:
HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
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 90.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 332.55 NLY 623.66 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/6/2018 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 6-106. - Repairs and installations
10
1 of 2
STAPLES
03/03/2023 10:07

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/21/2023

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4381

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2019 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.	10

New fence installation prior to issuance of Building Permit. Property Owner will need to obtain permit before further construction.

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

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

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

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

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

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

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

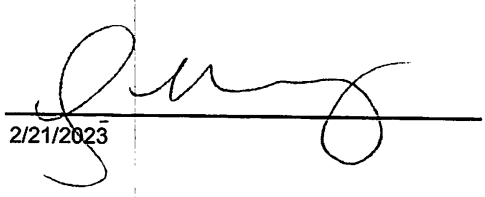
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



2/21/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

4381

On 2/21/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HOLIDAY HALLANDALE MHC LLC
Address:	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
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: 2/21/2023

Notes/Means of Correction:

Fence installed without a permit. Permit expired.
189873-0 | 3140 W HALLANDALE BEACH BLVD, | HOLIDAY MOBILE HOME PARK | Expired

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,972,850	$220,080	$6,192,930	$5,275,680	
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$5,275,680	$6,192,930	$5,275,680	$5,275,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,275,680	$6,192,930	$5,275,680	$5,275,680

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

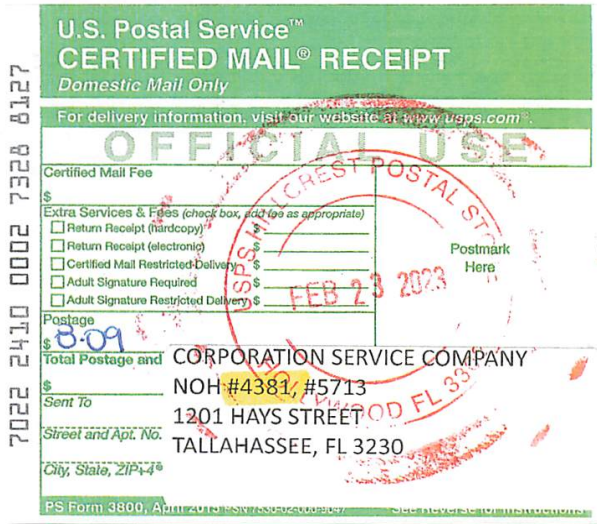
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and Fees
$

Sent To
CORPORATION SERVICE COMPANY

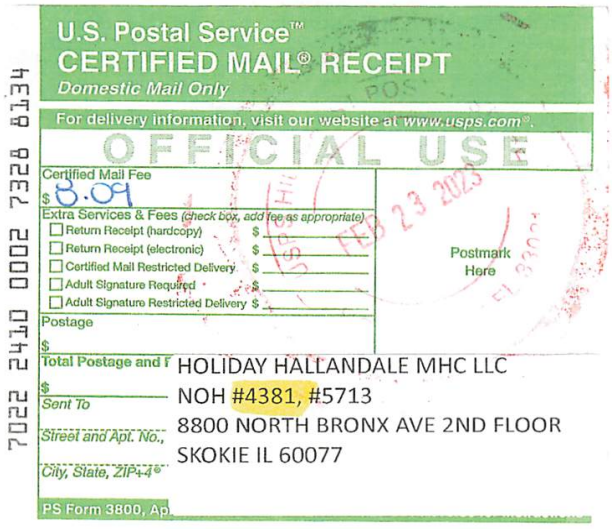
Street and Apt. No.
NOH #4381, #5713
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 3230

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 23 2023

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

7022 2410 0002 7328 8127



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

OFFICIAL USE

Certified Mail Fee
$ 8.09

Extra Services & Fees (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
HOLIDAY HALLANDALE MHC LLC

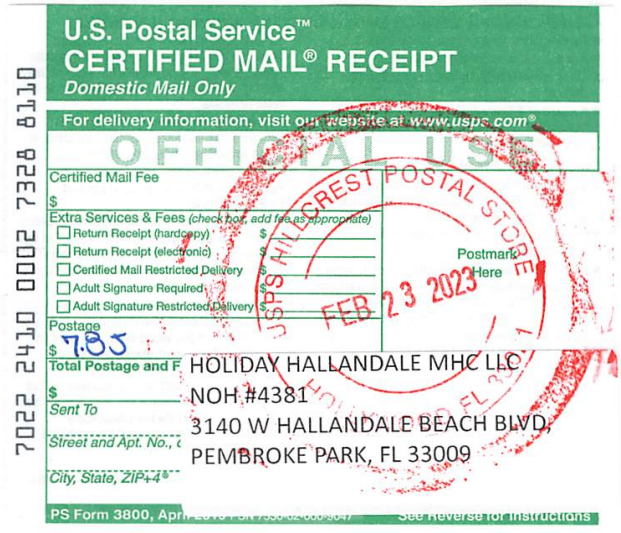
Street and Apt. No.,
NOH #4381, #5713
8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4®
SKOKIE IL 60077

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 23 2023

PS Form 3800, Ap

7022 2410 0002 7328 8134



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

Sent To
HOLIDAY HALLANDALE MHC LLC

Street and Apt. No.,
NOH #4381
3140 W HALLANDALE BEACH BLVD,

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

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 23 2023

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

7022 2410 0002 7328 8110

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7839 98

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2/28/23

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

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 #4381, #5713
1201 HAYS STREET
TALLAHASSEE, FL 3230

9590 9402 7912 2234 7840 01

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

7022 2410 0002 7328 8127

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #4381, #5713
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7840 18

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

7022 2410 0002 7328 8134

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ALVIN CASON | C. Date of Delivery 2.27.23

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

3. Service Type

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

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

60
2019/01/08 15:14:03

Est. 1957
2019/01/08 15:14:11

2019/01/08 15:14:31

HOLIDAY PARK
HOLIDAY MOBILE ESTATES
3120 - 3140
954-744-3466 • holidayparksrv.com
2019/01/08 15:22:58

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

Folio

514229000058

Legal Description

Case Status Open **Case #** 5534 **Date Next Inspection** 2/6/2023

Notes
1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/1/2021		Notice of Violation	Regular Mail
2/6/2023		Affidavit of Non-Compliance	Certified Mail
2/6/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/6/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/6/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO.5534

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:58 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

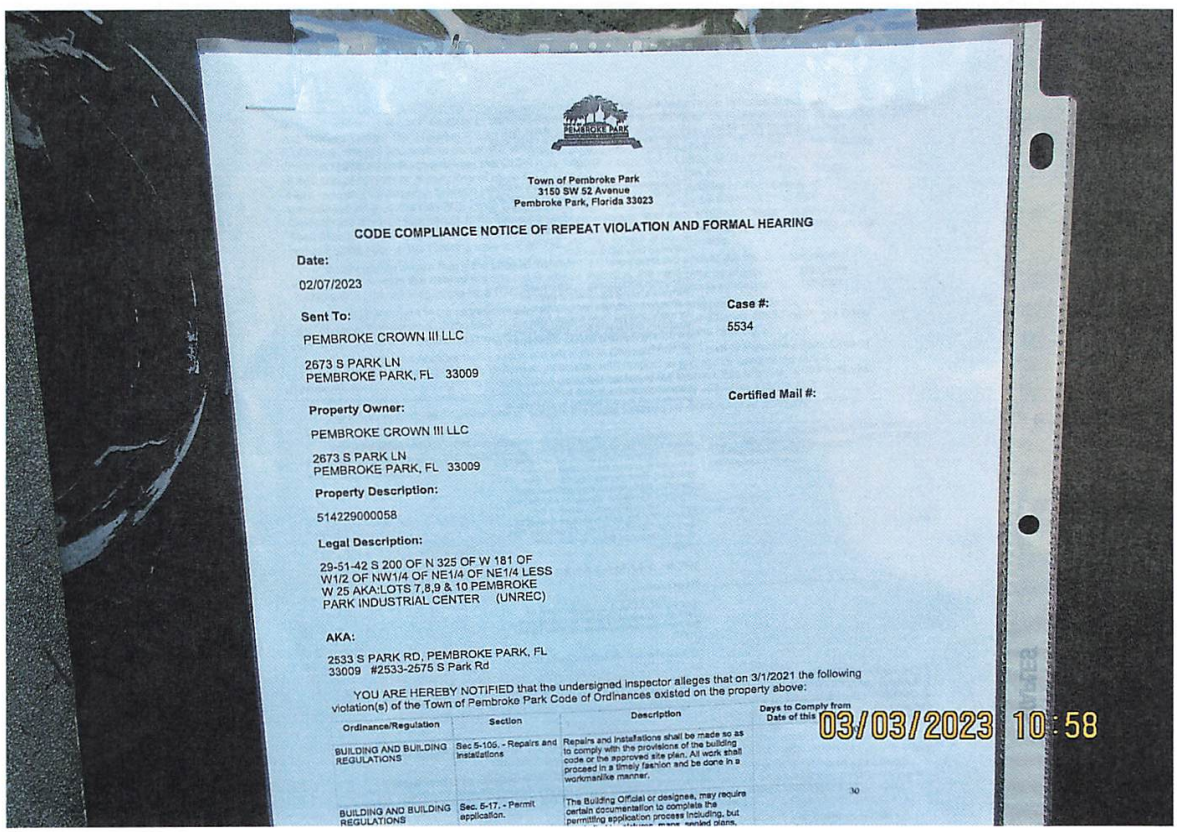
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/07/2023

Case #:

5534

Sent To:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but	30

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/07/2023

Sent To:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

5534

Property Owner:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
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 Compliance Officer at (954) 966-4600 ext. 215

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

2/7/2023

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
RAZ, ETAN
NOH #5534
2673 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7754 74

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

7022 2410 0002 7328 4518

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
NOH #5534
2533 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7754 98

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

7022 2410 0002 7328 4501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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 Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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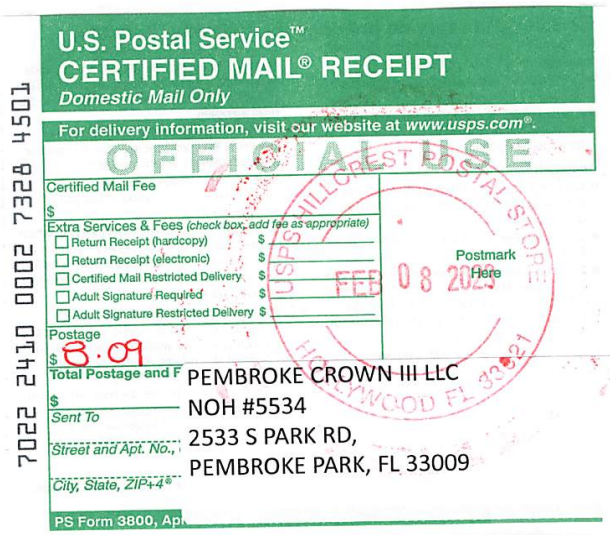
- ☐ Signature Confirmation Restricted Delivery

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



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

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.09
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PEMBROKE CROWN III LLC
NOH #5534
2533 S PARK RD,
PEMBROKE PARK, FL 33009

Postmark Here
FEB 08 2023

PS Form 3800, Ap

7022 2410 0002 7328 4501

U.S. Postal Service™
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OFFICIAL USE

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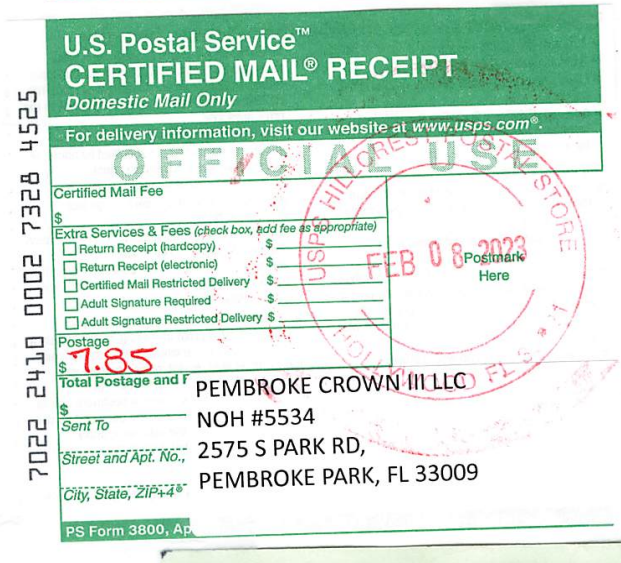
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PEMBROKE CROWN III LLC
RAZ, ETAN
NOH #5534
2673 S PARK LN,
PEMBROKE PARK, FL 33009

Postmark Here
FEB 08 2023

PS Form 3800, Apr

7022 2410 0002 7328 4518



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

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

OFFICIAL USE

Certified Mail Fee
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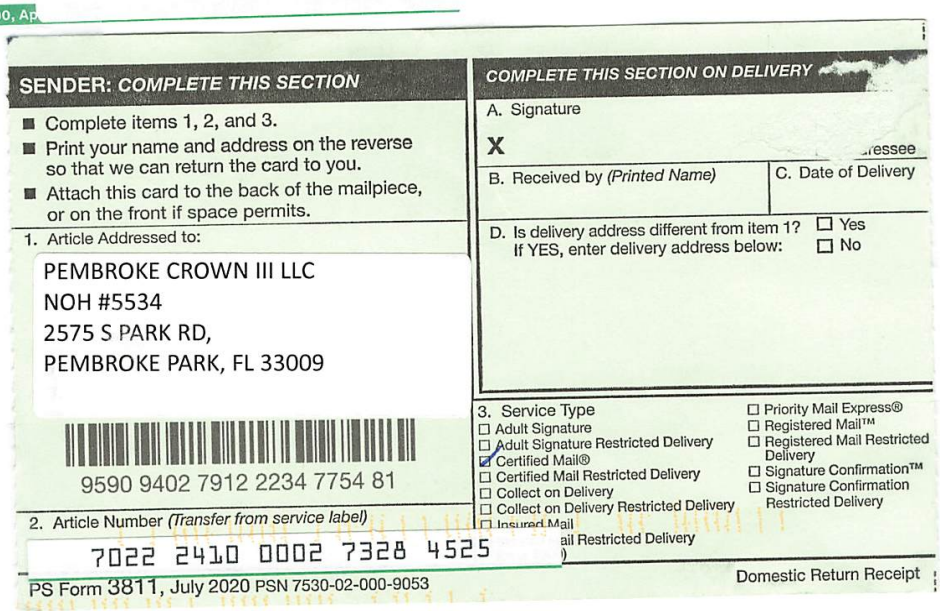
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PEMBROKE CROWN III LLC
NOH #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009

Postmark Here
FEB 08 2023

PS Form 3800, Ap

7022 2410 0002 7328 4525



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
NOH #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7754 81

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4525

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

Respondent(s)

Case #:

5534

On 2/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2673 S PARK LN PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/6/2023
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Notes/Means of Correction:

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023

Lisa Cannon

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01

Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 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*	$218,400	$1,576,800	$1,795,200	$1,795,200	
2022	$218,400	$1,576,800	$1,795,200	$1,795,200	$37,915.35
2021	$218,400	$1,459,460	$1,677,860	$1,677,860	$36,081.71

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Portability	0	0	0	0
Assessed/SOH	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,795,200	$1,795,200	$1,795,200	$1,795,200

Sales History

Date	Type	Price	Book/Page or CIN
5/10/2019	WD-D	$1,800,000	115807445
3/5/2007	DRR-T	$100	43729 / 1475
8/29/2005	DRR	$500,000	40514 / 1013
7/1/2005	WD	$100	40142 / 427
5/24/2002	QCD	$725,000	33200 / 1854

Land Calculations

Price	Factor	Type
$7.00	31,200	SF
Adj. Bldg. S.F. (Card, Sketch)		20033
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd

Respondent(s)

Case #:

5534

On 2/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

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Notes/Means of Correction:

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023

Lisa Cannon

NOTARY PUBLIC, STATE OF FLORIDA

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

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,

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PEMBROKE CROWN III
LLC
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33009 #2533-2575 S Park Rd

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LISA CANNON
Notary Public - State of Florida
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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NOTARY PUBLIC, STATE OF FLORIDA

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

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

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	5534	3/1/2021 12:00:00 AM

Property Owner:	Property Description:
PEMBROKE CROWN III LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000058

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

Mailing Purposes Only

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	5534	03/01/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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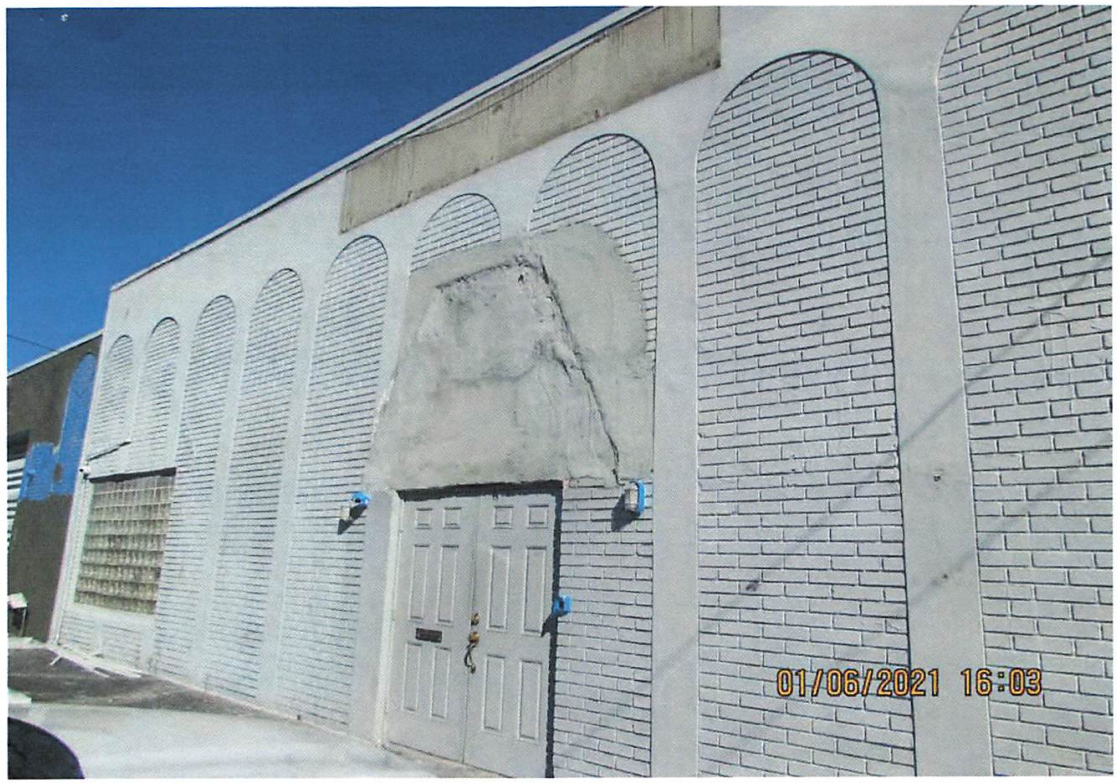
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
4. Double permit fee assessed.

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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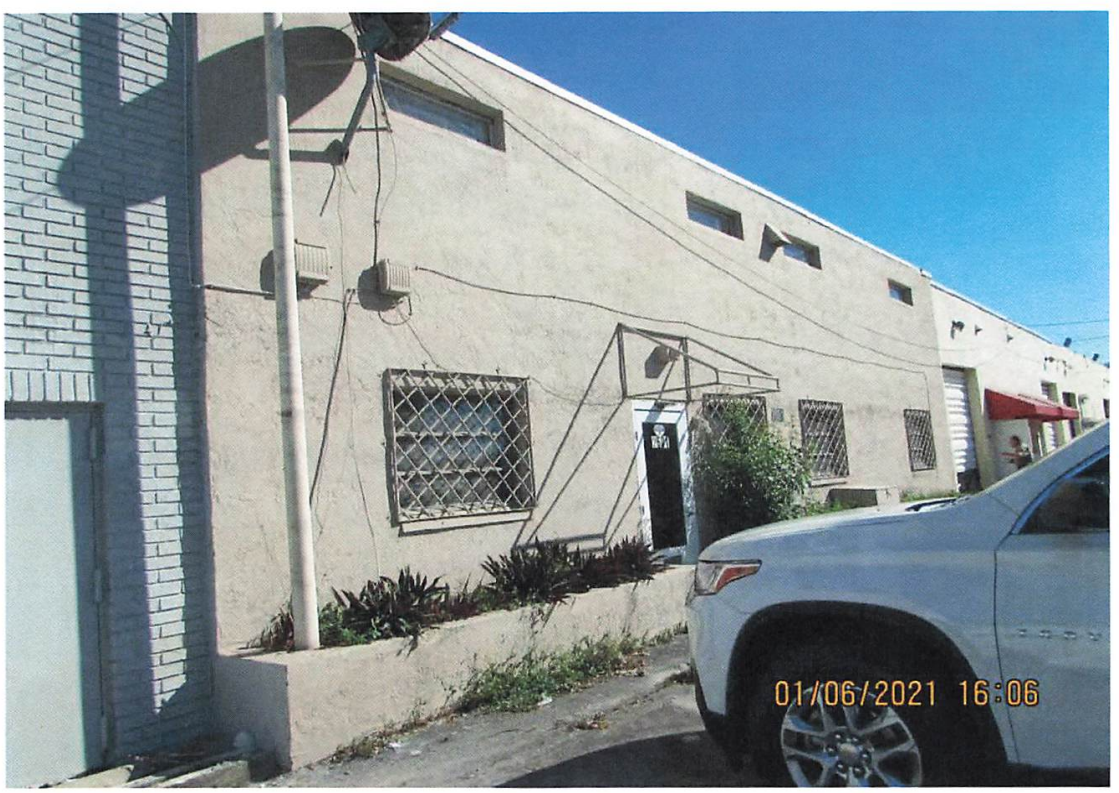
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Code Dept

[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 5534

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Pembroke Crown LLC
2533 S Park Rd
Pembroke Park, FL 33009

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5534

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

5534

Case Overview

Property/Incident Information

Owner	Address	Site Address
XYD INVESTMENTS LLC	7195 NW 110 AVE PARKLAND, FL 33076	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010113

Legal Description

Case Status Open **Case #** 5707 **Date Next Inspection** 2/16/2023

Notes

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/29/2021		Notice of Violation	Regular Mail
2/16/2023		Affidavit of Non-Compliance	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/16/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 2/16/2023
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 2/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XYD INVESTMENTS LLC CASE NO.5707

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XYD INVESTMENTS LLC AT 11:18 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/7/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 7th day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

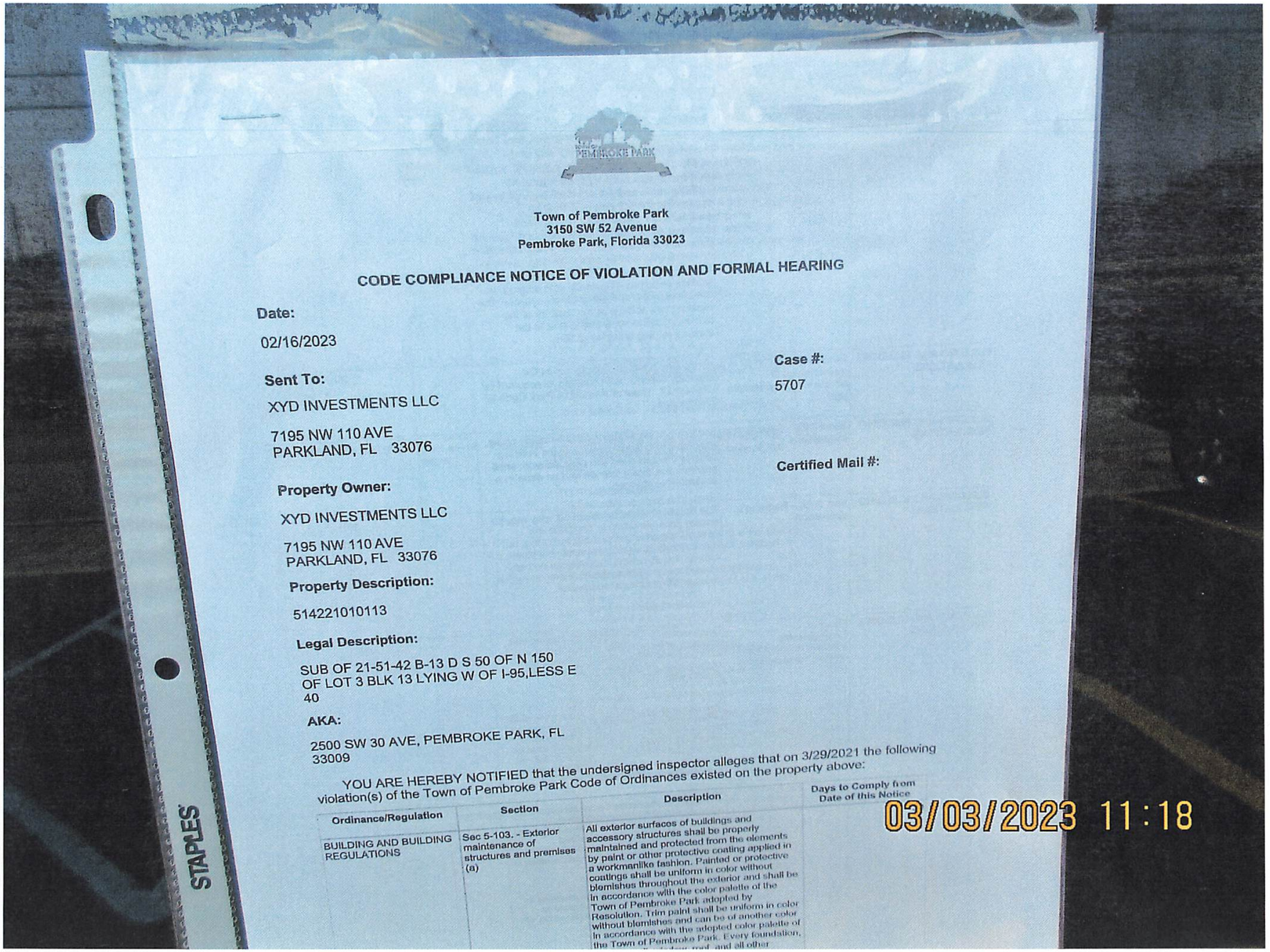
Stephanie Woodbury
Signature

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

NOTARY PUBLIC STATE OF FLORIDA

STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

2500
OPEN
03/03/2023 11:18



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Case #:

5707

Sent To:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Owner:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, [illegible] and all other	

03/03/2023 11:18

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage ar
$

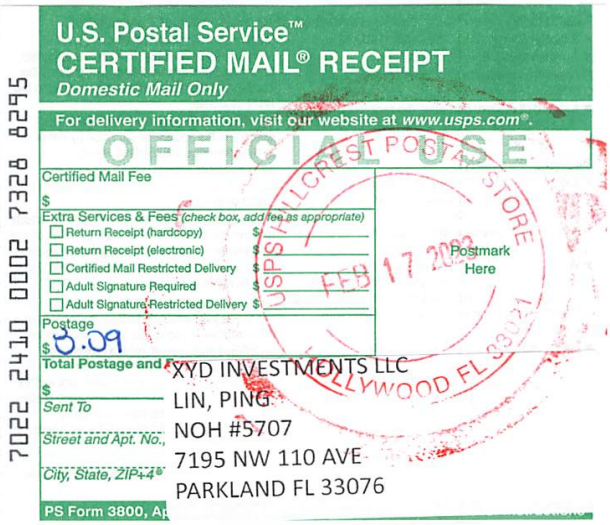
Sent To XYD INVESTMENTS LLC
Street and Apt. N NOH #5707
City, State, ZIP+ 2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 2410 0002 7328 7946

Postmark Here

HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 3.09

Total Postage and Fe
$

Sent To XYD INVESTMENTS LLC
LIN, PING
Street and Apt. No., NOH #5707
City, State, ZIP+4® 7195 NW 110 AVE
PARKLAND FL 33076

PS Form 3800, Ap

7022 2410 0002 7328 8295

Postmark Here

USPS HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
XYD INVESTMENTS LLC
NOH #5707
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7834 24

2. Article Number (Transfer from service label)
7022 2410 0002 7328 7946

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

HALLANDALE FL
FEB 28 2023
USPS HILLCREST POSTAL STORE
HALLANDALE FL 33009

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

Domestic Return Receipt

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Case #:

5707

Property Owner:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

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

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

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

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

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

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

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

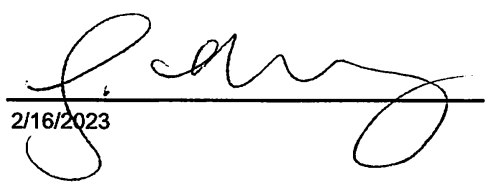
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



2/16/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5707

On 2/16/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: XYD INVESTMENTS LLC

Address: 7195 NW 110 AVE PARKLAND, FL 33076

Folio: 514221010113

Site Address: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note — Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/16/2023

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 2/16/2023
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 2/16/2023

Notes/Means of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections. Corrected.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections. Obtained permit for new roof and completed permit.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections. Corrected.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover. Corrected, but did not obtain permit for the removal and installation of channel letter sign after roof was repaired.
5. Permanent window signs are prohibited. Remove all window signs. In-compete, remove all window and follow temporary window sign ordinance regulations.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2500 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0113
Property Owner	XYD INVESTMENTS LLC	Millage	0613
Mailing Address	7195 NW 110 AVE PARKLAND FL 33076	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$72,050	$390,870	$462,920	$462,920	
2022	$72,050	$390,870	$462,920	$462,920	$9,777.04
2021	$72,050	$355,180	$427,230	$427,230	$9,187.42

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$462,920	$462,920	$462,920	$462,920
Portability	0	0	0	0
Assessed/SOH	$462,920	$462,920	$462,920	$462,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$462,920	$462,920	$462,920	$462,920

Sales History

Date	Type	Price	Book/Page or CIN
4/8/2015	WD-Q	$450,000	112921749
4/17/2008	QCD-T	$100	45321 / 498
2/13/1997	WD	$100	26307 / 741
8/1/1984	QCD	$60,000	12266 / 511
7/1/1971	PRO	$15,500	

Land Calculations

Price	Factor	Type
$9.00	8,005	SF
Adj. Bldg. S.F. (Card, Sketch)		4200
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
XYD INVESTMENTS LLC

Filing Information

Document Number	L15000060784
FEI/EIN Number	47-3664128
Date Filed	04/07/2015
Effective Date	04/08/2015
State	FL
Status	ACTIVE

Principal Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Mailing Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Registered Agent Name & Address

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Title MGR

HUANG, XIU JING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Annual Reports

Report Year	Filed Date

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	5707	03/29/2021

Property Owner:	Property Description:	Certified Mail #:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	514221010113	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95,LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

Notes/Means of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOPS CABINET
KITCHEN
Room
2500
GRANITE
FLOORING
954 544 2480
03/11/2021 18:03

TOPS CABINET
VANITY
KITCHEN
Show Room
2500
GRANITE
954 544
03/11/2021 18:03

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5707

Hasler FIRST-CLASS MAIL
03/29/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

XYD INVESTMENTS LLC/Tops Cabinet

7195 NW 110 AVE
PARKLAND, FL 33076

Case i

5707

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5707

Hasler FIRST-CLASS MAIL
03/29/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

XYD Investments LLC/Tops Cabinet
2500 SW 30 Ave
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE LLC	19333 COLLINS AVE #804 SUNNY ISLES BEACH, FL 33160	2501 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000062

Legal Description

Case Status Open **Case #** 5708 **Date Next Inspection** 2/16/2023

Notes

1. Bulk trash out in the open for more than 24 hours. Remove bulk trash.
2. Exterior maintenance required. Building requires pressure washing and paint.
3. Exterior maintenance required. Parking zone area requires paving and restriping. Obtain plans, permit and inspections.
4. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
5. Parking abandon vehicles on property. Remove abandon vehicles or update with current tags.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/29/2021		Notice of Violation	Regular Mail
2/16/2023		Affidavit of Non-Compliance	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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.	2/16/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2023

Case Overview

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	2/16/2023
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: 2/16/2023
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73 -8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 2/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE LLC CASE NO.5708

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WAREHOUSE LLC AT 11:00 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

AFFIANT

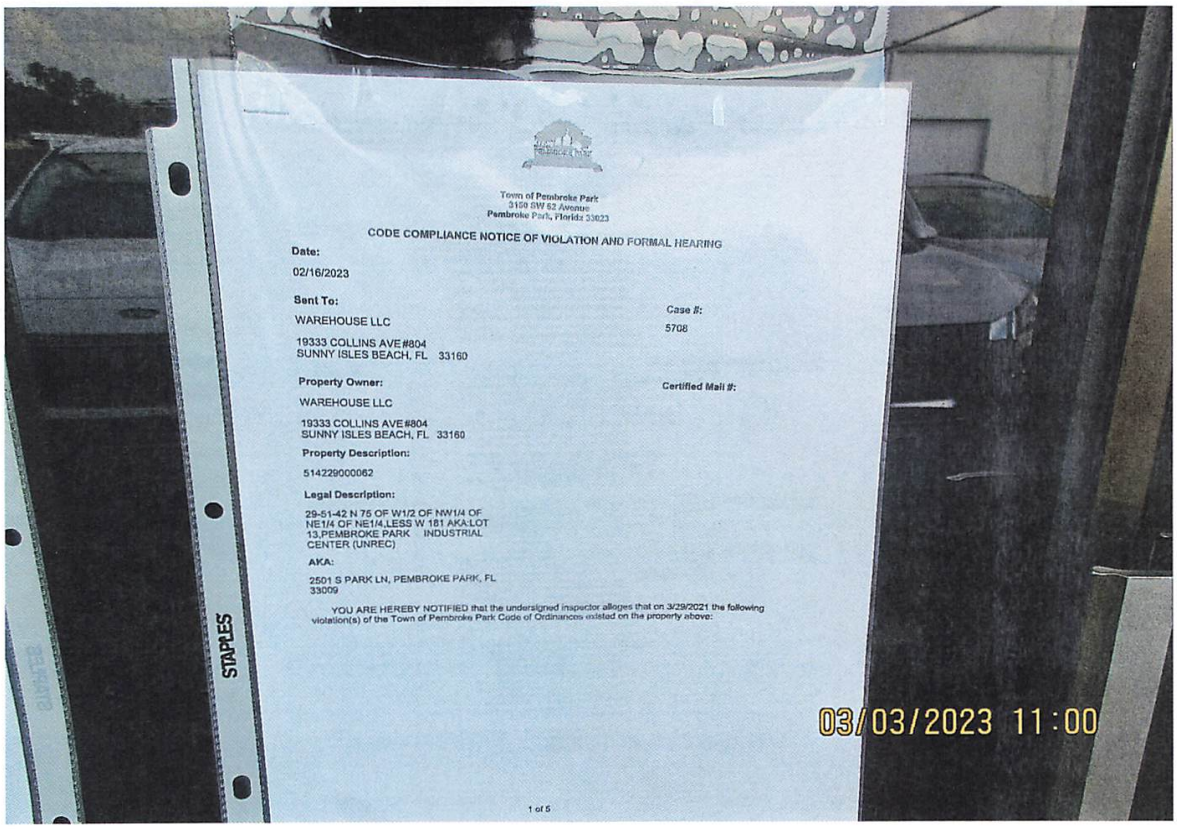
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

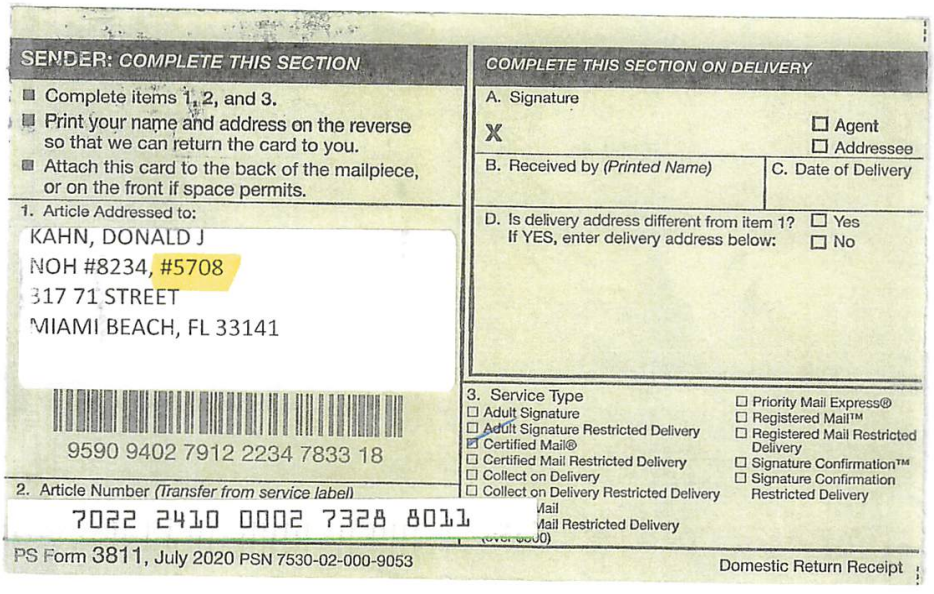
Signature

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

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

2501
SecurityLink
PICCOLO
Hosiery
www.piccolohosiery.com
03/03/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/16/2023
Sent To:
WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160
Case #:
5708
Property Owner:
WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160
Certified Mail #:
Property Description:
514229000062
Legal Description:
29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 AKA LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2501 S PARK LN, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 5
STAPLES
03/03/2023 11:00



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:

KAHN, DONALD J
NOH #8234, #5708
317 71 STREET
MIAMI BEACH, FL 33141

9590 9402 7912 2234 7833 18

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8011

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

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and
$

Sent To
WAREHOUSE LLC

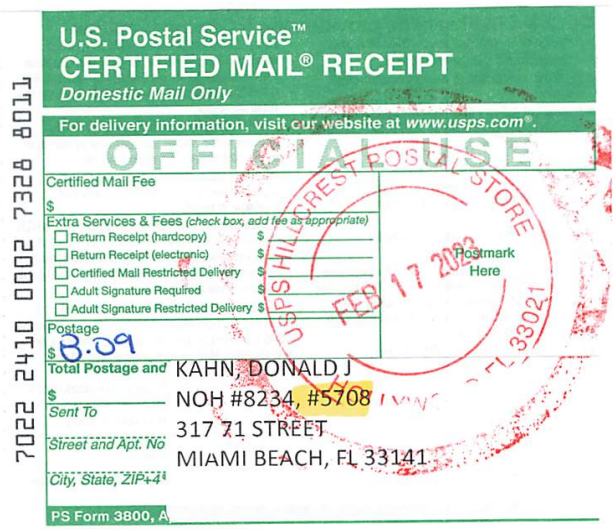
Street and Apt. No.,
NOH #8234, #5708
19333 COLLINS AVE #804

City, State, ZIP+4®
SUNNY ISLES BEACH FL 33160

PS Form 3800, Ap

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023
33021

7022 2410 0002 7328 8028



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and
$

Sent To
KAHN, DONALD J

Street and Apt. No
NOH #8234, #5708
317 71 STREET

City, State, ZIP+4®
MIAMI BEACH, FL 33141

PS Form 3800, A

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023
FL 33021

7022 2410 0002 7328 8011

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.99

Total Postage and
$

Sent To
WAREHOUSE LLC

Street and Apt. No.,
NOH #8234, #5708
2501 S PARK LN,

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

PS Form 3800, April 2015

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023

7022 2410 0002 7328 8004

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

WAREHOUSE LLC

19333 COLLINS AVE#804
SUNNY ISLES BEACH, FL 33160

Case #:

5708

Property Owner:

WAREHOUSE LLC

19333 COLLINS AVE#804
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514229000062

Legal Description:

29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2501 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	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

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	30
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. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

1. Bulk trash out in the open for more than 24 hours. Remove bulk trash.
2. Exterior maintenance required. Building requires pressure washing and paint.
3. Exterior maintenance required. Parking zone area requires paving and restriping. Obtain plans, permit and inspections.
4. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
5. Parking abandon vehicles on property. Remove abandon vehicles or update with current tags.
6. Double permit fee assessed.

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

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

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

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

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

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

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

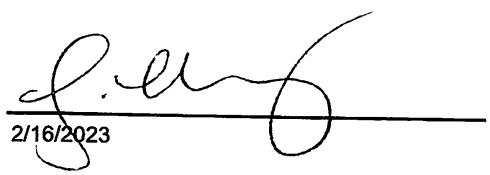
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



2/16/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

WAREHOUSE LLC

2501 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5708

On 2/16/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: WAREHOUSE LLC

Address: 19333 COLLINS AVE #804 SUNNY ISLES BEACH, FL 33160

Folio: 514229000062

Site Address: 2501 S PARK LN, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2023
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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.	Not in Compliance - Reinspection Date: 2/16/2023
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 2/16/2023

Notes/Means of Correction:

1. Bulk trash out in the open for more than 24 hours. Remove bulk trash. Corrected.
2. Exterior maintenance required. Building requires pressure washing and paint. Corrected.
3. Exterior maintenance required. Parking zone area requires paving and restriping. Obtain plans, permit and inspections. Not corrected.
4. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections. Not corrected.
5. Parking abandon vehicles on property. Remove abandon vehicles or update with current tags. Partially corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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

Detail by Entity Name

Florida Limited Liability Company
THE WAREHOUSE LLC

Filing Information

Document Number	L04000022260
FEI/EIN Number	20-0903697
Date Filed	03/23/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2019

Principal Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Mailing Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Registered Agent Name & Address

KAHN, DONALD J
317 71 STREET
MIAMI BEACH, FL 33141

Name Changed: 10/04/2019

Address Changed: 02/04/2009

Authorized Person(s) Detail

Name & Address

Title MGR

PEREZ, LEON
19333 COLLINS AVENUE, APT 804
SUNNY ISLES BEACH, FL 33160

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0062
Property Owner	WAREHOUSE LLC	Millage	0613
Mailing Address	19333 COLLINS AVE #804 SUNNY ISLES BEACH FL 33160	Use	48-01

Abbr Legal Description	29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 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*	$79,590	$516,930	$596,520	$596,520	
2022	$79,590	$516,930	$596,520	$595,620	$12,585.26
2021	$79,590	$470,210	$549,800	$541,480	$11,698.08

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$596,520	$596,520	$596,520	$596,520
Portability	0	0	0	0
Assessed/SOH	$596,520	$596,520	$596,520	$596,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$596,520	$596,520	$596,520	$596,520

Sales History

Date	Type	Price	Book/Page or CIN
3/30/2004	SWD	$408,000	37163 / 1321
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	11,370	SF
Adj. Bldg. S.F. (Card, Sketch)		5500
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

WAREHOUSE LLC/Piccolo Hosiery

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Case #:

5708

Date:

03/29/2021

Property Owner:

WAREHOUSE LLC/Piccolo Hosiery

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Property Description:

514229000062

Certified Mail #:

Legal Description:

29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2501 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	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
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	30

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. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

Notes/Means of Correction:

1. Bulk trash out in the open for more than 24 hours. Remove bulk trash.
2. Exterior maintenance required. Building requires pressure washing and paint.
3. Exterior maintenance required. Parking zone area requires paving and restriping. Obtain plans, permit and inspections.
4. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
5. Parking abandon vehicles on property. Remove abandon vehicles or update with current tags.
6. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

5708

03/25/2021 11:39

2501
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
DO NOT PARK
CAUTION
CAUTION
03/25/2021 11:40

09/23/2020 01:30

2501
09/23/2020 01:30

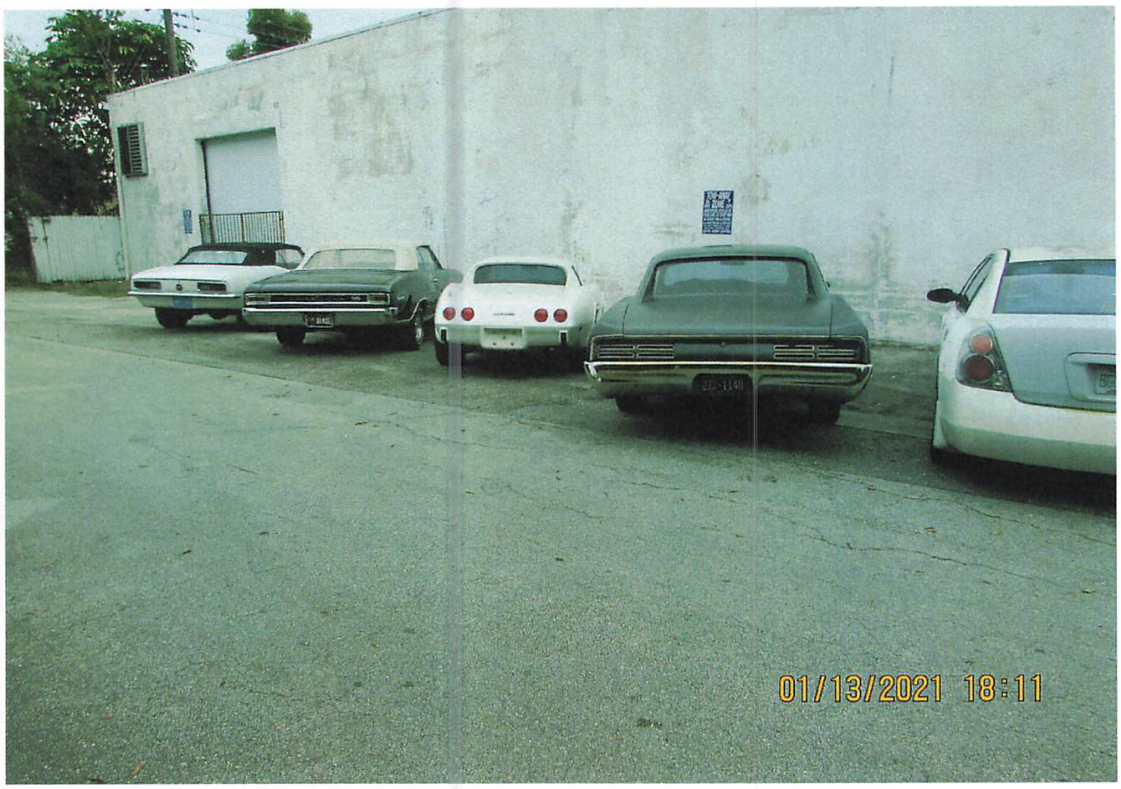
TOW-AWAY
24 HRS ZONE 7 DAYS
954-496-6810
2501
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
DO NOT PARK
CAUTION
CAUTION
03/25/2021 11:40

S PARK
03/25/2021 11:41

03/25/2021 11:41

01/13/2021 18:13

01/13/2021 18:11


01/13/2021 18:11

SS
FLORIDA
IM7 843
ANTIQUE
01/13/2021 18:11

01/13/2021 18:13

01/13/2021 18:11

01/13/2021 18:11

SS
IM7 843
01/13/2021 18:11

Feb 9, 2023 at 9:27:13 AM
THIS PROPERTY
IS PROTECTED BY
VIDEO SURVEILLANCE
NO DUMPING

Feb 9, 2023 at 9:27:20 AM
SILVERADO

Feb 9, 2023 at 9:27:35 AM

Feb 9, 2023 at 9:27:43 AM

Feb 9, 2023 at 9:27:54 AM
DEFENDER

Feb 9, 2023 at 9:28:34 AM

Feb 9, 2023 at 9:28:38 AM

Feb 9, 2023 at 9:29:27 AM

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5708

Hasler FIRST-CLASS MAIL
03/30/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Piccolo Hosiery
2501 S Park Lane
Pembroke Park, FL 33009

Code Dept.

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5708

Hasler FIRST-CLASS MAIL
03/30/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

WAREHOUSE LLC/Piccolo Hosiery

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Case #:

5708

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 122

Folio

514220000370

Legal Description

Case Status Open **Case #** 5772 **Date Next Inspection** 3/15/2023

Notes
1. Stop Work Order.
2. Mr. Electric Contractors (Lic No.: 13005948) started trenching without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/28/2021		Notice of Violation	Hand Regular Mail
2/7/2023		Affidavit of Non-Compliance	Certified Mail
2/7/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC. CASE NO.5772

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC.

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC. AT 11:27 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

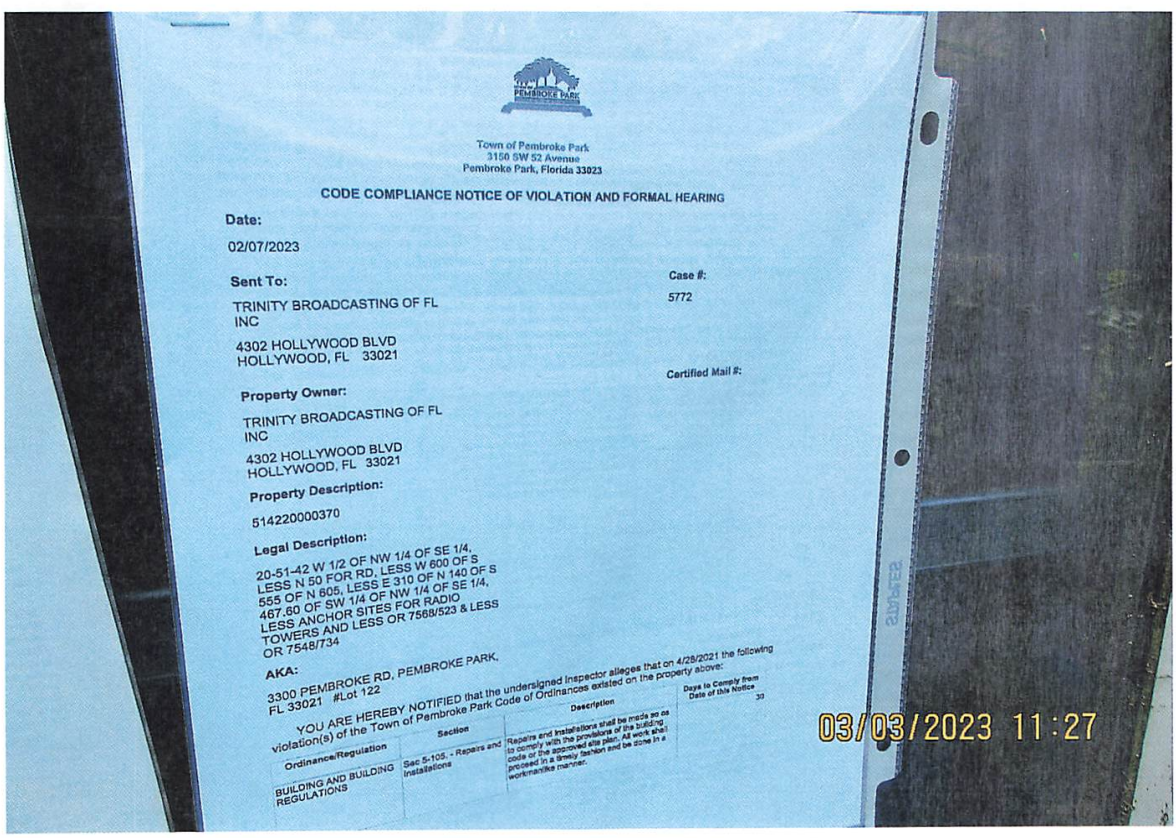
2023

Signature

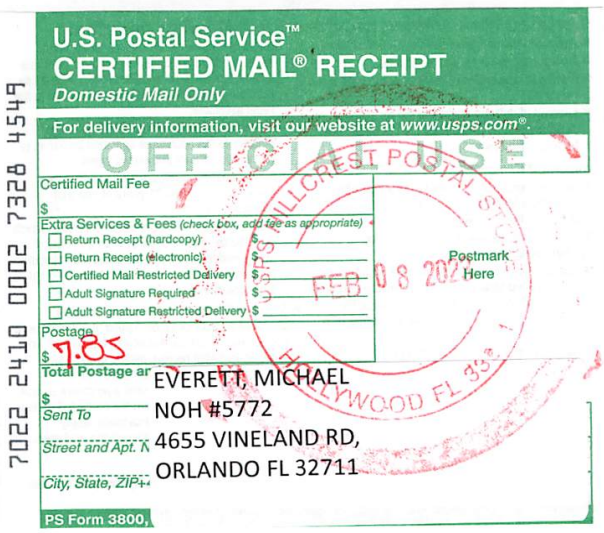
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

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

MAIL
LAKE TRINITY ESTATES MAIL ONLY
LAKESIDE PARK ESTATES AND TRINITY BROADCASTING MAIL ONLY
THIS IS NOT FOR RESIDENTS MAIL
3300
03/03/2023 11:27


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/07/2023
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
5772
Certified Mail #:
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000370
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 122
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2021 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
03/03/2023 11:27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.09
Total Postage and
$
Sent To TRINITY BROADCASTING OF FL INC
NOH #5772
Street and Apt. No., 3300 PEMBROKE RD #LOT 122,
City, State, ZIP+4® PEMBROKE PARK, FL 33021
PS Form 3800, A
Postmark Here
FEB 08 2023
HILLCREST POSTAL STO
HOLLYWOOD FL
7022 2410 0002 7328 4532



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OFFICIAL USE
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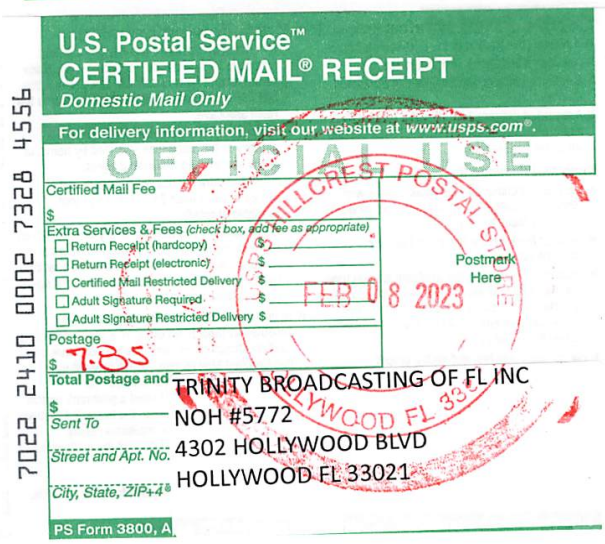
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage ar
$
Sent To EVERETT, MICHAEL
NOH #5772
Street and Apt. N 4655 VINELAND RD,
City, State, ZIP+ ORLANDO FL 32711
PS Form 3800,
Postmark Here
FEB 08 202
HILLCREST POSTAL STO
HOLLYWOOD FL 33
7022 2410 0002 7328 4549



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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
$ 7.85
Total Postage and
$
Sent To TRINITY BROADCASTING OF FL INC
NOH #5772
Street and Apt. No. 4302 HOLLYWOOD BLVD
City, State, ZIP+4® HOLLYWOOD FL 33021
PS Form 3800, A
Postmark Here
FEB 08 2023
HILLCREST POSTAL STORE
HOLLYWOOD FL 33
7022 2410 0002 7328 4556

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/07/2023

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

5772

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 122

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2021 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Stop Work Order.
2. Mr. Electric Contractors (Lic No.: 13005948) started trenching without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

2/7/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 122

Respondent(s)

Case #:
5772

On 2/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000370
Site Address:	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 122
Legal Description:	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/7/2023

Notes/Means of Correction:

2. Mr. Electric Contractors (Lic No.: 13005948) started trenching without a permit. Obtain plans, permit and inspections.
No Permit obtained as of 02/07/2023

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/7/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28-03

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,319,830	$294,860	$5,614,690	$4,201,390	
2022	$5,319,830	$294,860	$5,614,690	$3,819,450	$91,688.03
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,614,690	$5,614,690	$5,614,690	$5,614,690
Portability	0	0	0	0
Assessed/SOH	$4,201,390	$5,614,690	$4,201,390	$4,201,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,201,390	$5,614,690	$4,201,390	$4,201,390

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$11.50	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	5772	04/28/2021

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000370	

Legal Description:	AKA:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 122

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2021 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Stop Work Order.
2. Mr. Electric Contractors (Lic No.: 13005948) started trenching without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Trinity Broadcasting of FL Inc.

Name Mr. Electric / 13005948 Date 4/28/21

Site Address 3300 Pembroke Rd, Lot 122 Case # _____

Pembroke Park Sub/Park Lakeside MHP

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-2(a)(6); 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)

Started work with out permit. Trenching without a permit.

Corrective Action(s)

Obtain plans, permit and inspections from the Building Dept.

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

Joseline Ramirez
Code Enforcement Officer

Edwin C.
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

04/28/2021 11:43

04/28/2021 11:29

04/28/2021 11:29

04/28/2021 11:29

Mr. Electric
Serving...DADE, BROWARD &
PALM BEACH COUNTIES Since 1976
24 HOUR SERVICE
954-792-6710
www.mrelec.com
STATE LICENSED
EC 0000724 EC 13005948
04/28/2021 11:32

954-792-671
www.mrelec.com
STATE LICENSED
EC 0000724 EC 13005948
04/28/2021 11:32

• SERVICE UPGRADES
• REMODELING
• SECURITY LIGHTING
• CODE VIOLATIONS
• GENERAL WIRING
• A/C WIRING
MYFLORIDA.COM
PGD E24
SUNSHINE STATE
04/28/2021 11:32
954
WWW

04/28/2021 11:32

122
04/28/2021 11:42

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC Respondent(s)	)	Case No.: 6941

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0370

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

This is a Repeat Violation (Violator) per Prior case # 5364 which is administratively noticed and deemed a party of this record.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a) and 21-19 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

There are 13 violations not corrected as of this date.

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ___

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

Nazly Cardona CA.

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5772

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

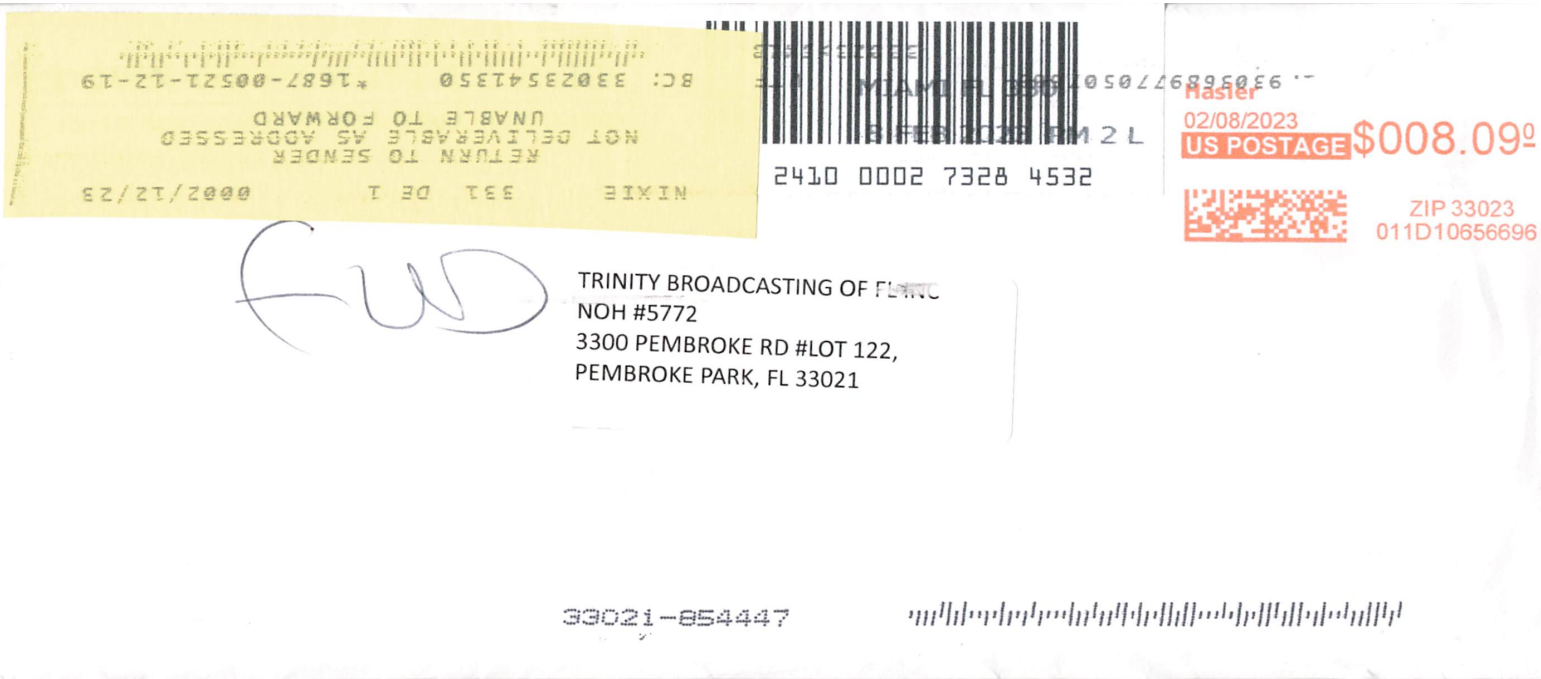
Case #

5772

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5772

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Lakeside Mobile Home Park
Trinity Broadcasting of FL Inc.
3300 Pembroke Rd
Pembroke Park, FL 33021


RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
NIXIE 331 DE 1 0002/12/23
BC: 33023541350 *1687-00521-12-19
MIAMI FL
2410 0002 7328 4532
Master
02/08/2023
US POSTAGE $008.09º
ZIP 33023
011D10656696
FWD
TRINITY BROADCASTING OF FL INC
NOH #5772
3300 PEMBROKE RD #LOT 122,
PEMBROKE PARK, FL 33021
33021-854447

CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
TRINITY BROADCASTING OF FL INC
NOH #5772
3300 PEMBROKE RD #LOT 122,
PEMBROKE PARK, FL 33021
9590 9402 7912 2234 7754 67
2. Article Number (Transfer from service label)
7022 2410 0002 7328 4532
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330
FEB 2023 PM 2 L

7022 2410 0002 7328 4549

Hasler
02/08/2023
US POSTAGE $007.85⁰

ZIP 33023
011D10656696

EVERETT, MICHAEL
NOH #5772
4655 VINELAND RD,
ORLANDO FL 32711

NIXIE 339 FE 1 0002/13/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2106-04393-08-47

32811-739958K
33023>5413

CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

EVERETT, MICHAEL
NOH #5772
4655 VINELAND RD,
ORLANDO FL 32711

9590 9402 7912 2234 7754 43

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

7022 2410 0002 7328 4549

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
0)

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

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

Domestic Return Receipt

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

Folio

514230130460

Legal Description

Case Status Open **Case #** 5807 **Date Next Inspection** 2/7/2023

Notes Stop Work Order
1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/4/2021		Notice of Violation	Hand Regular Mail
2/7/2023		Affidavit of Non-Compliance	Certified Mail
2/7/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	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: 2/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/7/2023
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Case Overview

ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73 -8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 2/7/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLLY RIDGE APARTMENTS LLC CASE NO.5807
% ELON PROPERTY MGMT

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 09:41 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

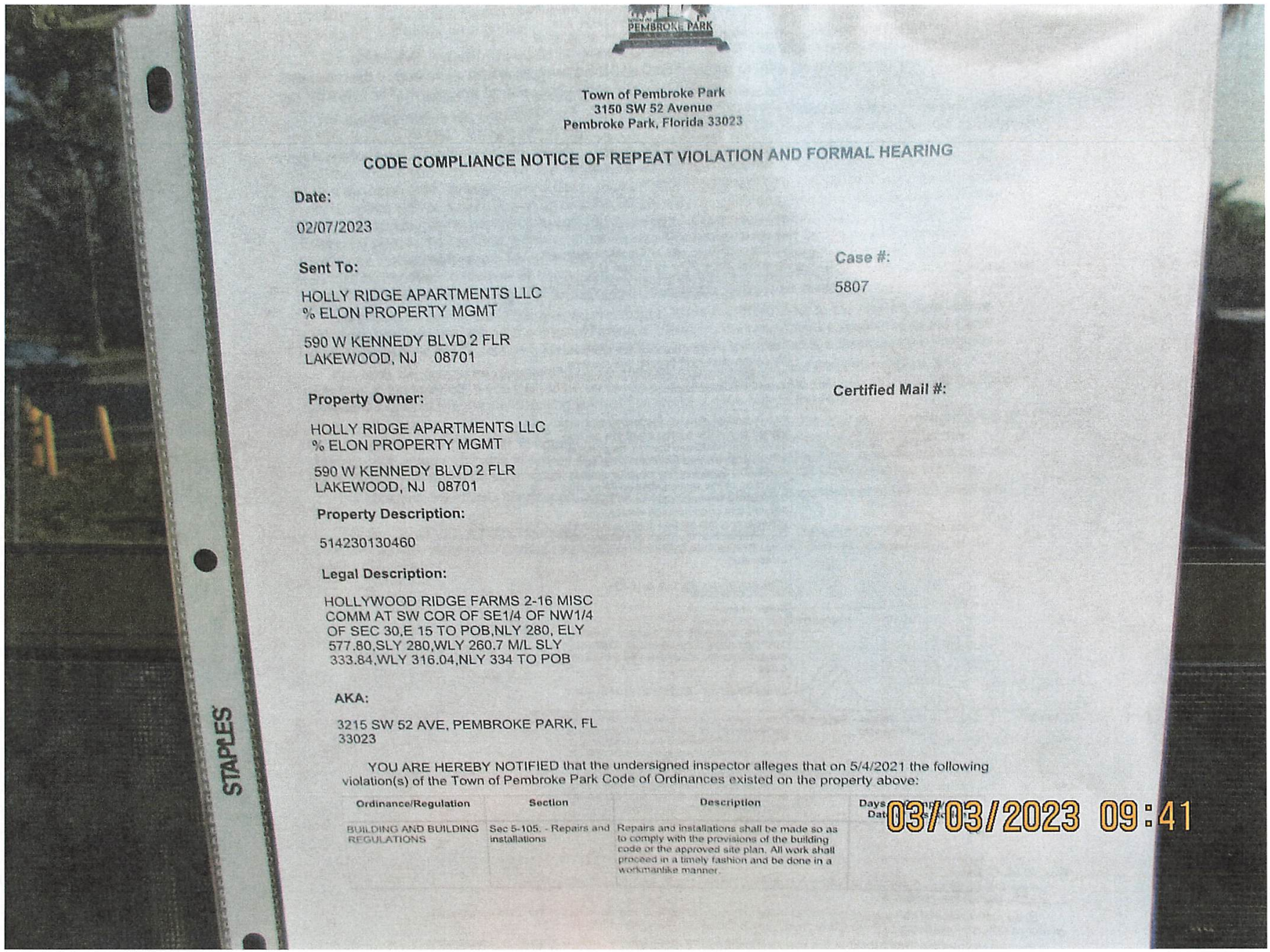
3/6/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/07/2023

Case #:

5807

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days Given to Comply / Date to Comply
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	

03/03/2023 09:41

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
NOH #5807
3215 SW 52 AVE,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7755 28

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

7022 2410 0002 7328 4471

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X H.R.

☐ Agent
☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH #5807
1201 HAYS STREET,
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7755 11

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

7022 2410 0002 7328 4488

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dennis Ratliff

☐ Agent
☐ Addressee

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

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

3. Service Type

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

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

7022 2410 0002 7328 4471

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and
$

Postmark Here

FEB 08 2023

Sent To HOLLY RIDGE APARTMENTS LLC % ELON
PROPERTY MGMT
NOH #5807

Street and Apt. No. 3215 SW 52 AVE,

City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, A

7022 2410 0002 7328 4495

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.05

Total Postage and
$

Postmark Here

FEB 08 2023

Sent To HOLLY RIDGE APARTMENTS LLC % ELON
PROPERTY MGMT
NOH #5807

Street and Apt. No., 590 W KENNEDY BLVD 2 FLR

City, State, ZIP+4® LAKEWOOD NJ 08701

PS Form 3800, Ap

7022 2410 0002 7328 4488

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage an
$

Postmark Here

FEB 08 2023

Sent To CORPORATION SERVICE COMPANY
NOH #5807

Street and Apt. N 1201 HAYS STREET,

City, State, ZIP+4 TALLAHASSEE, FL 32301

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:

HOLLY RIDGE APARTMENTS LLC % ELON
PROPERTY MGMT
NOH #5807
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

9590 9402 7912 2234 7755 04

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 4495

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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Date:

02/07/2023

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

5807

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

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

Stop Work Order
1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

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

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

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

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

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

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

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

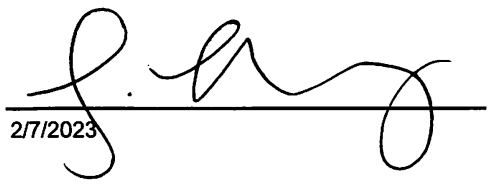
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



2/7/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:

5807

On 2/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Address:	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701
Folio:	514230130460
Site Address:	3215 SW 52 AVE, PEMBROKE PARK, FL 33023
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/7/2023
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ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 2/7/2023

Notes/Means of Correction:

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
Permit #2111096-0 for commercial paving and stripping in-complete with many failed inspections. Make corrections and complete permit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/7/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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	03-02

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).

* 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*	$534,980	$6,744,420	$7,279,400	$7,279,400	
2022	$534,980	$6,744,420	$7,279,400	$7,279,400	$153,743.85
2021	$534,980	$6,096,940	$6,631,920	$6,630,360	$142,593.32

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,279,400	$7,279,400	$7,279,400	$7,279,400
Portability	0	0	0	0
Assessed/SOH	$7,279,400	$7,279,400	$7,279,400	$7,279,400
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	$7,279,400	$7,279,400	$7,279,400	$7,279,400

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
2020	06/05/2020
2021	02/03/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5807	05/04/2021

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

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Notes/Means of Correction:

Stop Work Order
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Joseline Ramirez
Chief Code Enforcement Officer

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 5807

Hasler
05/05/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5807

Hasler
05/05/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Holly Ridge Apartments LLC
c/o Elon Property MGMT
3215 SW 52 Ave
Pembroke Park, FL 33023

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5807

Hasler FIRST-CLASS MAIL
05/05/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

5807

05/04/2021 18:04

HODGESERECTORS.COM
05/04/2021 18:04

05/04/2021 18:04

05/04/2021 18:04

05/04/2021 18:05

05/04/2021 18:05

05/04/2021 18:06

Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTHERN REINFORCING STEEL CO INC	1812 SW 31 AVE PEMBROKE PARK, FL 33009	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1867 SW 31 AVE

Folio

514220130010

Legal Description

Case Status Open **Case #** 5867 **Date Next Inspection** 3/15/2023

Notes
1. Operating without a Business Tax receipt. Obtain Business Tax Receipt License.
2. Installed new door and window without a building permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2021		Notice of Violation	Regular Mail
2/8/2023		Affidavit of Non-Compliance	Certified Mail
2/8/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/15/2023
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: 3/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/8/2023

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/08/2023

Sent To:

SOUTHERN REINFORCING STEEL
CO INC/ALFA ELITE LLC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

5867

Property Owner:

SOUTHERN REINFORCING STEEL
CO INC/ALFA ELITE LLC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220130010

Legal Description:

SOUTHERN STEEL S BUILDING PLAT 127
-6 B PARCEL A

AKA:

1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1867 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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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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

1. Operating without a Business Tax receipt. Obtain Business Tax Receipt License.
2. Installed new door and window without a building permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

2/8/2023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33024 FEB - 9 2023
7022 2410 0002 7328 4624
SOUTHERN REINFORCING STEEL CO INC
ALFA ELITE LLC / KELSEY, ANGELA M
NOH #5867
1812 SW 31 AVE
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33024
7022 2410 0002 7328 4648
SOUTHERN REINFORCING STEEL CO INC
ALFA ELITE LLC
NOH #5867
1867 SW 31 AVE
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.09
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33024 FEB - 9 2023
7022 2410 0002 7328 4617
SOUTHERN REINFORCING STEEL CO INC
ALFA ELITE LLC
NOH #5867
1841 SW 31 AVE,
PEMBROKE PARK, FL 33021

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.

SOUTHERN
REINFORCING STEEL CO
INC/ALFA ELITE LLC

1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1867 SW 31 AVE

Respondent(s)

Case #:

5867

On 2/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	SOUTHERN REINFORCING STEEL CO INC/ALFA ELITE LLC
Address:	1812 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220130010
Site Address:	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1867 SW 31 AVE
Legal Description:	SOUTHERN STEEL S BUILDING PLAT 127-6 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/8/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/8/2023
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	2/8/2023

Notes/Means of Correction:

1. Operating without a Business Tax receipt. Obtain Business Tax Receipt. ALFA ELITE LLC, ALFA RUBBER SUPPLY LLC, PANDA TIRE LLC. Obtained BTR as of7/19/2022.
2. Installed new door and window without a building permit. Obtain plans, permit and inspections. No permit obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/8/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1841-1879 SW 31 AVENUE, PEMBROKE PARK FL 33021
Property Owner	SOUTHERN REINFORCING STEEL CO INC
Mailing Address	1812 SW 31 AVE PEMBROKE PARK FL 33009

ID #	5142 20 13 0010
Millage	0613
Use	48-01

Abbr Legal Description	SOUTHERN STEEL S BUILDING PLAT 127-6 B PARCEL A

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

* 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*	$729,640	$5,374,580	$6,104,220	$6,104,220	
2022	$729,640	$5,374,580	$6,104,220	$5,633,760	$121,875.08
2021	$729,640	$4,480,850	$5,210,490	$5,121,600	$110,712.38

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,104,220	$6,104,220	$6,104,220	$6,104,220
Portability	0	0	0	0
Assessed/SOH	$6,104,220	$6,104,220	$6,104,220	$6,104,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,104,220	$6,104,220	$6,104,220	$6,104,220

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	104,234	SF
Adj. Bldg. S.F. (Card, Sketch)		53850
Eff./Act. Year Built: 1975/1965		

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 Profit Corporation
THE KELSEY GROUP, INC.

Filing Information

Document Number	172160
FEI/EIN Number	59-0685744
Date Filed	01/31/1953
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	09/30/1988
Event Effective Date	NONE

Principal Address

CHARLES M. KELSEY, JR.
1812 S. 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 04/28/2011

Mailing Address

CHARLES M. KELSEY, JR.
1812 S. 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 04/28/2011

Registered Agent Name & Address

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

PANDA TIRE LLC - 1867 SW 31 AVE PEMBROKE PK, FL 33009

Status Permit Complete
Job Type Business Tax Permit
Master Process # 96124
Permit #

Overrides 1

Plan Review
Permit Issued 7/21/2022 10:08:38 AM
Permit Expired
Permit Complete 12/13/2022 2:36:37 PM

Inspections

New Inspection Inspection Requirements

Ev... ID	Type	Date Created	Inspection Date	Assigned User	Status	Contractor	
1...	(ZON) - BTR Inspection	7/5/2022	7/5/2022 12:00 AM	Lisa Cannon	Passed	(775285) Sample Contractor	View 1 Delete
1...	(ELE) - BTR Inspection	7/8/2022	7/8/2022 12:00 AM	Joseph A Faris Jr	Passed	(775287) Sample Contractor	View Delete
1...	(FIR) - BTR Inspection - Fire	7/11/2022	7/8/2022 12:00 AM	Orlando Hurtado	Failed	(775286) Sample Contractor	View Delete
1...	(BUL) - BTR Business Occupancy Inspection	7/8/2022	7/8/2022 12:00 AM	Miguel A Nunez	Passed	(775288) Sample Contractor	View Delete
1...	(FIR) - BTR Inspection - Fire	7/19/2022	7/19/2022 12:00 AM	Orlando Hurtado	Passed	(775286) Sample Contractor	View Delete

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SOUTHERN REINFORCING STEEL CO INC/ALFA ELITE LLC 1812 SW 31 AVE PEMBROKE PARK, FL 33009	5867	05/26/2021

Property Owner:	Property Description:	Certified Mail #:
SOUTHERN REINFORCING STEEL CO INC/ALFA ELITE LLC 1812 SW 31 AVE PEMBROKE PARK, FL 33009	514220130010	

Legal Description:	AKA:
SOUTHERN STEEL S BUILDING PLAT 127 -6 B PARCEL A	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1867 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Operating without a Business Tax receipt. Obtain Business Tax Receipt License.
2. Installed new door and window without a building permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

1867
03/11/2021 17:07

1867
ALFA ELITE
305-849 5940
305-849 6069
2
4
1
03/07/2023 16:39

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5867

Hasler FIRST-CLASS MAIL
05/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

SOUTHERN REINFORCING
STEEL CO INC/ALFA ELITE LLC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

5867

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5867

Hasler FIRST-CLASS MAIL
05/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Alfa Elite LLC
1867 SW 31 Ave
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
Trinity Broadcasting of FL Inc./Robert St. Jean	3200 Pembroke Rd, Lot 842 Pembroke Park, FL 33009	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Lot 842

Folio

514220000330

Legal Description

Case Status Open **Case #** 6145 **Date Next Inspection** 2/16/2023

Notes
1. New wooden deck built without a permit. Obtain plans, permit and inspections.
2. Verify the serial number to the AC Unit for documentation purposes.
3. Pergola installed without a permit. Obtain plans, permit and inspections.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/16/2021		Notice of Violation	Regular Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2023		Affidavit of Non-Compliance	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: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC. CASE NO.6145

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC.

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC. AT 11:27 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23
AFFIANT

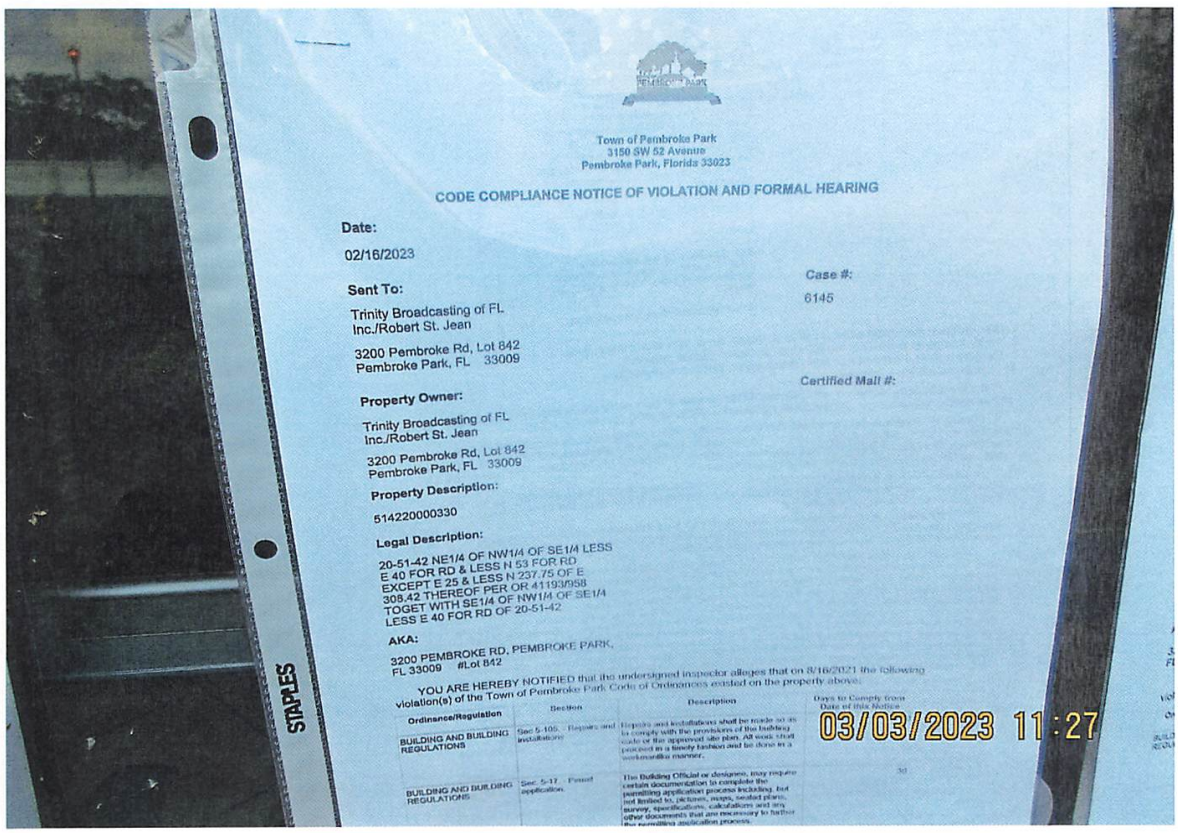
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2022 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

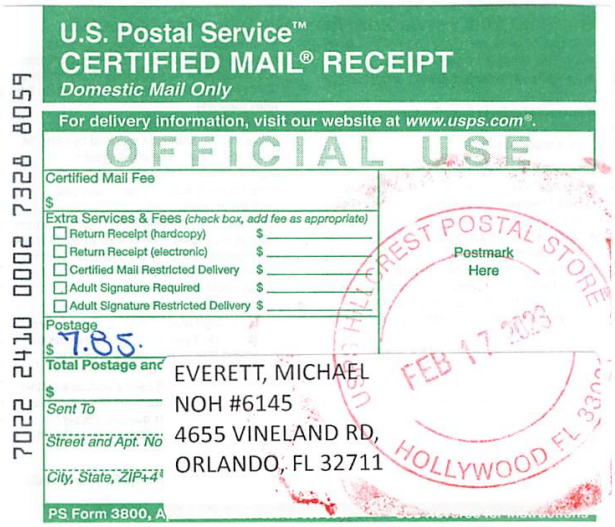
Signature

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

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

MAIL
LAKE TRINITY ESTATES MAIL ONLY
LAKESIDE PARK ESTATES AND TRINITY BROADCASTING MAIL ONLY
THIS IS NOT FOR RESIDENTS MAIL
3300
03/03/2023 11:27


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/16/2023
Case #:
6145
Sent To:
Trinity Broadcasting of FL
Inc./Robert St. Jean
3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Trinity Broadcasting of FL
Inc./Robert St. Jean
3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009
Property Description:
514220000330
Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS
E 40 FOR RD & LESS N 53 FOR RD
EXCEPT E 25 & LESS N 237.75 OF E
308.42 THEREOF PER OR 41193/958
TOGET WITH SE1/4 OF NW1/4 OF SE1/4
LESS E 40 FOR RD OF 20-51-42
AKA:
3200 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Lot 842
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/16/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
STAPLES
03/03/2023 11:27



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To: EVERETT, MICHAEL

Street and Apt. No: NOH #6145
4655 VINELAND RD,

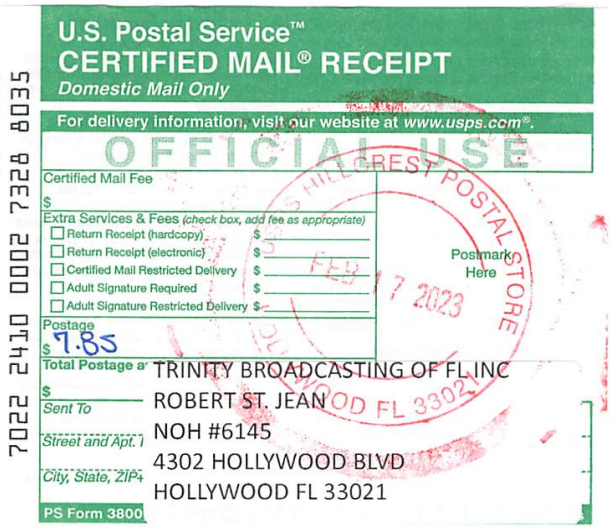
City, State, ZIP+4: ORLANDO, FL 32711

PS Form 3800, A

Postmark Here

HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8059



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

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage a
$

Sent To: TRINITY BROADCASTING OF FL INC

Street and Apt.: ROBERT ST. JEAN
NOH #6145
4302 HOLLYWOOD BLVD

City, State, ZIP+: HOLLYWOOD FL 33021

PS Form 3800

Postmark Here

HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8035

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To: TRINITY BROADCASTING OF FL INC

Street and Apt. No: ROBERT ST. JEAN
NOH #6145
3200 PEMBROKE RD #LOT 842,

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

PS Form 3800, A

See Reverse for Instructions

Postmark Here

HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8042

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

Trinity Broadcasting of FL
Inc./Robert St. Jean

3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Case #:

6145

Property Owner:

Trinity Broadcasting of FL
Inc./Robert St. Jean

3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000330

Legal Description:

20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS
E 40 FOR RD & LESS N 53 FOR RD
EXCEPT E 25 & LESS N 237.75 OF E
308.42 THEREOF PER OR 41193/958
TOGET WITH SE1/4 OF NW1/4 OF SE1/4
LESS E 40 FOR RD OF 20-51-42

AKA:

3200 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Lot 842

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. New wooden deck built without a permit. Obtain plans, permit and inspections.
2. Verify the serial number to the AC Unit for documentation purposes.
3. Pergola installed without a permit. Obtain plans, permit and inspections.
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 Compliance Officer at (954) 966-4600 ext. 215

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

2/16/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Trinity Broadcasting of FL Inc./Robert St. Jean

3200 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Lot 842

Respondent(s)

Case #:

6145

On 2/16/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Trinity Broadcasting of FL Inc./Robert St. Jean
Address:	3200 Pembroke Rd, Lot 842 Pembroke Park, FL 33009
Folio:	514220000330
Site Address:	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Lot 842
Legal Description:	20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note — Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2023

Notes/Means of Correction:

1. New wooden deck built without a permit. Obtain plans, permit and inspections.
2. Verify the serial number to the AC Unit for documentation purposes.
3. Pergola installed without a permit. Obtain plans, permit and inspections.

Items 1-3 were demo without a permit. Obtain demo permit for all items that were removed to correct violation.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3200 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0330
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021	Use	28-03

Abbr Legal Description	20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$2,117,040	$436,160	$2,553,200	$2,553,200	
2022	$2,117,040	$436,160	$2,553,200	$2,553,200	$53,924.59
2021	$1,944,110	$436,160	$2,380,270	$2,380,270	$51,186.76

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Portability	0	0	0	0
Assessed/SOH	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,553,200	$2,553,200	$2,553,200	$2,553,200

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	QC*-T	$100	45376 / 12
9/30/1974	WD	$100	6061 / 691

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	345,857	SF
$0.10	418,931	SF
Adj. Bldg. S.F. (Card, Sketch)		3727
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Not Completed

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Robert St. Jean 3200 Pembroke Rd, Lot 842 Pembroke Park, FL 33009	6145	08/16/2021

Property Owner:	Property Description:	Certified Mail #:
Robert St. Jean 3200 Pembroke Rd, Lot 842 Pembroke Park, FL 33009	514220000330	

Legal Description:	AKA:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Lot 842

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3. Pergola installed without a permit. Obtain plans, permit and inspections.
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.

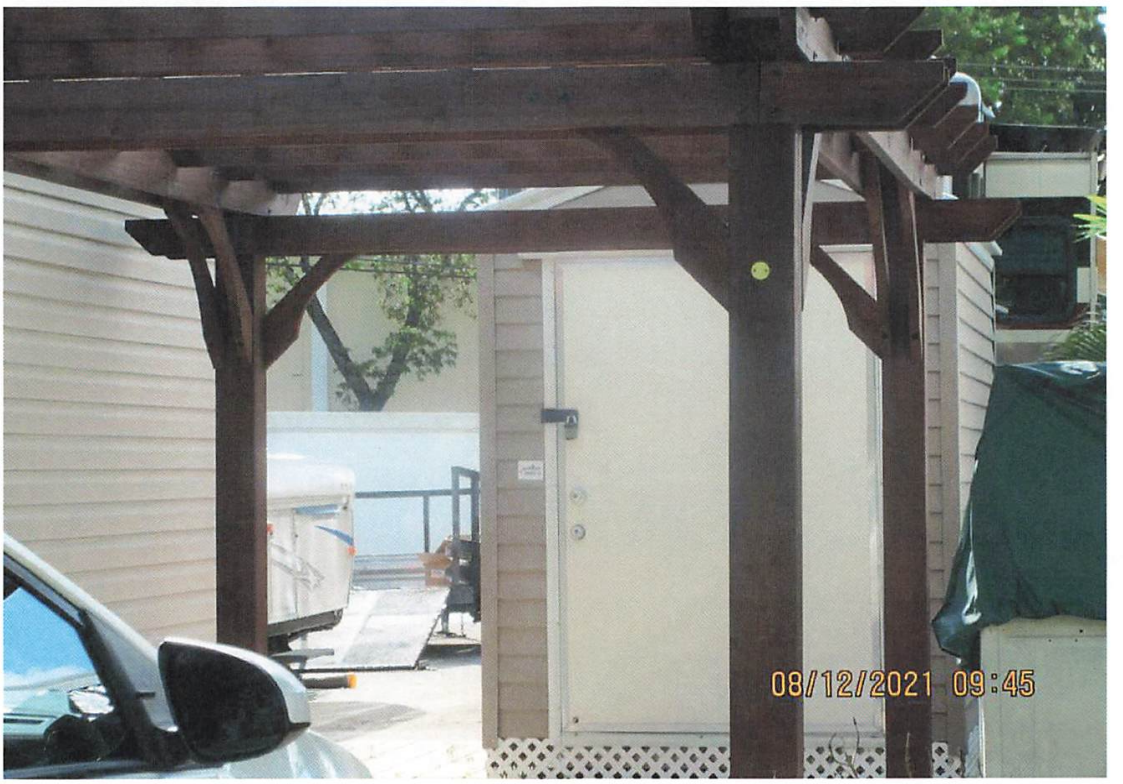
Joseline Ramirez
Chief Code Enforcement Officer

842
08/12/2021 09:45

842
08/12/2021 09:45

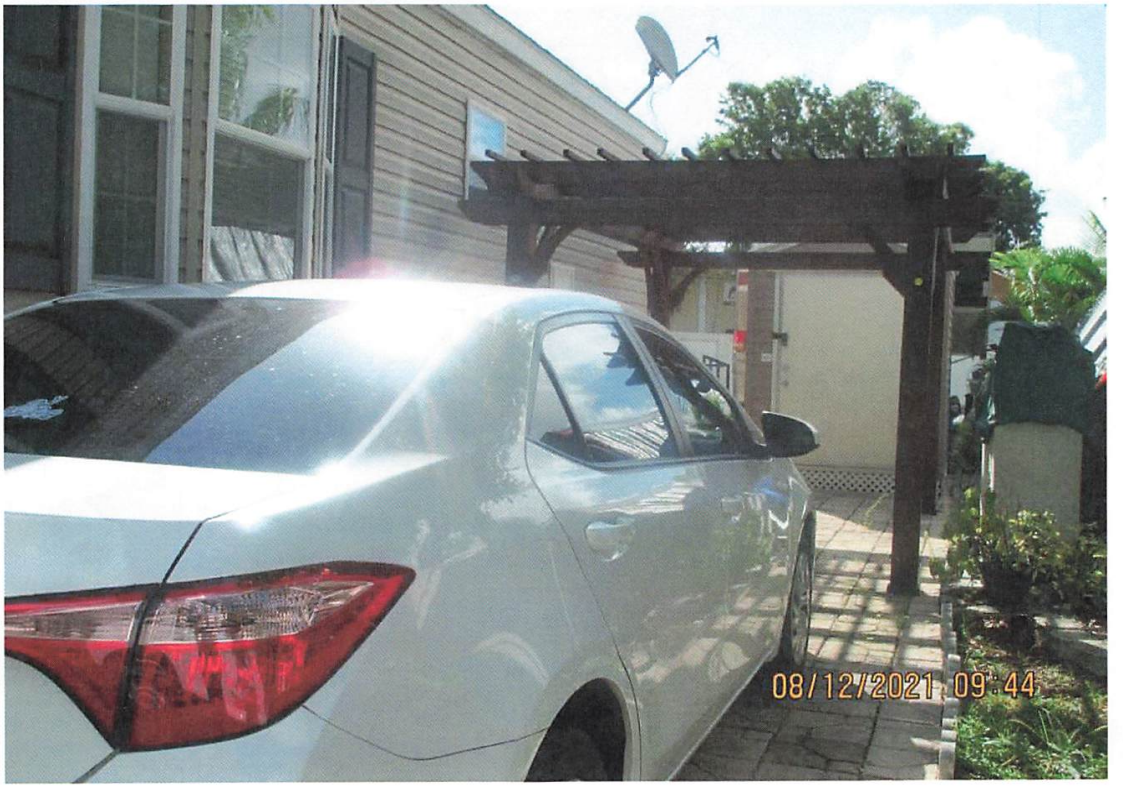
08/12/2021 09:45

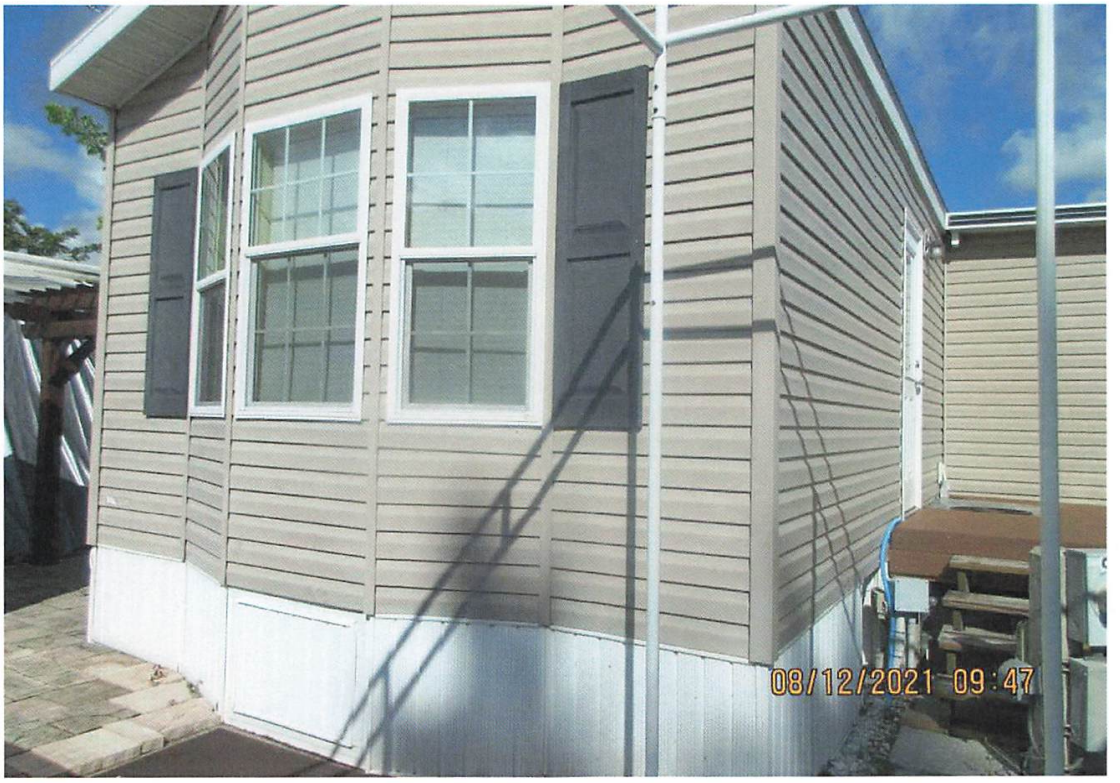
842
08/12/2021 09:45


08/12/2021 09:45

08/12/2021 09:45

08/12/2021 09:44


08/12/2021 09:44


08/12/2021 09:47

08/12/2021 09:46

08/12/2021 09:47

03/03/2023 11:30

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC Respondent(s)	)	Case No.: 6941

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0370

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

This is a Repeat Violation (Violator) per Prior case # 5364 which is administratively noticed and deemed a party of this record.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a) and 21-19 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

There are 13 violations not corrected as of this date.

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ___

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

Nazly Cardona CA.

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV# 6145

Hasler FIRST-CLASS MAIL
08/16/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Lakeside Park Estates
3300 Pembroke Road
Pembroke Park, FL 33021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV# 6145

Hasler FIRST-CLASS MAIL
08/16/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:
Robert St. Jean
3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Case #:
6145

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

Trinity Broadcasting of FL
Inc./Robert St. Jean

3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Case #:

6145

Property Owner:

Trinity Broadcasting of FL
Inc./Robert St. Jean

3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000330

Legal Description:

20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS
E 40 FOR RD & LESS N 53 FOR RD
EXCEPT E 25 & LESS N 237.75 OF E
308.42 THEREOF PER OR 41193/958
TOGET WITH SE1/4 OF NW1/4 OF SE1/4
LESS E 40 FOR RD OF 20-51-42

AKA:

3200 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Lot 842

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. New wooden deck built without a permit. Obtain plans, permit and inspections.
2. Verify the serial number to the AC Unit for documentation purposes.
3. Pergola installed without a permit. Obtain plans, permit and inspections.
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 Compliance Officer at (954) 966-4600 ext. 215

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

2/16/2023

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

NOV#6145

MIAMI FL 330
17 AUG 2021PM 5 L

Hasler
08/16/2021
US POSTAGE $000.51º

FIRST-CLASS MAIL
ZIP 33023
011D10656696

RECEIVED SEP 15 2021

Sent To:

Robert St. Jean

3200 Pembroke Rd, Lot 842
Pembroke Park, FL 33009

Property Owner:

Case #

6145

NIXIE 331 DE 1 0009/13/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2506-04822-17-41

NSN

33009-2041100

TOWN OF PEMBROKE PARK

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

N.O.V. # 6145

MIAMI FL 330
MIAMI FL 330
22 DEC 2021 PM 5 L
20 DEC 2021 PM 2 L

Hasler
12/16/2021
US POSTAGE $000.53⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

RECEIVED JAN 07 2022

[redacted]
PEMBROKE RD, PEMBROKE PARK,
009 #Lot 842

[redacted]
NSN
13

NIXIE 331 CC 1 2201/02/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0806-01128-16-47

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2574-05653-28-18
NIXIE 339 FE 1 0002/28/23
2410 0002 7328 8059
Hasler
02/17/2023
US POSTAGE $007.85⁰
ZIP 33023
011D10656696
EVERETT, MICHAEL
NOH #6145
4655 VINELAND RD,
ORLANDO, FL 32711
RECEIVED MAR 08 2023
339 AA 1 N C0002/25/23
UNABLE TO FORWARD/FOR REVIEW
C045
BC: 32811733955 DU *2106-08042-17-45
32811>7339

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

EVERETT, MICHAEL
NOH #6145
4655 VINELAND RD,
ORLANDO, FL 32711

9590 9402 7912 2234 7833 56

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

7022 2410 0002 7328 8059

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROPERTIES JJC LLC	2020 NE 163 ST STE 300 S NORTH MIAMI BEACH, FL 33162	5100 SW 41 ST, PEMBROKE PARK, FL 33023 111

Folio

514230AA0110

Legal Description

Case Status Open **Case #** 7275 **Date Next Inspection** 3/15/2023

Notes
1. Demolished dry wall without a permit. Obtain plans for permit and inspections.
2. Removed water heater without a permit.
3. Ceiling had patched repairs filled with water. Repair according to Florida Building Code.
4. Bathroom cabinet is deteriorated. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/11/2022		Notice of Violation	Hand
2/16/2023		Affidavit of Non-Compliance	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PROPERTIES JJC LLC CASE NO. 7275

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PROPERTIES JJC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #111, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PROPERTIES JJC LLC AT 09:47 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/7/23

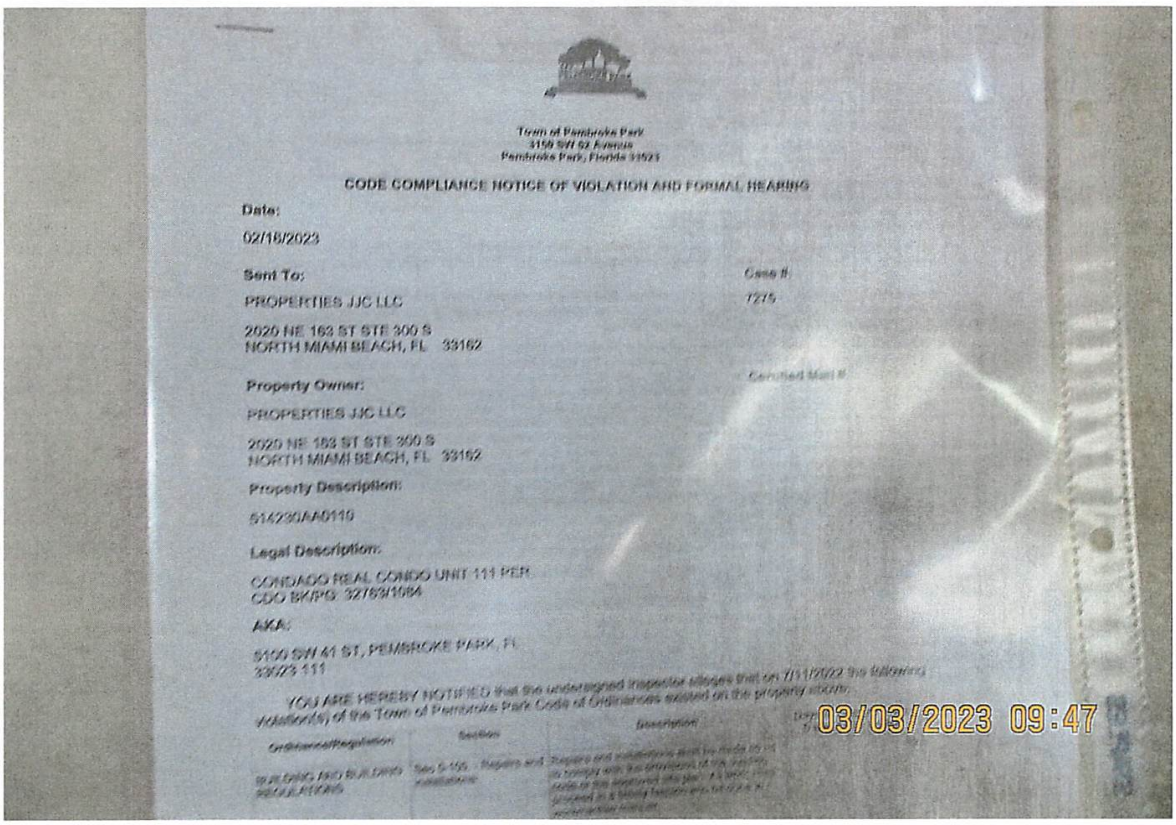
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of March 2022 2023 HPS 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

PROPERTIES JJC LLC

2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH, FL 33162

Case #:

7275

Certified Mail #:

Property Owner:

PROPERTIES JJC LLC

2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH, FL 33162

Property Description:

514230AA0110

Legal Description:

CONDADO REAL CONDO UNIT 111 PER
CDO BK/PG 32763/1084

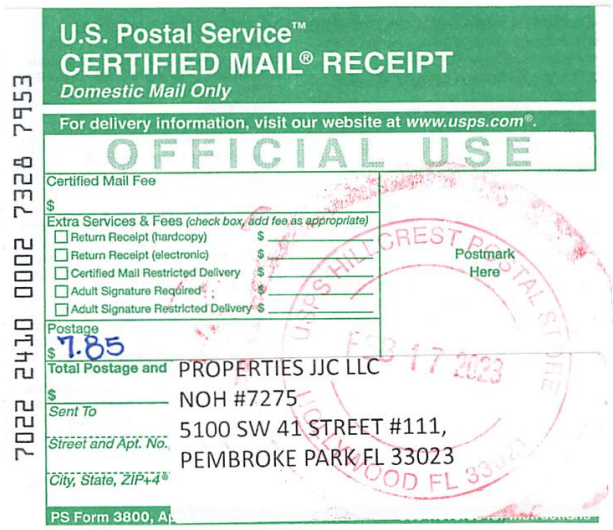
AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 111

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

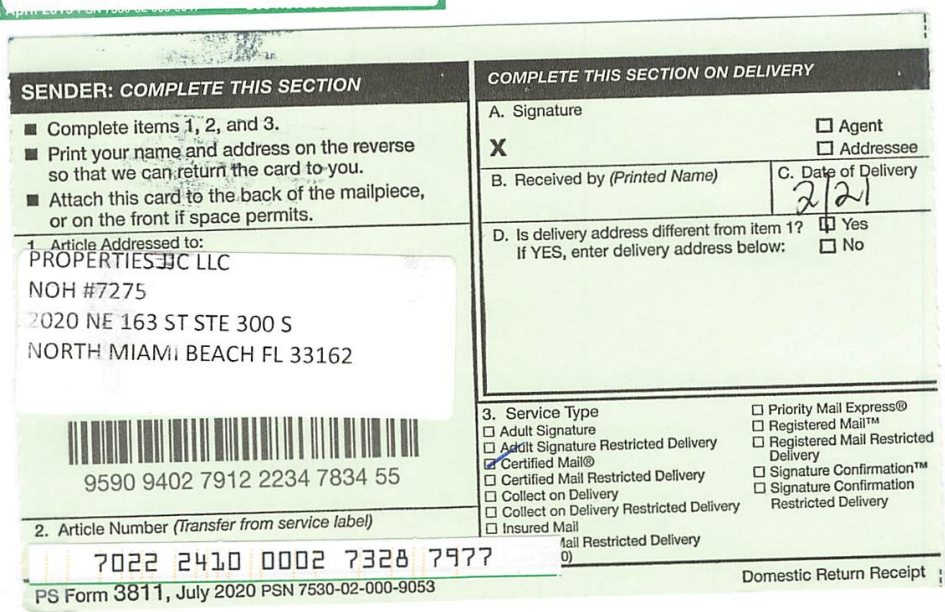
Ordinance/Regulation	Section	Description
BUILDING AND BUILDING REGULATIONS	Sec. 5-105 - Repairs and installations	Repairs and installations shall be made to be in conformity with the provisions of the Florida Building Code or the approved site plan. All work shall be performed in a timely fashion and be completed in a

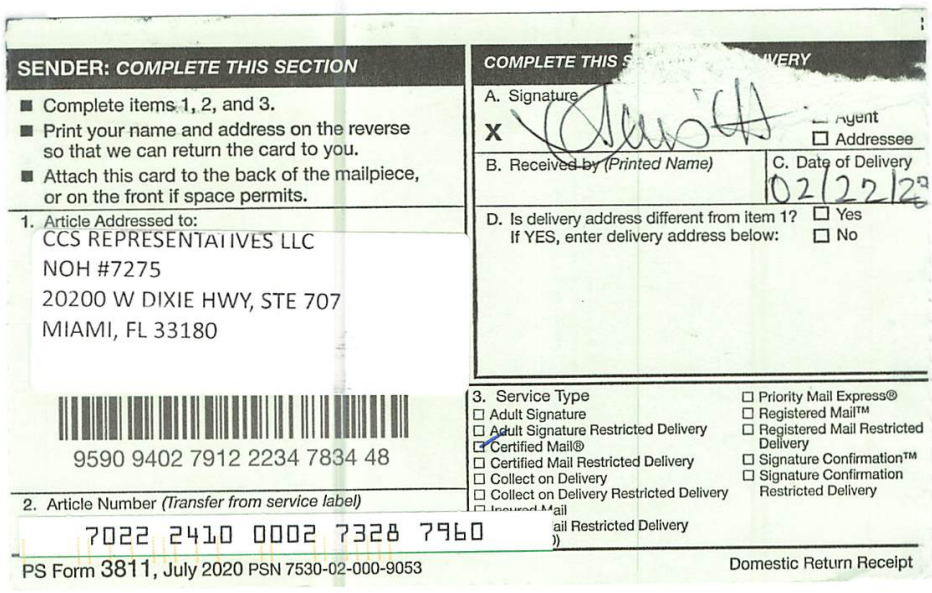
03/03/2023 09:47


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.85
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021
PROPERTIES JJC LLC
NOH #7275
5100 SW 41 STREET #111,
PEMBROKE PARK FL 33023
7022 2410 0002 7328 7953

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.85
Total Postage an
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021
CCS REPRESENTATIVES LLC
NOH #7275
20200 W DIXIE HWY, STE 707
MIAMI, FL 33180
7022 2410 0002 7328 7960

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.85
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
USPS HILLCREST POSTAL STORE
FEB 17 2023
HOLLYWOOD FL 33021
PROPERTIES JJC LLC
NOH #7275
2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH FL 33162
7022 2410 0002 7328 7977


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
PROPERTIES JJC LLC
NOH #7275
2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH FL 33162
9590 9402 7912 2234 7834 55
2. Article Number (Transfer from service label)
7022 2410 0002 7328 7977
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
2/21
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
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:

CCS REPRESENTATIVES LLC
NOH #7275
20200 W DIXIE HWY, STE 707
MIAMI, FL 33180

9590 9402 7912 2234 7834 48

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

7022 2410 0002 7328 7960

COMPLETE THIS S... ...IVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 02/22/2[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
- ☐ ...ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

PROPERTIES JJC LLC

2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH, FL 33162

Case #:

7275

Property Owner:

PROPERTIES JJC LLC

2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH, FL 33162

Certified Mail #:

Property Description:

514230AA0110

Legal Description:

CONDADO REAL CONDO UNIT 111 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 111

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. Demolished dry wall without a permit. Obtain plans for permit and inspections.
2. Removed water heater without a permit.
3. Ceiling had patched repairs filled with water. Repair according to Florida Building Code.
4. Bathroom cabinet is deteriorated. Obtain plans for permit and inspections.

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

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

2/16/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PROPERTIES JJC LLC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 111

Respondent(s)

Case #:

7275

On 2/16/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PROPERTIES JJC LLC

Address: 2020 NE 163 ST STE 300 S NORTH MIAMI BEACH, FL 33162

Folio: 514230AA0110

Site Address: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 111

Legal Description: CONDADO REAL CONDO UNIT 111 PER CDO BK/PG: 32763/1084

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

Notes/Means of Correction:

1. Demolished dry wall without a permit. Obtain plans for permit and inspections.
2. Removed water heater without a permit.
3. Ceiling had patched repairs filled with water. Repair according to Florida Building Code.
4. Bathroom cabinet is deteriorated. Obtain plans for permit and inspections.

Violations not corrected, permit #2211917-0 is expired.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PROPERTIES JJC LLC 2020 NE 163 ST STE 300 S NORTH MIAMI BEACH, FL 33162	7275	07/11/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
PROPERTIES JJC LLC 2020 NE 163 ST STE 300 S NORTH MIAMI BEACH, FL 33162	514230AA0110	
Legal Description:	**AKA:**	
CONDADO REAL CONDO UNIT 111 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 111	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Demolished dry wall without a permit. Obtain plans for permit and inspections.
2. Removed water heater without a permit.
3. Ceiling had patched repairs filled with water. Repair according to Florida Building Code.
4. Bathroom cabinet is deteriorated. Obtain plans for permit and inspections.

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

If the referenced violations are corrected within 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.

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

Detail by Entity Name

Florida Limited Liability Company
PROPERTIES JJC LLC

Filing Information

Document Number	L12000008553
FEI/EIN Number	45-4317454
Date Filed	01/18/2012
Effective Date	01/13/2012
State	FL
Status	ACTIVE

Principal Address

20200 W Dixie Hwy Suite 707
Miami, FL 33180

Changed: 04/30/2021

Mailing Address

20200 W Dixie Hwy Suite 707
Miami, FL 33180

Changed: 04/30/2021

Registered Agent Name & Address

CCS REPRESENTATIVES LLC
20200 W Dixie Hwy Suite 707
Miami, FL 33180

Name Changed: 04/30/2021

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

SHLAIN, CESAR
20200 W Dixie Hwy Suite 707
Miami, FL 33180

Title MGRM

STAWSKI, JONAS
20200 W Dixie Hwy Suite 707
Miami, FL 33180

Title MGRM

STAWSKI, JORGE
20200 W Dixie Hwy Suite 707
Miami, FL 33180

Annual Reports

Report Year	Filed Date
2020	06/26/2020
2021	04/30/2021
2022	04/30/2022

Document Images

04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- 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
01/18/2012 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #111, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0110
Property Owner	PROPERTIES JJC LLC	Millage	0613
Mailing Address	2020 NE 163 ST STE 300 S NORTH MIAMI BEACH FL 33162	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 111 PER CDO BK/PG: 32763/1084		

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$8,890	$80,000	$88,890	$67,520	
2021	$8,110	$72,950	$81,060	$61,390	$1,447.27
2020	$7,440	$66,960	$74,400	$55,810	$1,325.43

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$88,890	$88,890	$88,890	$88,890
Portability	0	0	0	0
Assessed/SOH	$67,520	$88,890	$67,520	$67,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$67,520	$88,890	$67,520	$67,520

Sales History

Date	Type	Price	Book/Page or CIN
1/25/2013	WD-Q	$32,500	111293374
5/4/2007	WD-Q	$147,000	44116 / 209
12/27/2002	WD	$76,800	34597 / 9

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		810
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

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 FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

PROPERTIES JJC LLC

2020 NE 163 ST STE 300 S
NORTH MIAMI BEACH, FL 33162

Case #:

7275

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7275

Properties JK LLC
2020 NE 163rd St. St 300 S
North Miami Beach, FL 33162

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7275

Properties JJC LLC
5100 SW 41st #111
Pembroke Park, FL 33023

Town of Pembroke Park
Notice of Violation Notice

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

Name Properties JJC LLC

Date 7/11/2022

Site Address 5100 SW 41 Street
Pembroke Park, FL 33023

Case #

Sub/Park Condado Real

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)

Demolished dry, water heater & electrical without permit.
Ceiling in closet patch is filled with water.
Bathroom cabinet is rotten.

Corrective Action(s)

Obtain plans for permit and inspections.
Repair according to Florida Building Code.

☐ 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.

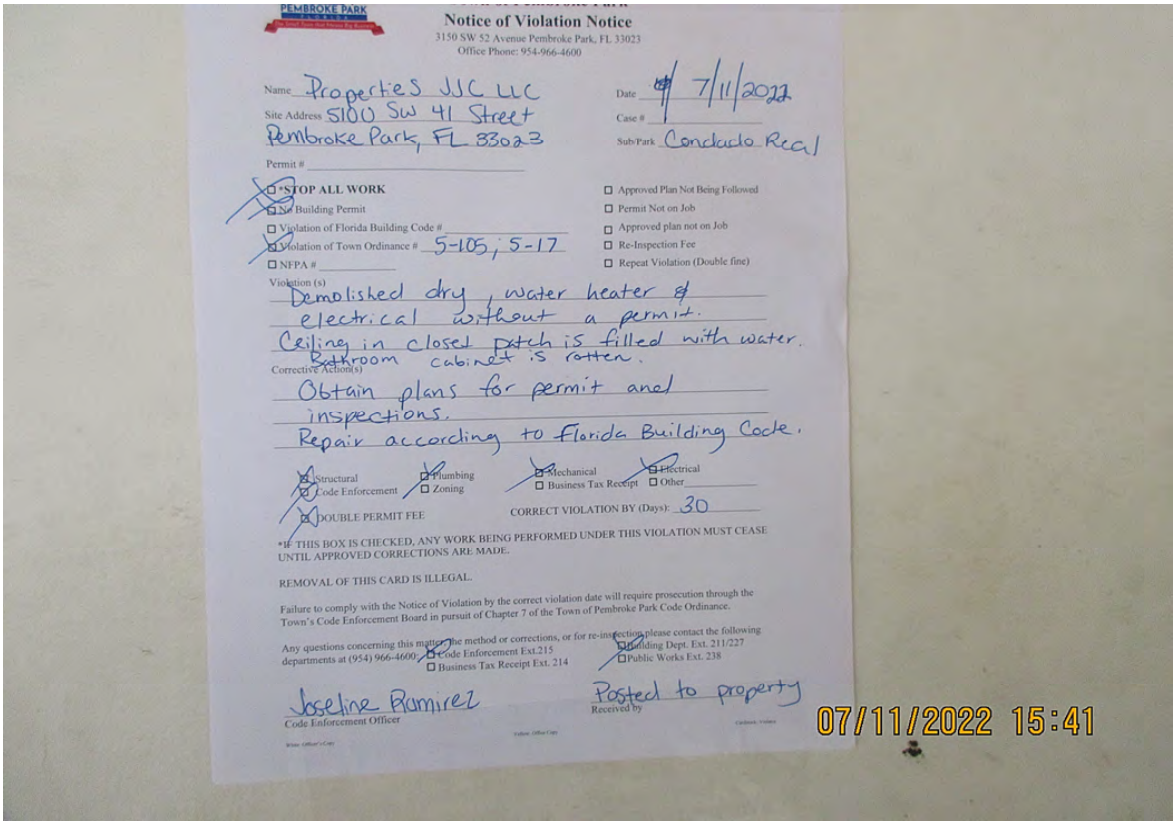
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

111
Town of Pembroke Park
Notice of Violation Notice
Properties JJC LLC
5100 SW 41 Street
Pembroke Park, FL 33023
7/11/2022
Condado Real
Demolished dry, water heater & electrical without a permit.
Ceiling in closed Patch is filled with water.
Bathroom cabinet is rotten.
Obtain plans for permit and inspections.
Repair according to Florida Building Code.
5-105, 5-17
30
Joseline Ramirez
Posted to property
07/11/2022 15:41


PEMBROKE PARK
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name Properties JJC LLC
Site Address 5100 SW 41 Street
Pembroke Park, FL 33023
Permit #
Date 7/11/2022
Case #
Sub/Park Condado Real
*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)
Demolished dry, water heater & electrical without a permit.
Ceiling in closed Patch is filled with water.
Bathroom cabinet is rotten.
Corrective Action(s)
Obtain plans for permit and inspections.
Repair according to Florida Building Code.
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days): 30
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
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Code Enforcement Ext.215
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Building Dept. Ext. 211/227
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Joseline Ramirez
Code Enforcement Officer
Posted to property
Received by
07/11/2022 15:41

07/11/2022 15:19

07/11/2022 15:19

07/11/2022 15:19

07/11/2022 15:19

07/11/2022 15:20

07/11/2022 15:20

07/11/2022 15:21

07/11/2022 15:21

Janitrol
ATTENTION
ENERGY GUIDE
INSTALLATION NOTE:
07/11/2022 15:21

WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
07/11/2022 15:22

WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
07/11/2022 15:22

07/11/2022 15:22

07/11/2022 15:22

07/11/2022 15:22

07/11/2022 15:23

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE LLC	19333 COLLINS AVE #804 SUNNY ISLES BEACH, FL 33160	2501 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000062

Legal Description

Case Status Open **Case #** 8234 **Date Next Inspection** 3/15/2023

Notes 1. Damaged garage door on north side of the property. Garage door is covered in tape, plastic bags and has an excessive amount of sandbag. Property owner must repair garage door and obtain any necessary permits from the Building Dept.

For permit inquiries contact the Building Dept. at 954-966-4600, 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/16/2023		Notice of Violation	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE LLC CASE NO.8234

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WAREHOUSE LLC AT 11:00 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

AFFIANT

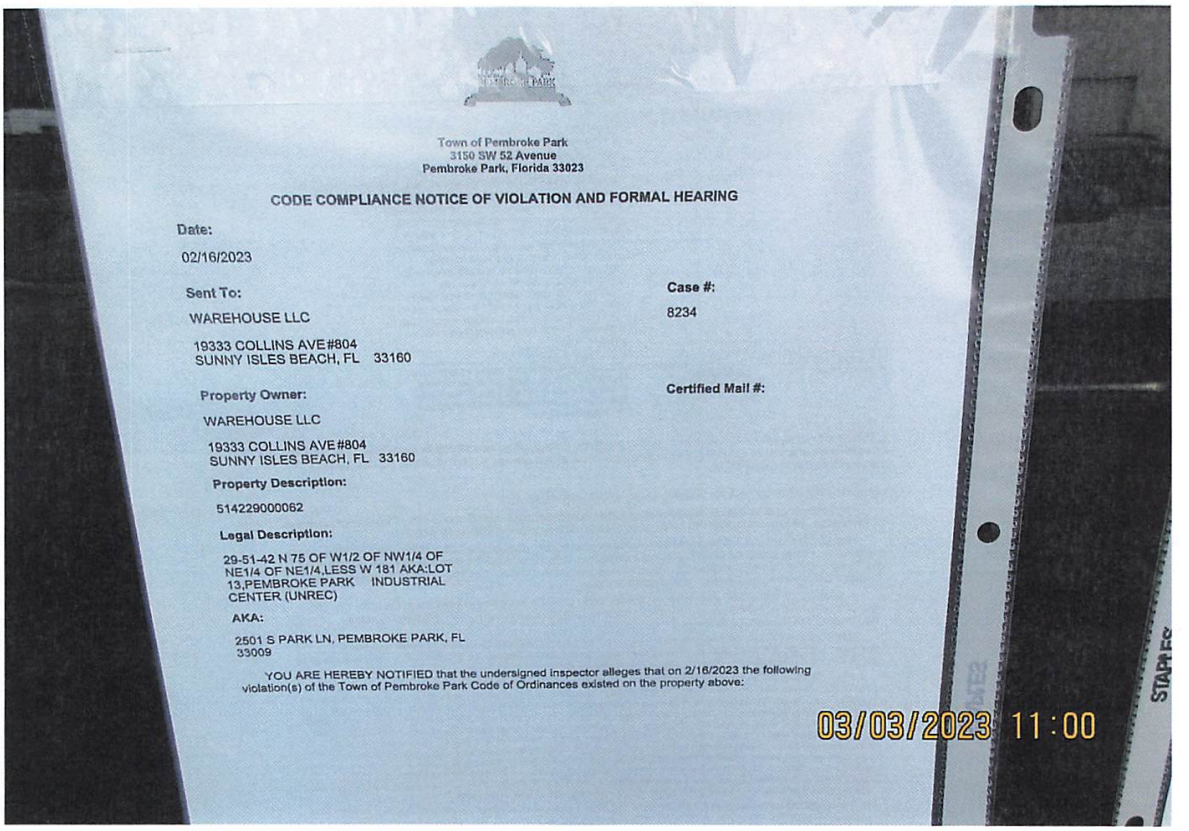
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

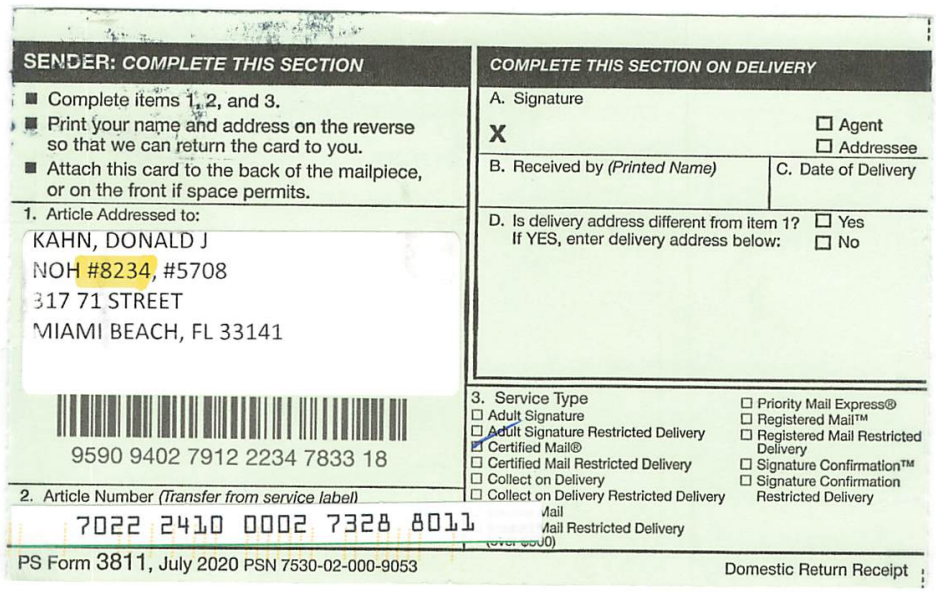
Signature

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

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

2501
SecurityLink
PICCOLO
Hosiery
www.piccolohosiery.com
03/03/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/16/2023
Sent To:
WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160
Case #:
8234
Certified Mail #:
Property Owner:
WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160
Property Description:
514229000062
Legal Description:
29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2501 S PARK LN, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/16/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
03/03/2023 11:00



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:

KAHN, DONALD J
NOH #8234, #5708
317 71 STREET
MIAMI BEACH, FL 33141

9590 9402 7912 2234 7833 18

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

7022 2410 0002 7328 8011

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

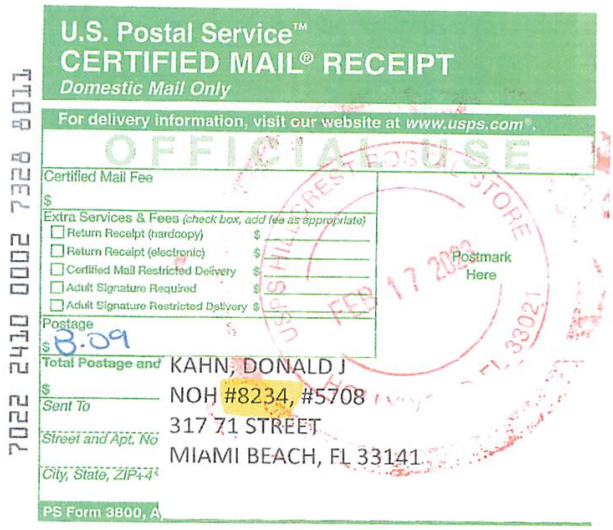
3. Service Type

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

Mail
Mail Restricted Delivery
(Over $500)

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$3.09
Total Postage and
Sent To
WAREHOUSE LLC
NOH #8234, #5708
Street and Apt. No.,
19333 COLLINS AVE #804
City, State, ZIP+4®
SUNNY ISLES BEACH FL 33160
Postmark Here
FEB 17 2023
7022 2410 0002 7328 8028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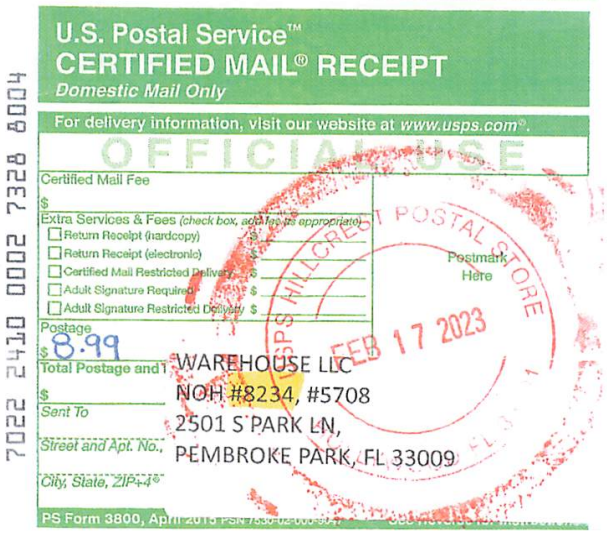
Postage
$3.09
Total Postage and
Sent To
KAHN, DONALD J
NOH #8234, #5708
Street and Apt. No
317 71 STREET
City, State, ZIP+4®
MIAMI BEACH, FL 33141
Postmark Here
FEB 17 2023
7022 2410 0002 7328 8011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Adult Signature Restricted Delivery
Postage
$8.99
Total Postage and
Sent To
WAREHOUSE LLC
NOH #8234, #5708
Street and Apt. No.,
2501 S PARK LN,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009
Postmark Here
FEB 17 2023
7022 2410 0002 7328 8004

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

WAREHOUSE LLC

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Case #:

8234

Property Owner:

WAREHOUSE LLC

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514229000062

Legal Description:

29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2501 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/16/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	27
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	27

1. Damaged garage door on north side of the property. Garage door is covered in tape, plastic bags and has an excessive amount of sandbag. Property owner must repair garage door and obtain any necessary permits from the Building Dept.

For permit inquiries contact the Building Dept. at 954-966-4600, 182.

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

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

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

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

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

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

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

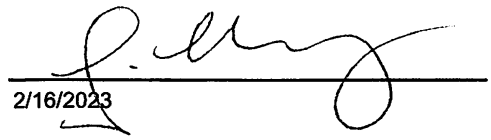
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



2/16/2023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0062
Property Owner	WAREHOUSE LLC	Millage	0613
Mailing Address	19333 COLLINS AVE #804 SUNNY ISLES BEACH FL 33160	Use	48-01
Abbr Legal Description	29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 181 AKA:LOT 13,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

* 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*	$79,590	$516,930	$596,520	$596,520	
2022	$79,590	$516,930	$596,520	$595,620	$12,585.26
2021	$79,590	$470,210	$549,800	$541,480	$11,698.08

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$596,520	$596,520	$596,520	$596,520
Portability	0	0	0	0
Assessed/SOH	$596,520	$596,520	$596,520	$596,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$596,520	$596,520	$596,520	$596,520

Sales History

Date	Type	Price	Book/Page or CIN
3/30/2004	SWD	$408,000	37163 / 1321
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	11,370	SF
Adj. Bldg. S.F. (Card, Sketch)		5500
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
THE WAREHOUSE LLC

Filing Information

Document Number	L04000022260
FEI/EIN Number	20-0903697
Date Filed	03/23/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2019

Principal Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Mailing Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Registered Agent Name & Address

KAHN, DONALD J
317 71 STREET
MIAMI BEACH, FL 33141

Name Changed: 10/04/2019

Address Changed: 02/04/2009

Authorized Person(s) Detail

Name & Address

Title MGR

PEREZ, LEON
19333 COLLINS AVENUE, APT 804
SUNNY ISLES BEACH, FL 33160

Feb 9, 2023 at 9:29:27 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

Folio

514229000050

Legal Description

Case Status Open **Case #** 8288 **Date Next Inspection** 3/15/2023

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited.
5. Permanent window sign prohibited. Remove window sign.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections. Repeat violation, ref case 5445, 5466 and 5465.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/27/2023		Notice of Violation	Certified Mail
2/27/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/15/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/15/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 3/15/2023
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: 3/15/2023
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 3/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO.8288
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2649 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 11:02 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

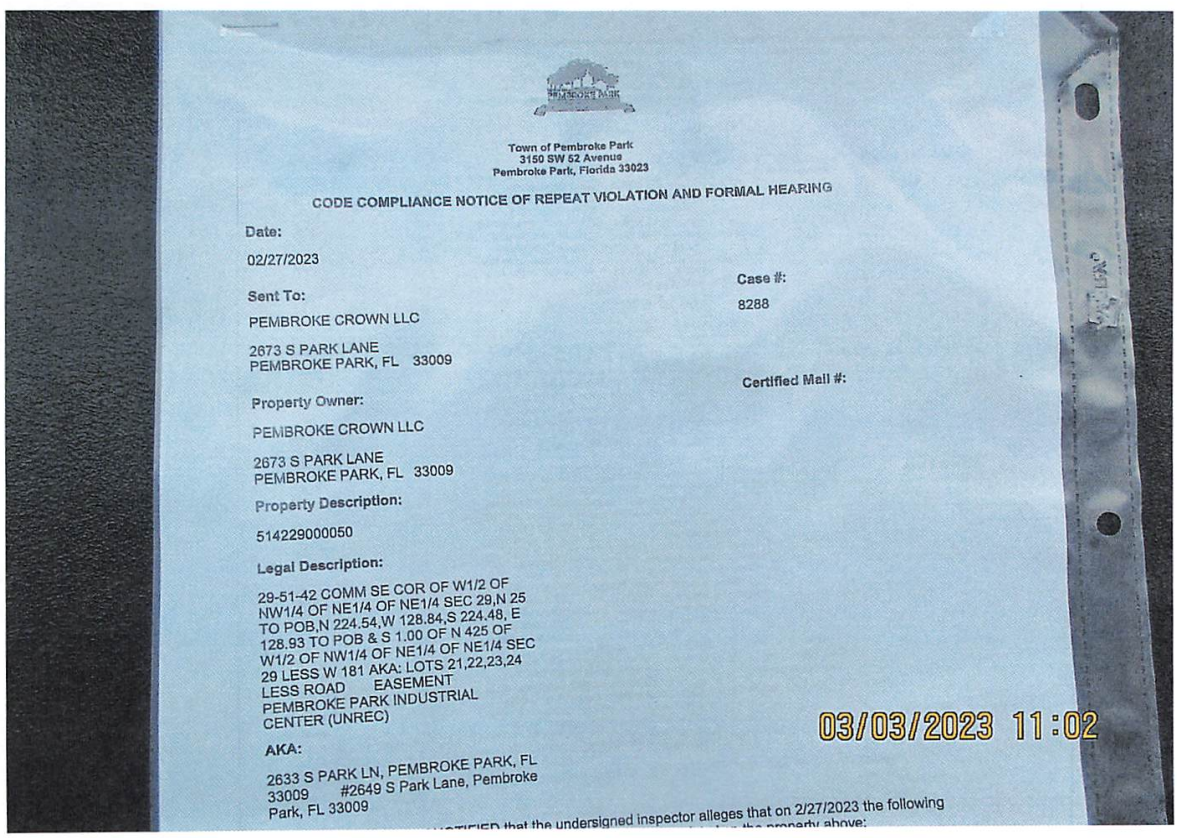
3/6/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, ~~2022.~~ 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/27/2023

Case #:

8288

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000050

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

03/03/2023 11:02

AKA:

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/27/2023

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

8288

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000050

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	16

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	16
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)	16
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)	16
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...	16

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...	16
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...	16

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited.
5. Permanent window sign prohibited. Remove window sign.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections.
Repeat violation, ref case 5445, 5466 and 5465.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

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

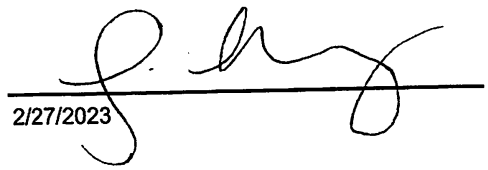
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



2/27/2023

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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

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

Principal Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Mailing Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48-01

Abbr Legal Description	29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 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*	$202,570	$1,392,780	$1,595,350	$1,585,390	
2022	$202,570	$1,392,780	$1,595,350	$1,441,270	$31,385.99
2021	$202,570	$1,267,400	$1,469,970	$1,310,250	$29,208.52

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,595,350	$1,595,350	$1,595,350	$1,595,350
Portability	0	0	0	0
Assessed/SOH	$1,585,390	$1,595,350	$1,585,390	$1,585,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,585,390	$1,595,350	$1,585,390	$1,585,390

Sales History

Date	Type	Price	Book/Page or CIN
1/12/2004	SWD	$1,337,400	36741 / 1577
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	28,938	SF
Adj. Bldg. S.F. (Card, Sketch)		21000
Eff./Act. Year Built: 1970/1969		

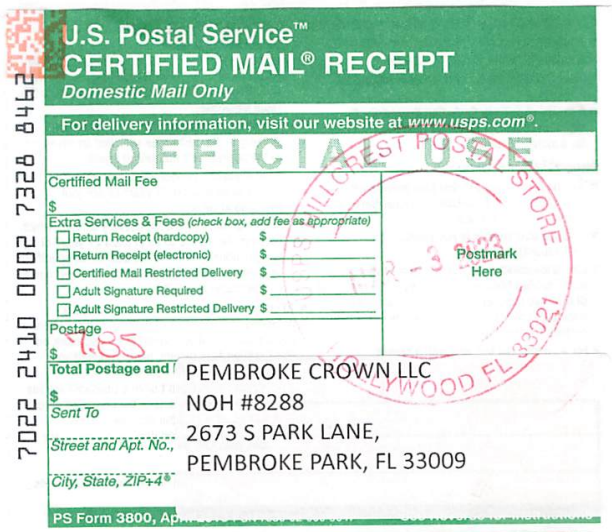
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

FIRST CLASS MAIL
Hasler
02/28/2023
US POSTAGE $000.60⁰
ZIP 33023
011D10656696

PEMBROKE CROWN LLC
NOV #8288
2649 S PARK 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
$ 7.85

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

Street and Apt. No.,
NOH #8288
2673 S PARK LANE,

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

Postmark Here

PS Form 3800, Ap...

7022 2410 0002 7328 8462

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)
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Total Postage and Fees
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

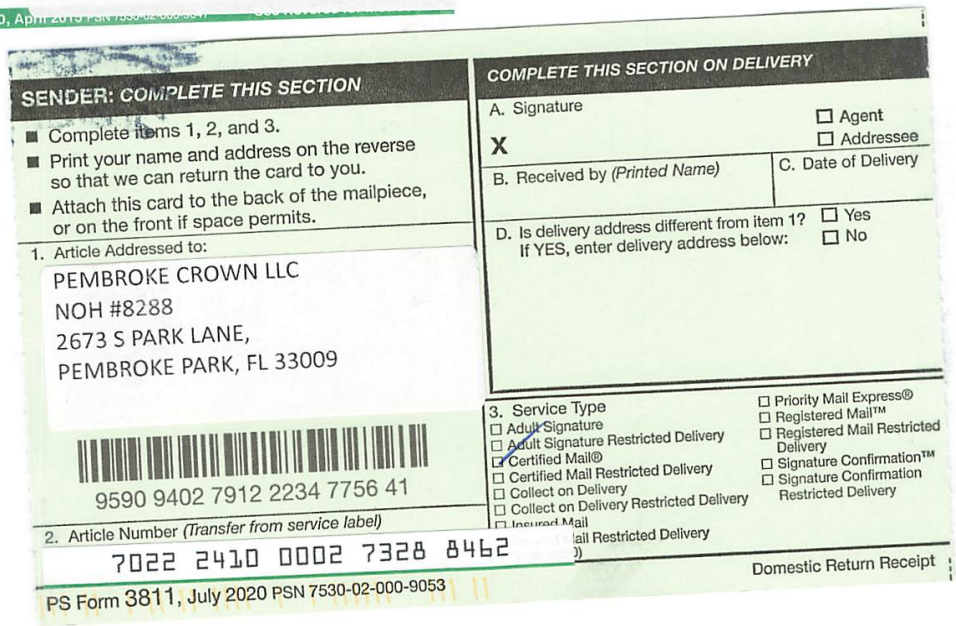
Street and Apt. No.,
NOH #8288
2633 S PARK LANE,

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

Postmark Here

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

7022 2410 0002 7328 ...



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE CROWN LLC
NOH #8288
2673 S PARK LANE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7756 41

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8462

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

8288

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

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

PEMBROKE CROWN LLC
NOV #8288
2633 S PARK LN,
PEMBROKE PARK, FL 33009

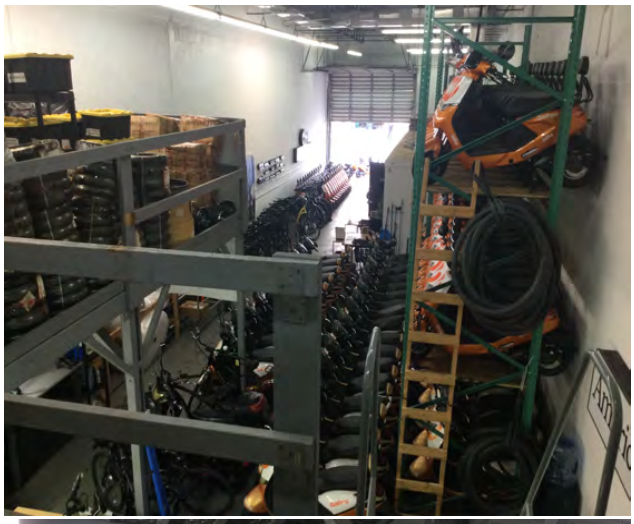
Report

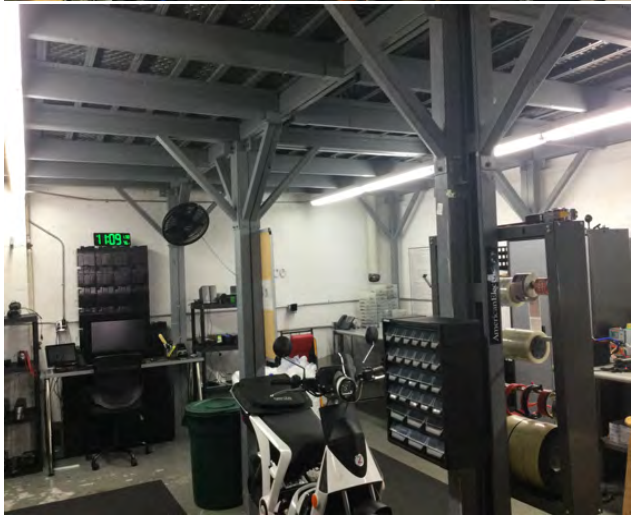
American Electric
2649 S Park Ln
Pembroke Park, FL 33009-3812
Occupancy ID:156944

Pembroke Park - Construction or work without permit.

**Mezzanine, electrical work, and commercial rack system. High pile storage observed in tenant space on commercial rack system. Possible wo
(previously written in 2021 and 2922) and referred to Pembroke Park. Provide an approved plan for installation of the commercial racks. Hi
storage may require automatic fire sprinkler protection or other construction changes for storage AFL greater than 12 feet.All rack storage s
require a rack plan/ permit with the town of Pembroke Park.**

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.





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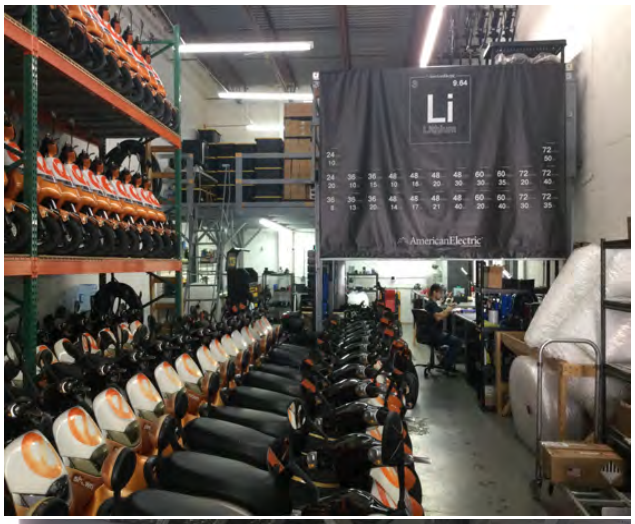
Report

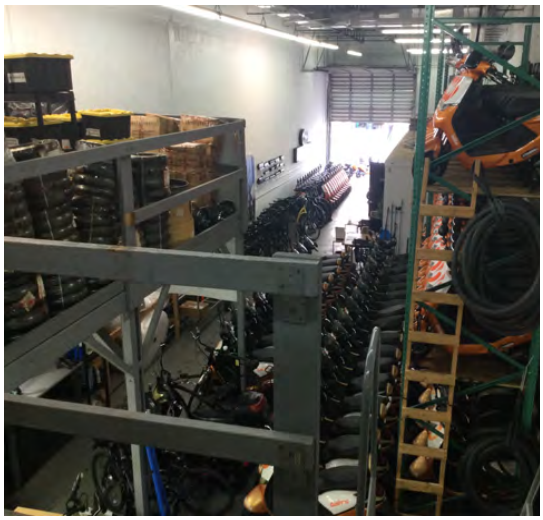
American Electric
2649 S Park Ln
Pembroke Park, FL 33009-3812
Occupancy ID:156944

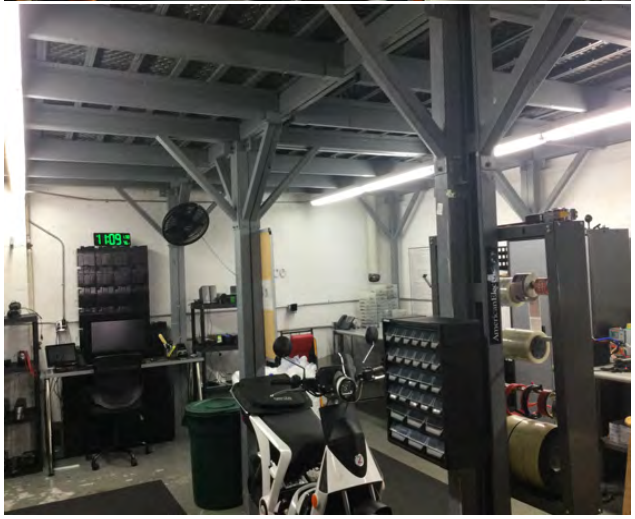
Pembroke Park - CU and or BTR required.

Occupant/ owner was not able to demonstrate a CU certificate or BTR (if applicable) for mercantile business operation for tenant space. Ref 2921 and in 2022 to Town of Pembroke Park.

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 appro







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. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED 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: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. 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) 5-2(a)(b); 15-17; 15-24 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4420

Petitioner,

vs.

PEMBROKE CROWN LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2565 S PARK LN, PEMBROKE PARK, FL 33009 #AC Customs-2565 S Park Ln.
FOLIO:	514229000055
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
GARBAGE AND REFUSE...	Sec. 11-42. (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container. ...	9/1/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
MAGALY CAMPOS-LICEA	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Folio

514229000480

Legal Description

Case Status Open **Case #** 4798 **Date Next Inspection** 3/15/2023

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand
3/6/2020	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	Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
2/23/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2023	3/15/2023	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: 3/15/2023
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;	2/23/2023

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$33,500.00
			Total Fines	**$33,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$33,500.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MAGALY CAMPOS-LICEA CASE NO. 4798

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAGALY CAMPOS-LICEA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MAGALY CAMPOS-LICEA AT 10:31 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

AFFIANT

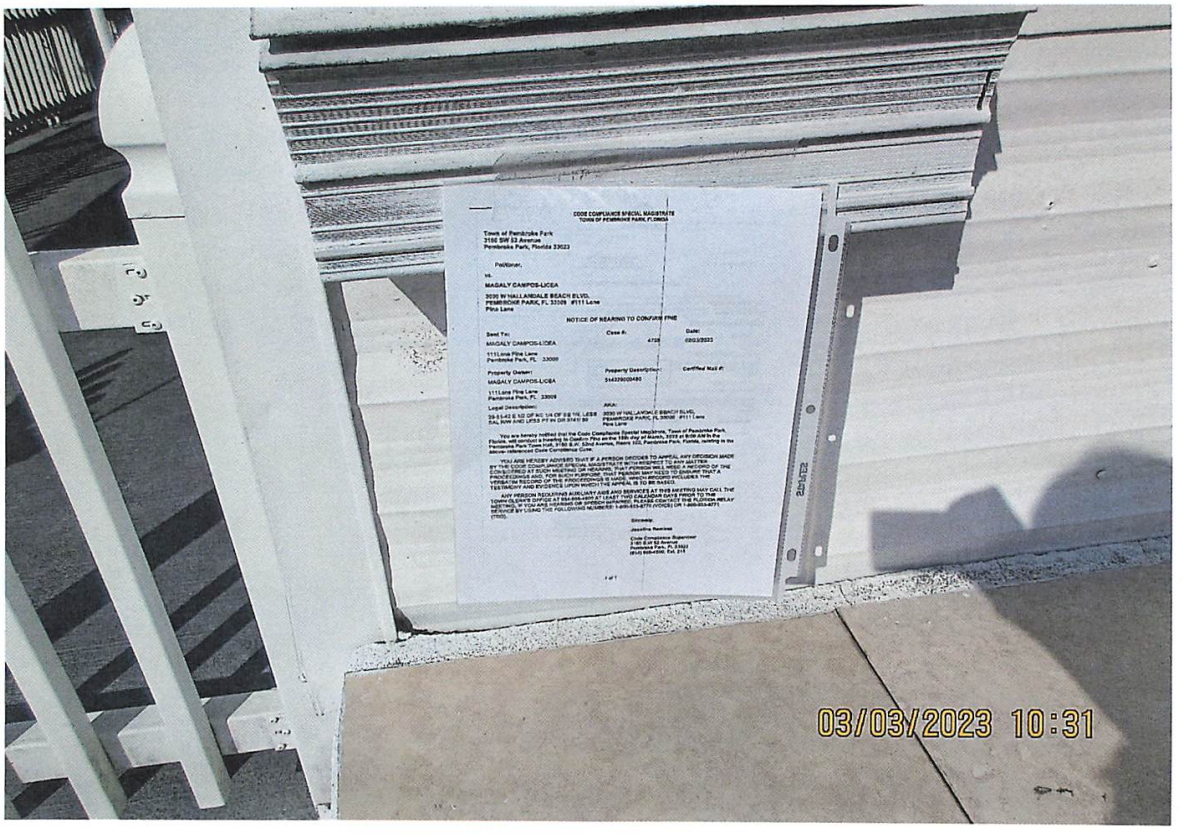
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

111
03/03/2023 10:31


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MAGALY CAMPOS-LICEA
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111 Lane
Pine Lane
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
MAGALY CAMPOS-LICEA
111Lane Pine Lane
Pembroke Park, FL 33009
Property Owner:
MAGALY CAMPOS-LICEA
111Lane Pine Lane
Pembroke Park, FL 33009
Legal Description:
Case #:
4726
Date:
03032023
Property Description:
Certified Mail #:
5142576000480
AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111 Lane
Pine Lane
Jessica Ramirez
Code Compliance Supervisor
03/03/2023 10:31

Town of Pembroke Park

INVOICE

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

DATE: March 2, 2023
INVOICE # 435
FOR:

Case # 4798
MAGALY CAMPOS-LICEA
111 LONE PINE, PEMBROKE PARK, FL 33009

Bill To:
MAGALY CAMPOS-LICEA
111 LONE PINE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
671	Day(s) of Per Diem from (05/13/2021-03/15/2023)	$ 50.00	$ 33,550.00
		Balance	$ 33,650.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MAGALY CAMPOS-LICEA

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	4798	02/23/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480	
Legal Description:	**AKA:**	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane	

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

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MAGALY CAMPOS-LICEA

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Respondent(s)

Case #:

4798

On 2/23/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MAGALY CAMPOS-LICEA

Address: 111 Lone Pine Lane Pembroke Park, FL 33009

Folio: 514229000480

Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/23/2023
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;	2/23/2023

Notes/Means of Correction:

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.
Permit #1910503-0 completed for front door and stairs.
Permit still required for camera system and shed.

Further, Affiant sayeth naught

STATE OF FLORIDA

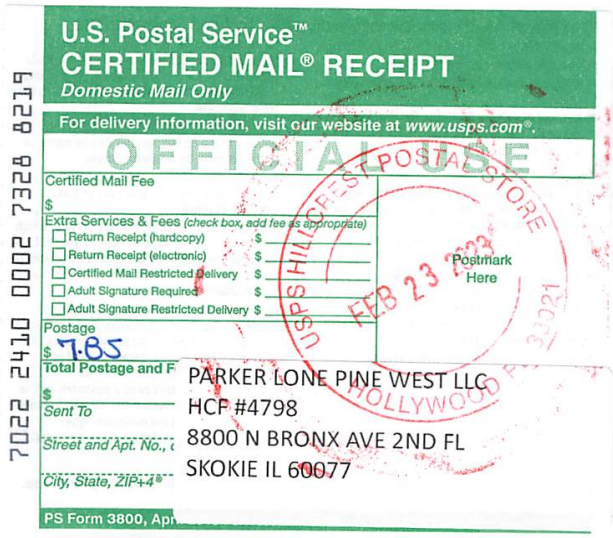
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/23/2023

NOTARY PUBLIC, STATE OF FLORIDA

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

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

PARKER LONE PINE WEST LLC
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, Apr

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 23 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8219

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fee
$

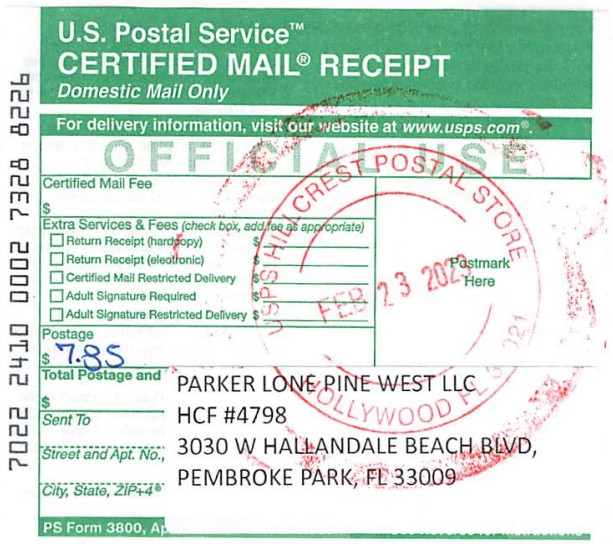
Sent To
Street and Apt. No.,
City, State, ZIP+4®

MAGALY CAMPOS-LICEA
HCF #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

Postmark Here
HILLCREST POSTAL STORE
FEB 23 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8233



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

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

PARKER LONE PINE WEST LLC
HCF #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here
USPS HILLCREST POSTAL STORE
FEB 23 202
HOLLYWOOD FL 321

7022 2410 0002 7328 8226

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fee
$

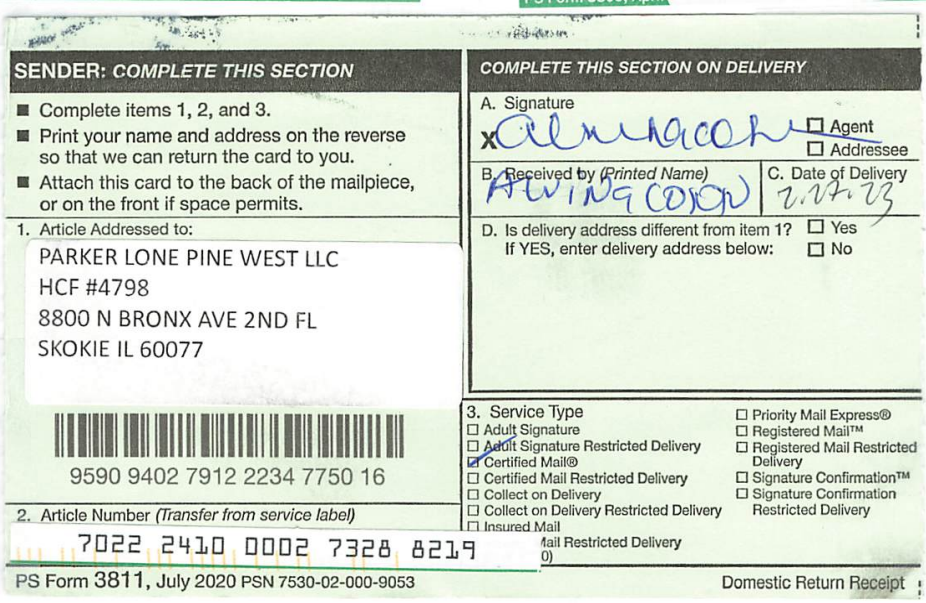
Sent To
Street and Apt. No., or
City, State, ZIP+4®

CORPORATION SERVICE COMPANY
HCF #4798
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, April

Postmark Here
HILLCREST POSTAL STOR
FEB 23 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 8189



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return 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
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7912 2234 7750 16

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8219

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

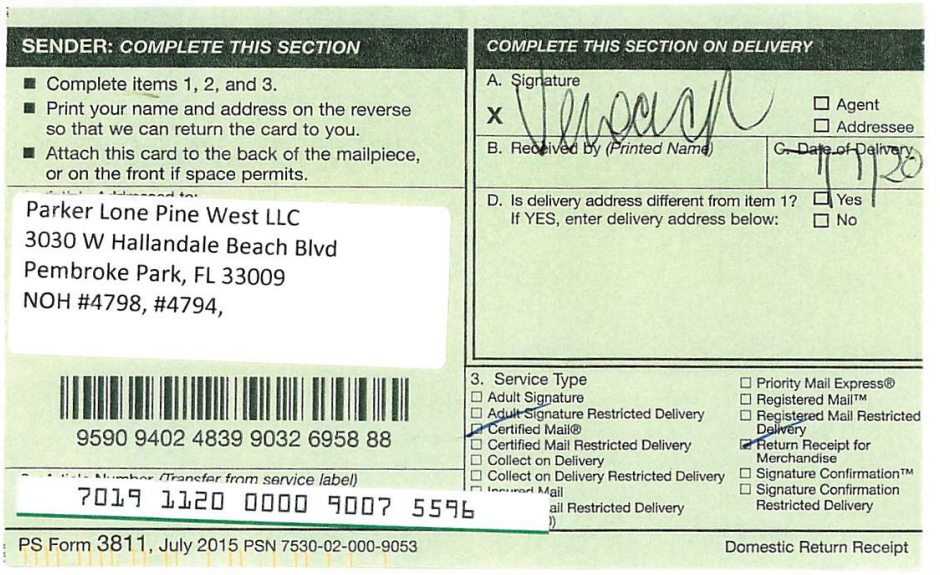
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
2.27.23

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

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

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,

9590 9402 4839 9032 6958 88

7019 1120 0000 9007 5596

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
☐ 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:

Azul Suarez NOH 4798
111 Lone Pine Lane
Pembroke Park, FL 33009

9590 9402 4839 9032 6956 59

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2034

COMPLETE THIS SECTION ON DELIVERY

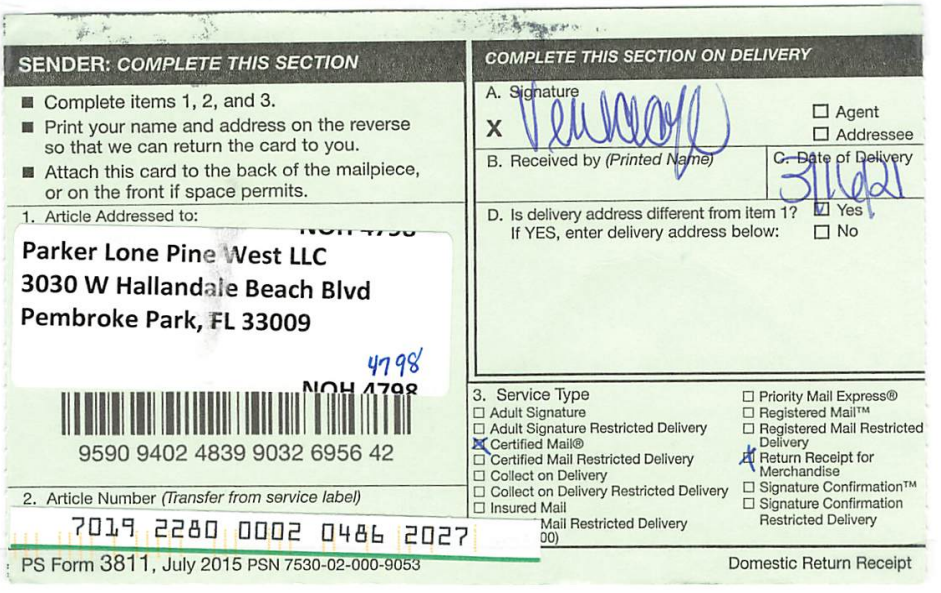
A. Signature
X ☐ Agent ☐ Addressee

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:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
4798
NOH 4798

9590 9402 4839 9032 6956 42

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2027

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3/16/21

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ 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.: 4798
Petitioner,)
)
vs.)
)
AZUL SUAREZ)
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: 111 LONE PINE LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PARKER LONE PINE WEST LLC, 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000480

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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; 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) 5-105; 28-260(8) **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 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

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.

Joseline Ramirez

From: azulsr3 <azulsr3@gmail.com>
Sent: Monday, April 12, 2021 11:51 AM
To: Joseline Ramirez
Subject: Azul caso.

Recibi la llamada de mis vecinos el viernes que tenía un citatorio para la ciudad mañana a las 9 am pero lamentablemente yo no estoy en miami. Debido a que mi mamá se está realizando varias operaciones de rodilla yo paso varios meses en Las Vegas. Voy a Miami por unao dos semanas y luego regreso a las Vegas para seguir cuidando a mi mamá. Yo regreso a miami el 27 de mayo y estaré unos 10 días allá. Con los documentos del Mobile home ya yo busqué todo los documentos necesarios con respecto a la escalera y puerta y solo falta la inspección. Agradecería si pudieran darme una cita presencial para después del 27 de mayo para así poder explicar toda mi situación. Muchas gracias.

Azul de los Angeles Suarez Campos

Sent from my Metro By T-Mobile 4G LTE Android Device

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.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

* 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*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,691,200	$5,018,050	$5,018,050
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	$5,018,050	$5,691,200	$5,018,050	$5,018,050

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
Azul Suarez	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Legal Description

Description

New door, new stairs, shed and camera system installed without permits.

Case Status Open **Case #** 4798 **Date Next Inspection** 4/13/2021

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand/Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of 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: 4/13/2021
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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4798

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: AZUL SUAREZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED AZUL SUAREZ AT 3:51 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

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

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

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, 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 (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)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

2 Avenue
Park, FL 33023

Hasler
12/31/2019
US POSTAGE $001.00⁰

ZIP 33023
011D10656696

Hasler
12/31/2019
US POSTAGE $000.30⁰

ZIP 33023
011D10656696

Parker Lone Pine West
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NOV #4790, #4794, #4799, #4798, #4800

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

Hasler FIRST-CLASS MAIL
12/31/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

* 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*	$4,994,060	$312,980	$5,307,040	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,307,040	$5,307,040	$5,307,040	$5,307,040
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,307,040	$5,018,050	$5,018,050
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	$5,018,050	$5,307,040	$5,018,050	$5,018,050

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
954-4600

12.13.2019 04:11

12.13.2019 04:09

111
12.13.2019 04:09

12.13.2019 04:09

12.13.2019 04:09

12.13.2019 04:09

12.13.2019 04:09

12.13.2019 04:10

12.13.2019 04:10

12.13.2019 04:10

12.13.2019 04:11

04/06/2021 16:47

04/06/2021 16:49

04/06/2021 16:49

04/06/2021 16:48

04/06/2021 16:48

04/06/2021 16:48

04/06/2021 16:48

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:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 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.	90
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;	90

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

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 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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	4798	12/13/2019

Property Owner:	Property Description:	Certified Mail #:
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 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
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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:

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Azul Suarez DATE 12/13 2019

SITE ADDRESS 111 Lone Pine lane

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # 28-260(8)
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS New door, new stairs, Shed and camera system installed without permits.

Owner must go to the building department and obtain permits for all alterations.

Verify occupancy and alterations.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

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

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

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Joseline Ramirez EXT. # 215
INSPECTOR

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, February 12, 2020 4:51 PM
To: 'azulsr3'
Subject: RE: 111 lone pine lane.

Hola Azul,

En Marzo 19, el caso va ir a la corte. En el momento no veo nada en el system para corregir las violaciones. Porfavor entraga las applicaciones de permiso a la ciudad lo mas ante posible.

Gracias,

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Ph: (954) 966-4600, Ext. 215
Cell: 954-551-7147
www.townofpembrokepark.com
https://www.facebook.com/townofpembrokepark/

From: azulsr3 [mailto:azulsr3@gmail.com]
Sent: Monday, January 13, 2020 3:10 PM
To: Joseline Ramirez <jramirez@townofpembrokepark.com>
Subject: 111 lone pine lane.

Hola Buena tardes. Queria solicitar dos o tres meses mas para poder cumplir con los requerimientos pedidos para legalizar Las violaciones que se encontraron en mi mobile home. Ya que el contratista que hara los cambios salio de vacaciones navideñas por un mes desde el 17 de diciembre. Aun no ha regresado. Muchas gracias

Sent from my Metro By T-Mobile 4G LTE Android Device

/********** 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.

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: AZUL SUAREZ
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

LONE PINE MOBILE HOME PARK
3030 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
AZUL SUAREZ
CASE NO. 4798

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

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

Case Overview

Property/Incident Information

Owner	Address	Site Address
Azul Suarez	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Legal Description

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

Description

New door, new stairs, shed and camera system installed without permits.

Case Status Open **Case #** 4798 **Date Next Inspection** 7/16/2020

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Document Type
12/13/2019	Notice of Violation - 30 days to comply
3/19/2020	Notice of Formal Hearing - Cancelled due to COVID
7/16/2020	Notice of Formal Hearing

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/16/2020
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: 7/16/2020

BUILDING PERMIT STATUS

Permit Number: 1910503-0 **Job Address:** 111 LONE PINE LANE

Job Name: SUAREZ CAMPOS,AZUL

Permit Status: Permit Issued

Permit Issued Date:3/19/2020 10:59:27 AM

Submitted Into Plan Review Date:3/18/2020 7:57:06 AM

Application Date: 3/11/2020 1:47:59 PM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	3/13/2020 12:16:39 PM
ZONING	APPROVED	3/17/2020 8:54:11 AM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1910503-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
83965	3/11/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received permit application and routed to structural and zoning plan reviewers			
Structural				
84034	3/13/2020	Miguel A Nunez	Miguel A Nunez	Approved
	B-91440 (Front Door and Stairs) *First Review - 03/13/2020* *Approved*			
Zoning				
84096	3/17/2020	Todd Larson	Todd Larson	Approved

R203 Permit Messages For Permit ()

Event ID	Inspection	Inspection Date	Status

12.13.2019 04:09

12.13.2019 04:09

12 13 2019 04:09

12 13 2019 04:09

12.13.2019 04:09

12.13.2019 04:09

12.13.2019 04:10

12.13.2019 04:10

12.13.2019 04:10

12.13.2019 04:11

12.13.2019 04:11

7019 1120 0000 9007 4827

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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®

Postmark Here

MAR - 7 2020

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

PS Form 3800, A

7019 1120 0000 9007 4827

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 6.90
Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

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

7019 1120 0000 9007 5596

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$
Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,

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.

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,

9590 9402 4839 9032 6958 88

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

7019 1120 0000 9007 5596

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.

zul Suarez
11 Lone Pine Lane
embroke Park, FL 33009
IOH #4798

9590 9402 4839 9032 6959 56

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

, Article Number (Transfer from service label)
7019 1120 0000 9007 4827

S Form 3811, July 2015 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:

06/30/2020

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 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
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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 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

6/30/2020

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:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 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.	90
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;	90

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

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 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.

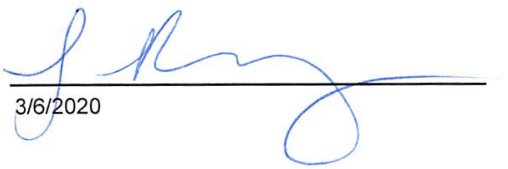
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

Sent To:	**Case #:**	**Date:**
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	4798	3/6/2020 12:00:00 AM

Property Owner:	**Property Description:**
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Mailing Purposes Only

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4790, #4798, #4794, #4799, #4800

9590 9402 4839 9032 6959 49

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

7019 1120 0000 9007 5084

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Susan M. Miller ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 3/12/2019

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

AZUL SUAREZ
Respondent(s)

Case No.: 4798

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: 111 LONE PINE LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PARKER LONE PINE WEST LLC, 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000480

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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; 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) 5-105; 28-260(8) **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 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:

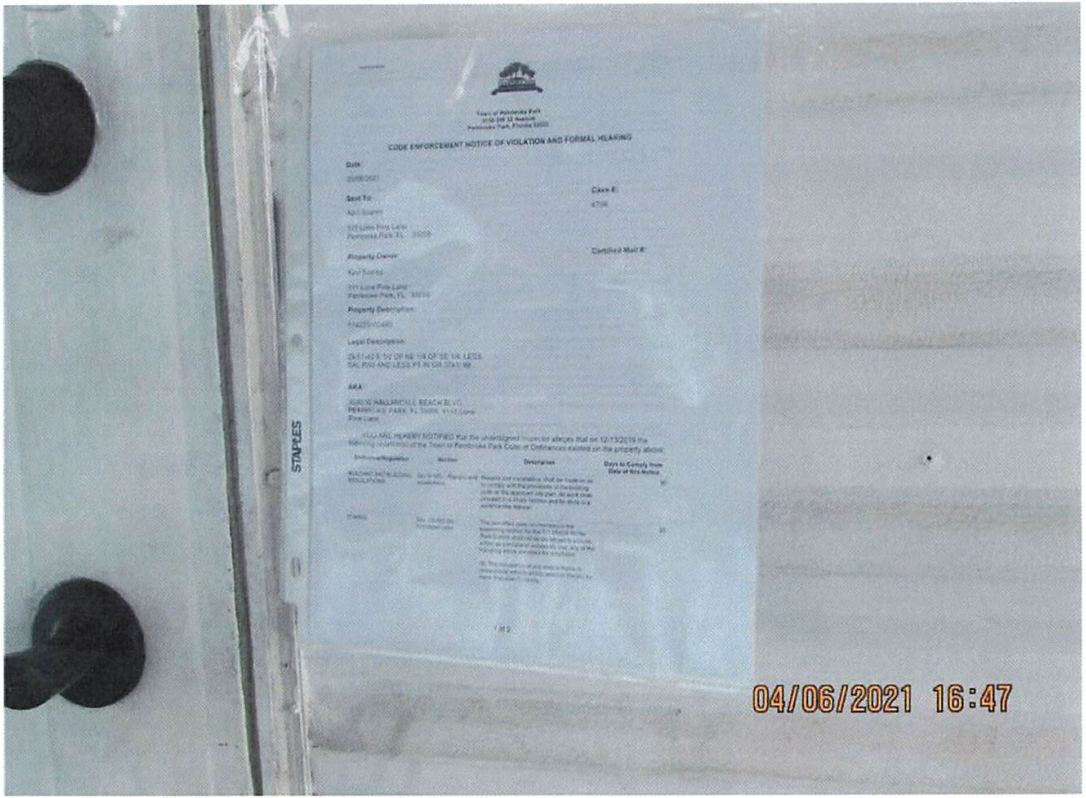
APRIL 27th, 2021.

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

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


Town of Pembroke Park
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Certified Mail #:
Property Owner
Property Description
Legal Description
AKA
STAPLES
04/06/2021 16:47

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

7019 1120 0000 9007 4698

Hasler
03/07/2020
US POSTAGE $006.90º

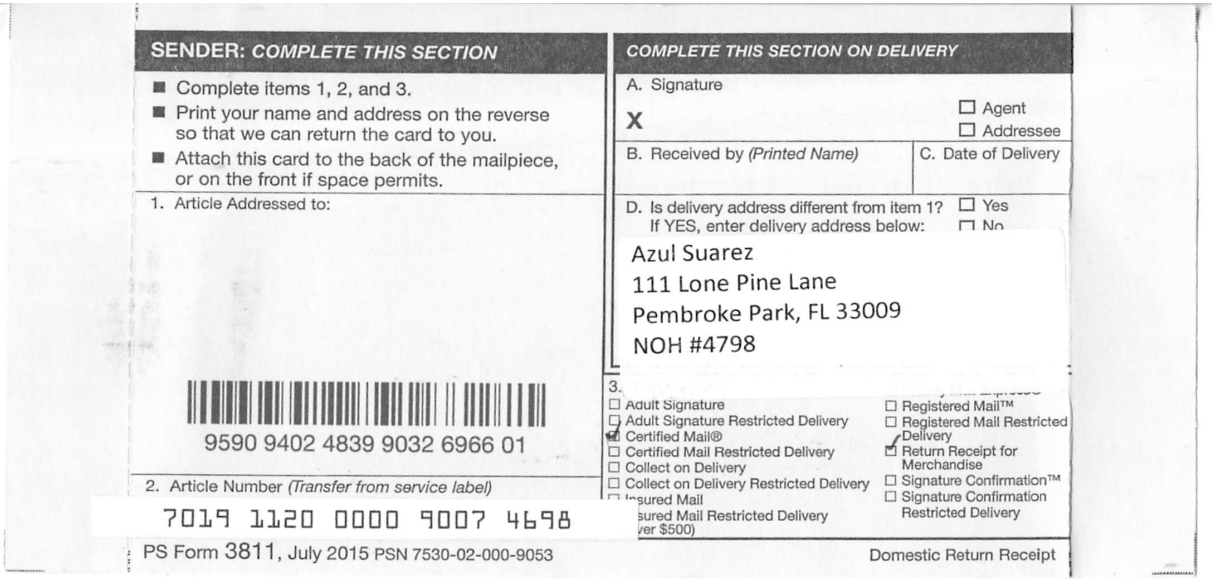
ZIP 33023
011D10656696

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

UNCLAIMED

RECEIVED APR 0 8 2020

NIXIE 331 DE 1 0004/01/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2906-02391-07-43



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

9590 9402 4839 9032 6966 01

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

7019 1120 0000 9007 4698

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

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

3.

☐ 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)
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Folio

514229000312

Legal Description

Case Status Open **Case #** 7157 **Date Next Inspection** 3/15/2023

Notes

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/1/2022		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
2/23/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2023	3/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	2/23/2023
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.	2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/15/2023
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.	2/23/2023
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: 3/15/2023
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: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/15/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/23/2023	$23,500.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	**$23,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$23,600.00**

Town of Pembroke Park

INVOICE

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

DATE: March 2, 2023
INVOICE # 435
FOR:

Case # 7157
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Bill To:
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k)(m)(n); 5-105 and 5-17		
	Final Order 09/21/2022		
1	Admin Fee	$ 100.00	$ 100.00
114	Day(s) of Per Diem from (11/21/2022-03/15/2023)	$ 250.00	$ 28,500.00
		Balance	$ 28,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HALLANDALE RETAIL LLC CASE NO. 7157

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:13 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

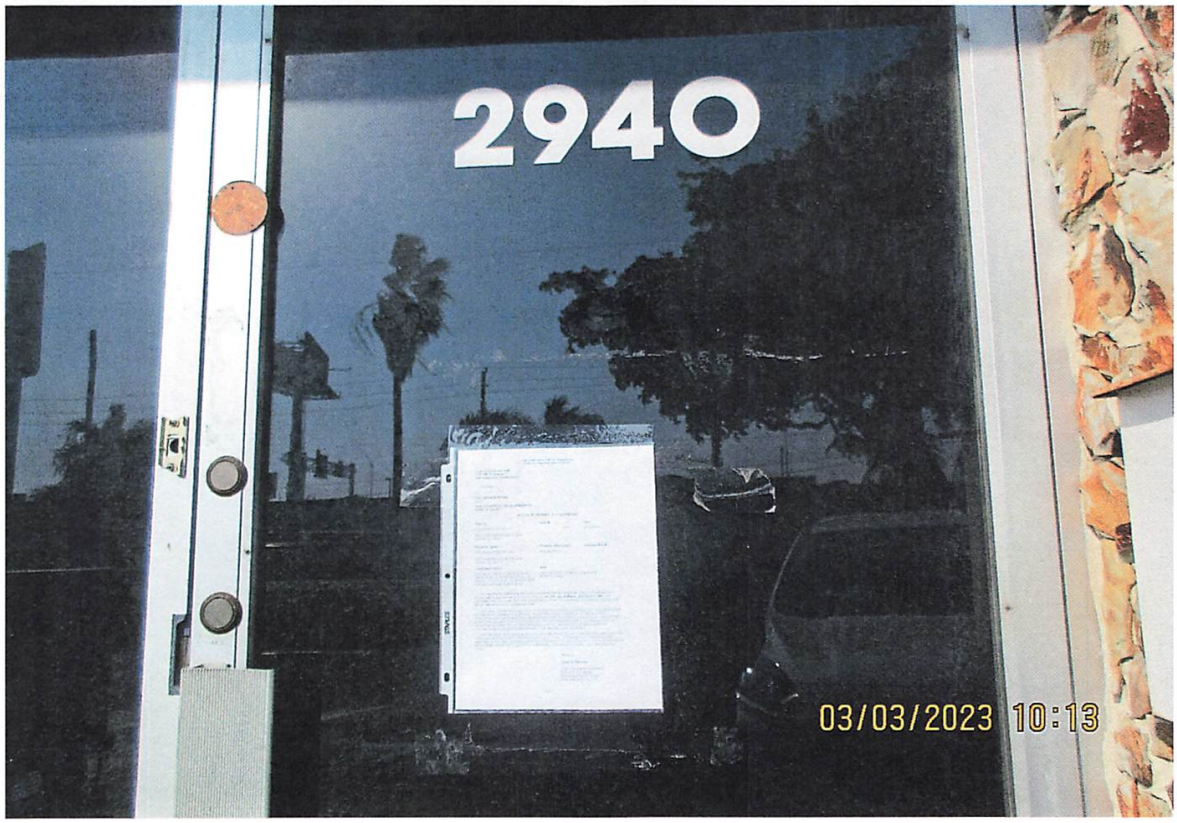
AFFIANT

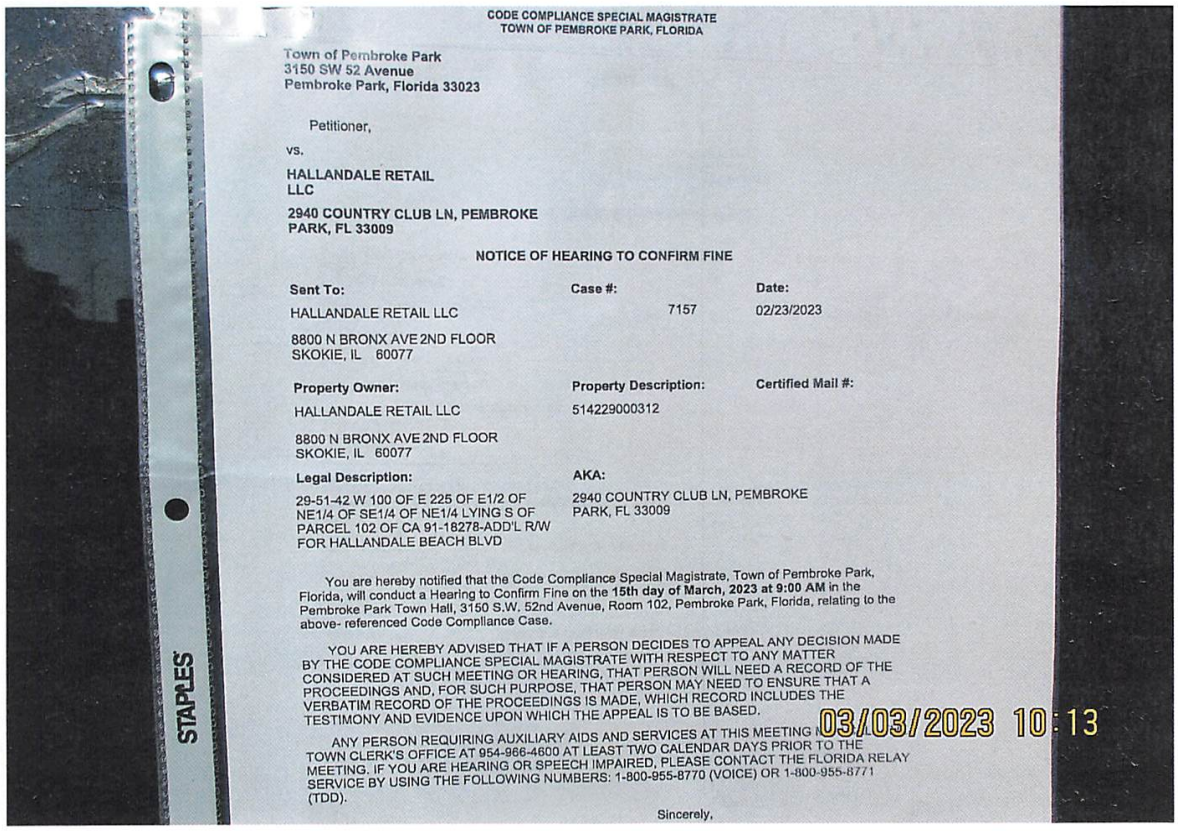
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7157	02/23/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

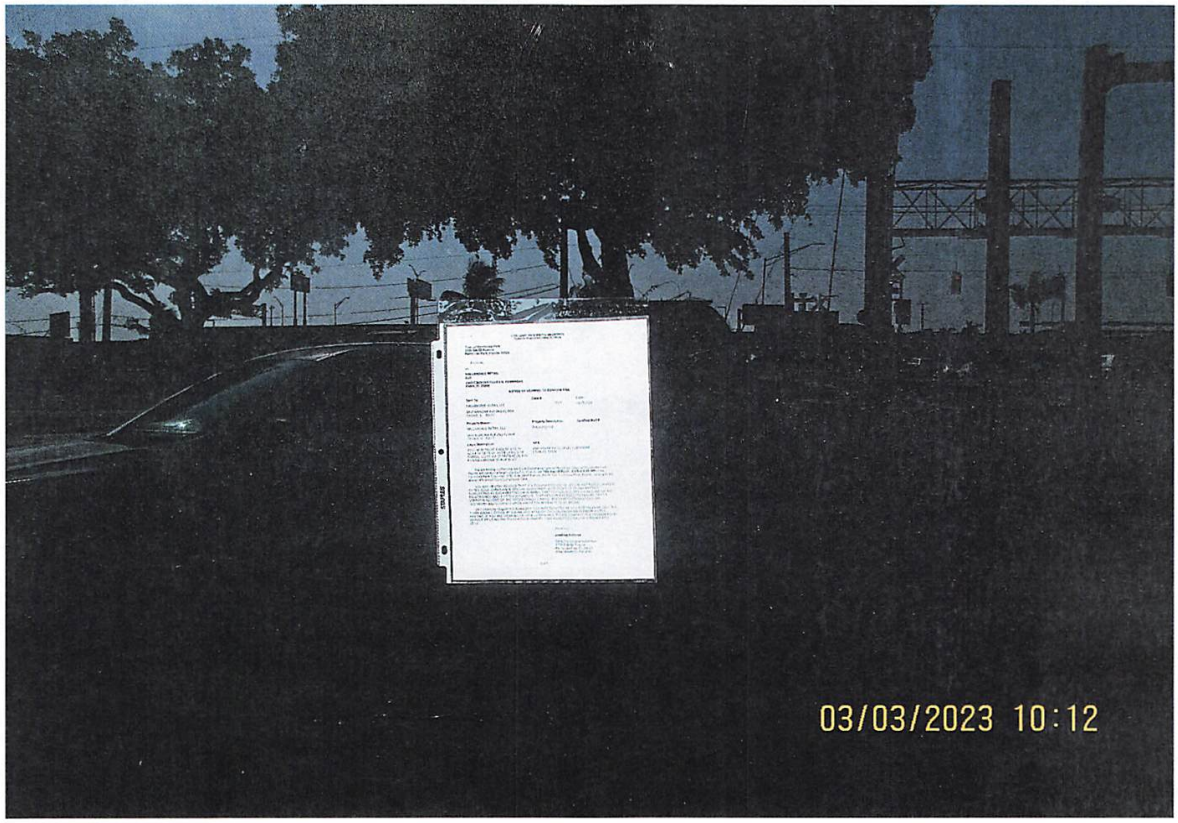
Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

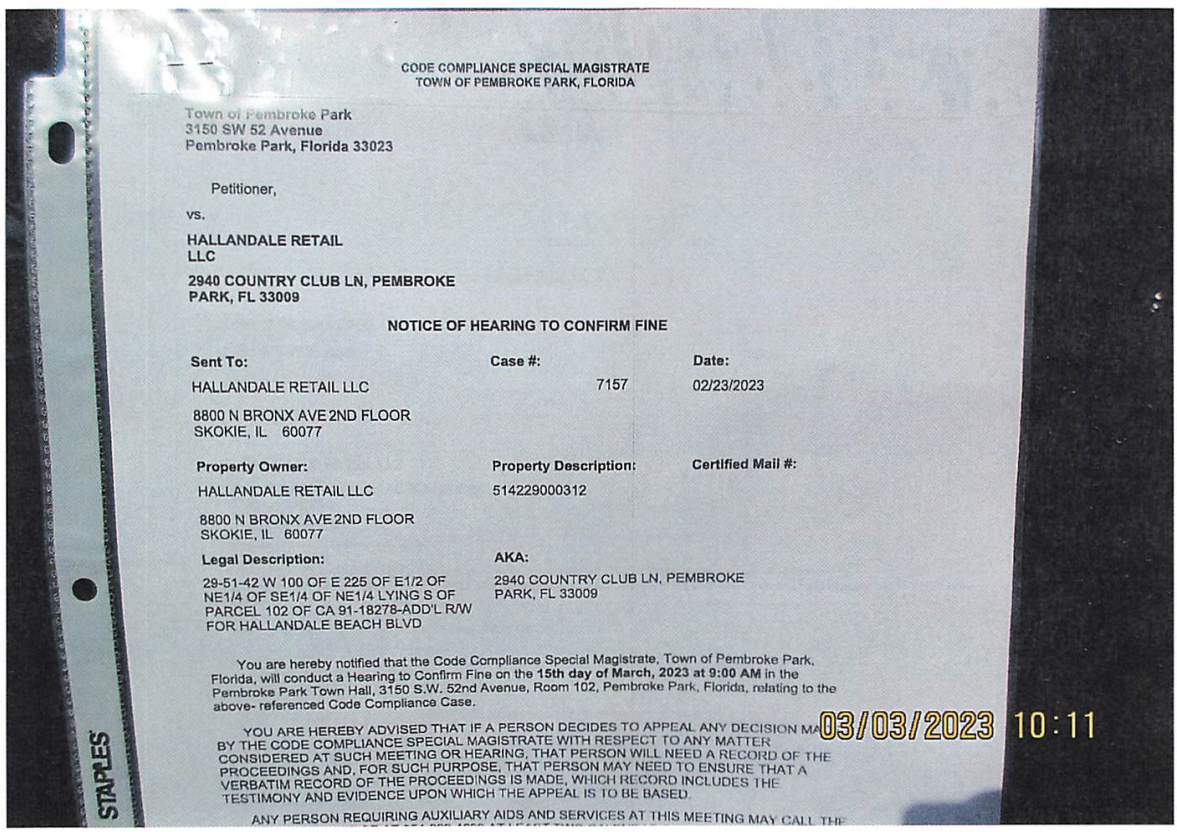
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced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

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING M
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,





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7157	02/23/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

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

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 #3862, #7157
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7757 88

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

7022 2410 0002 7328 8370

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Katina

C. Date of Delivery 3.2.23

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

3. Service Type

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7157
vs.	)	
HALLANDALE RETAIL LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC

FOLIO NO.: 5142 29 00 0312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(g)(h)(k)(l)(m)(n); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(g)(h)(k)(l)(m)(n); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes 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 Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Denied

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9/20/2022 Phone: 954-981-4414

Email: Holidaymobile@lakeshoremhc.com

Property Address: 2940 Country Club Lane, Hallandale Bch, FL. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7157 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on _____ imposing the fine of $_____ per day for violation(s)of the Town's Code of Ordinances:

_____

_____

_____

_____

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Marlene Hernandez
Petitioner's Name (Print)

Marlene Hernandez
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.

LILIANA P... COMMISSION ... EXPIRES: November 26, 20... Bonded Thru Notary Public Underw...

SWORN TO AND SUBSCRIBED before me on 20 day of September, 20 22.

Notary
My Commission expires 11/28/2023

LILIANA POLONSKY
MY COMMISSION # GG 935137
EXPIRES: November 26, 2023
Bonded Thru Notary Public Underwriters

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7157 **Date Next Inspection** 9/21/2022

Notes

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees. - Completed
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

#Cura leaf Completed permit Application for Sign have been obtained

WALL Damage- Permit in the works.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/1/2022		Notice of Violation	Regular Mail 6/2/22
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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 9/21/2022
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: 9/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/21/2022
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: 9/21/2022
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: 9/21/2022
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: 9/21/2022
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: 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

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

Hasler FIRST CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

N.O.V.

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

7157

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

Hasler FIRST CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

HALLANDALE RETAIL LLC
N.O.V #7157
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL, 33009.

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

CORPORATION SERVICE
COMPANY
N.O.V. #7157
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

Hasler FIRST CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03

Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$417,680	$2,027,150	$2,444,830	$2,444,830	
2021	$417,680	$1,869,520	$2,287,200	$2,287,200	$49,185.33
2020	$417,680	$1,698,460	$2,116,140	$2,116,140	$45,670.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,444,830	$2,444,830	$2,444,830	$2,444,830
Portability	0	0	0	0
Assessed/SOH	$2,444,830	$2,444,830	$2,444,830	$2,444,830
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	$2,444,830	$2,444,830	$2,444,830	$2,444,830

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number	M18000001029
FEI/EIN Number	81-4775870
Date Filed	01/25/2018
State	DE
Status	ACTIVE

Principal Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Mailing Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT View image in PDF format

05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HALLANDALE RETAIL LLC		CASE NO. 7157
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:08 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

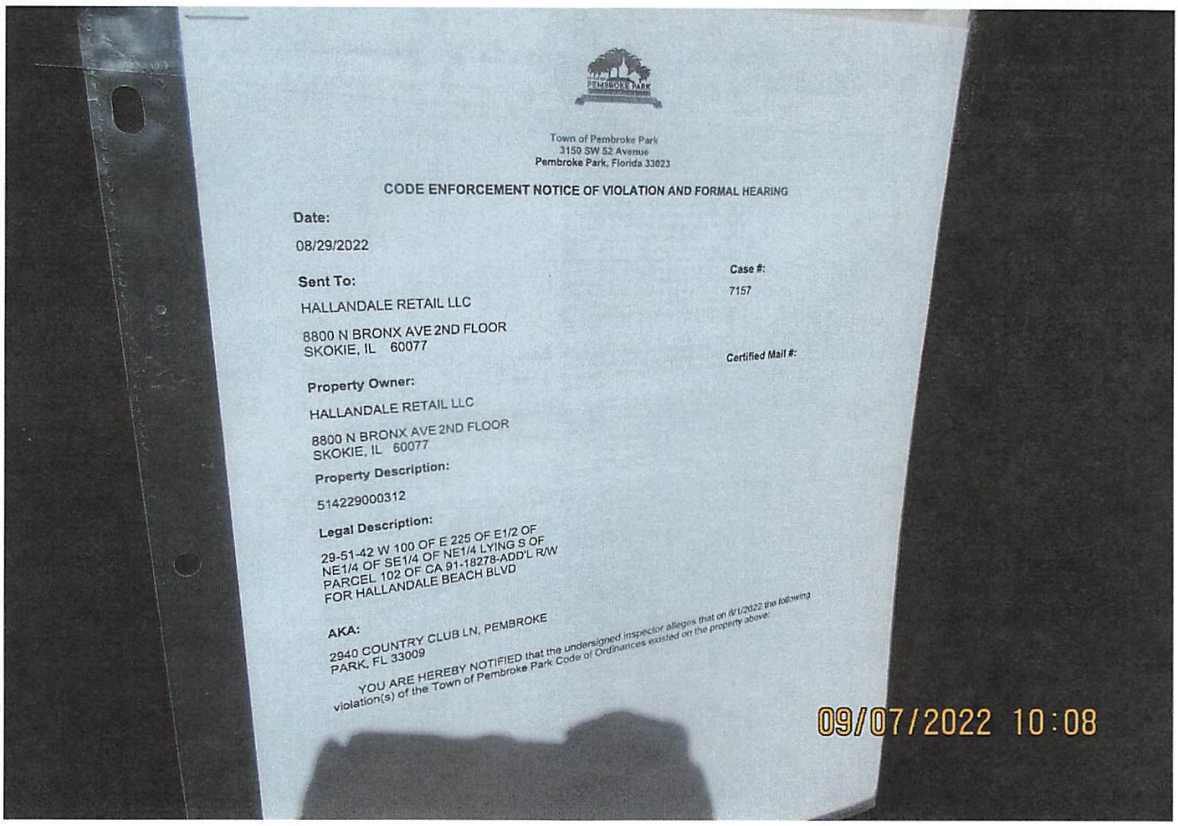
AFFIANT

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

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

Signature

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/29/2022

Case #:
7157

Sent To:
HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Owner:
HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Description:
514229000312

Legal Description:
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

AKA:
2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:08

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:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

7157

Property Owner:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with 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.

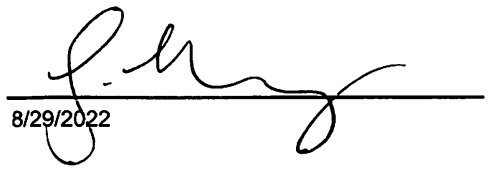
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7157	06/01/2022

Property Owner:	Property Description:	Certified Mail #:
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	AKA:
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

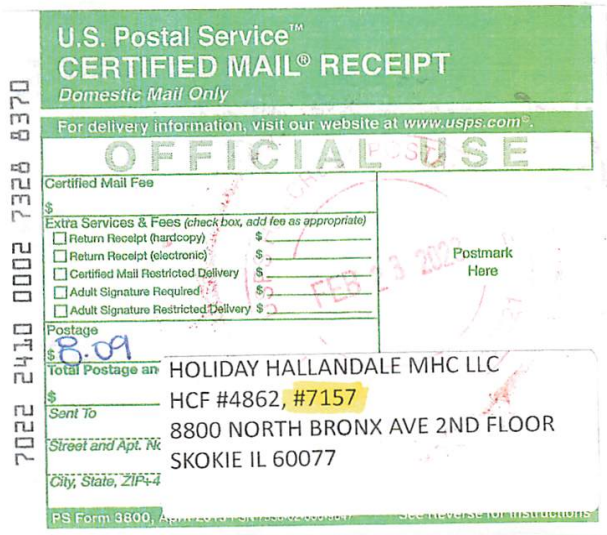
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Enforcement Officer

Permit
OK
2900
04/29/2022 08:51

curaleaf
Plan Review
CAPITAL CONSTRUCTION SERVICES
FITNESS | PHYSIOTRAINING
LYNN'S BAHAMIAN KITCHEN
LEASING 954-650-5550
OK East West
NO East West
NO
NO
NO
NO
04/29/2022 08:51



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

Postage
$ 8.09

Total Postage and
$

Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #4862, #7157

Street and Apt. No.
8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4
SKOKIE IL 60077

Postmark Here
FEB 23 2023

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

7022 2410 0002 7328 8370

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

Postage
$ 8.09

Total Postage and
$

Sent To
CORPORATION SERVICE COMPANY
HCF #4862, #7157

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800,

7022 2410 0002 7328 8363

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

Postage
$ 7.85

Total Postage and
$

Sent To
HALLANDALE RETAIL LLC
HCF #7157

Street and Apt. No.,
2940 COUNTRY CLUB LN,

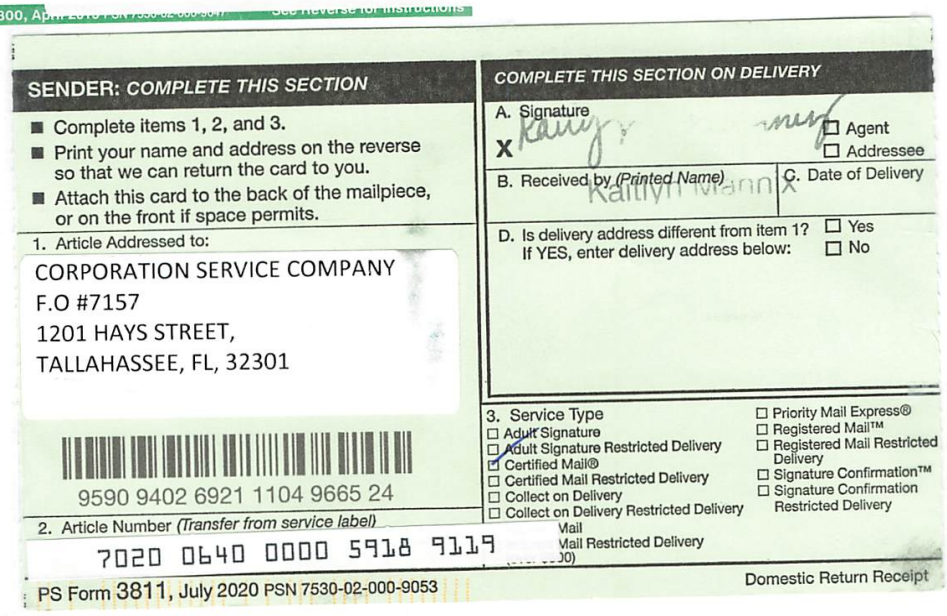
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

USPS HILLCREST STORE FEB 23 2023 HOLLYWOOD FL 33021

Postmark Here

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

7022 2410 0002 7328 8523



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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:

CORPORATION SERVICE COMPANY
F.O #7157
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

9590 9402 6921 1104 9665 24

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9119

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mann ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7157	02/23/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

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

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7157

On 2/23/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC

Address: 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000312

Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
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.	2/23/2023

Notes/Means of Correction:

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections. Permit #2212080-0 incomplete.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections. No permit obtained.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections. No permit obtained.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections. No permit obtained.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections. No permit obtained.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections. Parking lot still requires maintenance.
7. Trim overgrown trees. Done – Completed as of 06/29/2022
8. Trash on back end of property. Remove trash. Completed as of 11/14-15/2023
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections. Permit#23351328-1, must completed inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits. Completed as of 09/14/2022.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/23/2023

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.

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

7020 0640 0000 5918 9966

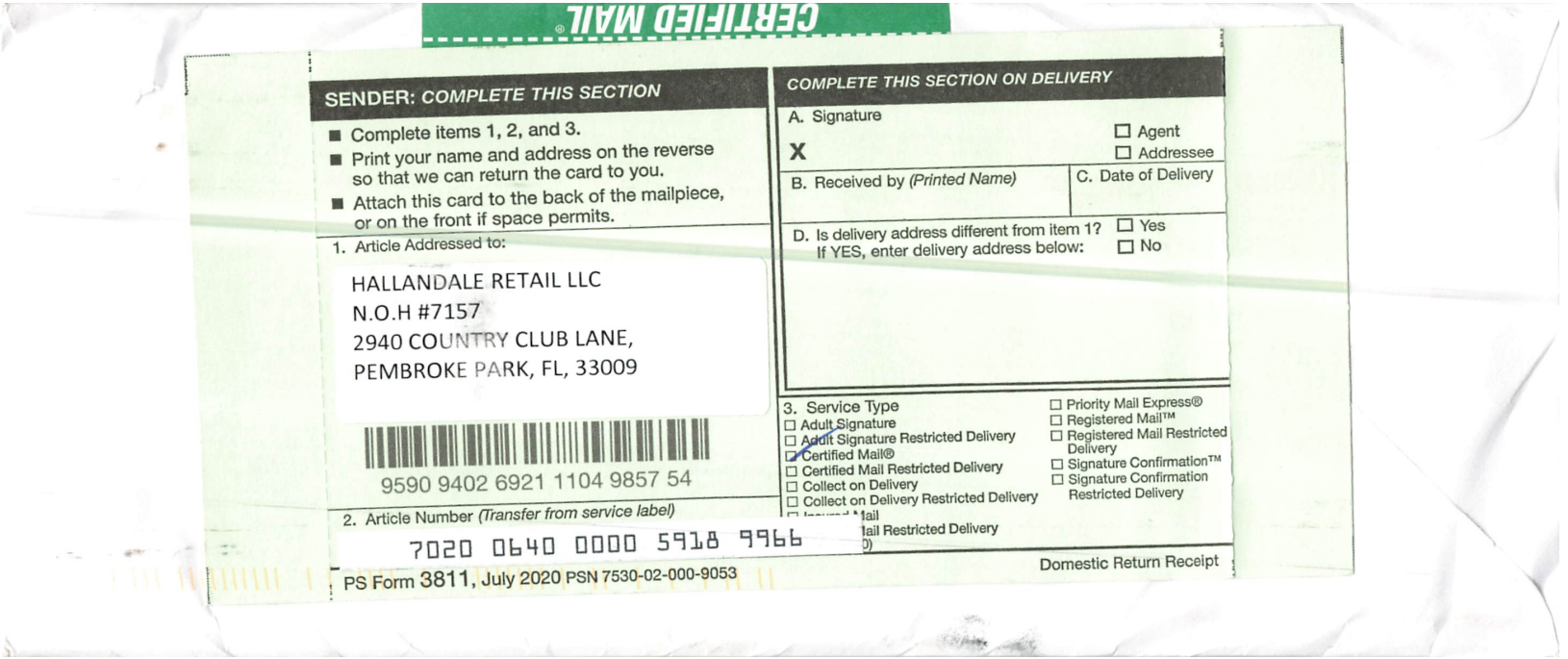
Hasler
08/30/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

HALLANDALE RETAIL LLC
N.O.H #7157
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009

NSN

NIXIE 331 DE 1 0009/19/22
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0806-07679-31-38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1. Article Addressed to:

HALLANDALE RETAIL LLC
N.O.H #7157
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9857 54

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9966

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

7020 0640 0000 5918 9102

Hasler
09/26/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

HALLANDALE RETAIL LLC
F.O #7157
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009

NIXIE 331 DE 1 0010/02/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

..9327010650214505 UNC 8C: 33023541350 *2906-05185-27-00
33023>5413
33009S104 CC

CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HALLANDALE RETAIL LLC
F.O #7157
2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9658 31

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

7020 0640 0000 5918 9102

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

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

MIAMI FL 330
3 JUN 2022 PM 1 L

Hasler FIRST-CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

HALLANDALE RETAIL LLC
UNC N.O.V #7157
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL, 33009.

NIXIE 331 DE 1 0006/15/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2006-01611-03-42

.. 9400921687161250

33009-5104 UNC
33023>5413

Case Overview

Property/Incident Information

Owner	Address	Site Address
PIERRE-LOUIS,ALEX	20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120040

Legal Description

Case Status Closed **Case #** 5020

Notes Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/19/2020		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	Certified Mail
6/30/2022		Affidavit of Non-Compliance	Hand
7/28/2022		Affidavit of Compliance	Regular Mail
2/22/2023	3/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/1/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	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.	7/28/2022

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...	7/28/2022
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.	7/28/2022
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	6/30/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/28/2022	$18,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,900.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PIERRE-LOUIS, ALEX		CASE NO. 5020
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE-LOUIS, ALEX

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5500 SW 32 ST #1-2, PEMBROKE PARK, FL 33023 J.L.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PIERRE-LOUIS, ALEX AT 09:36 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

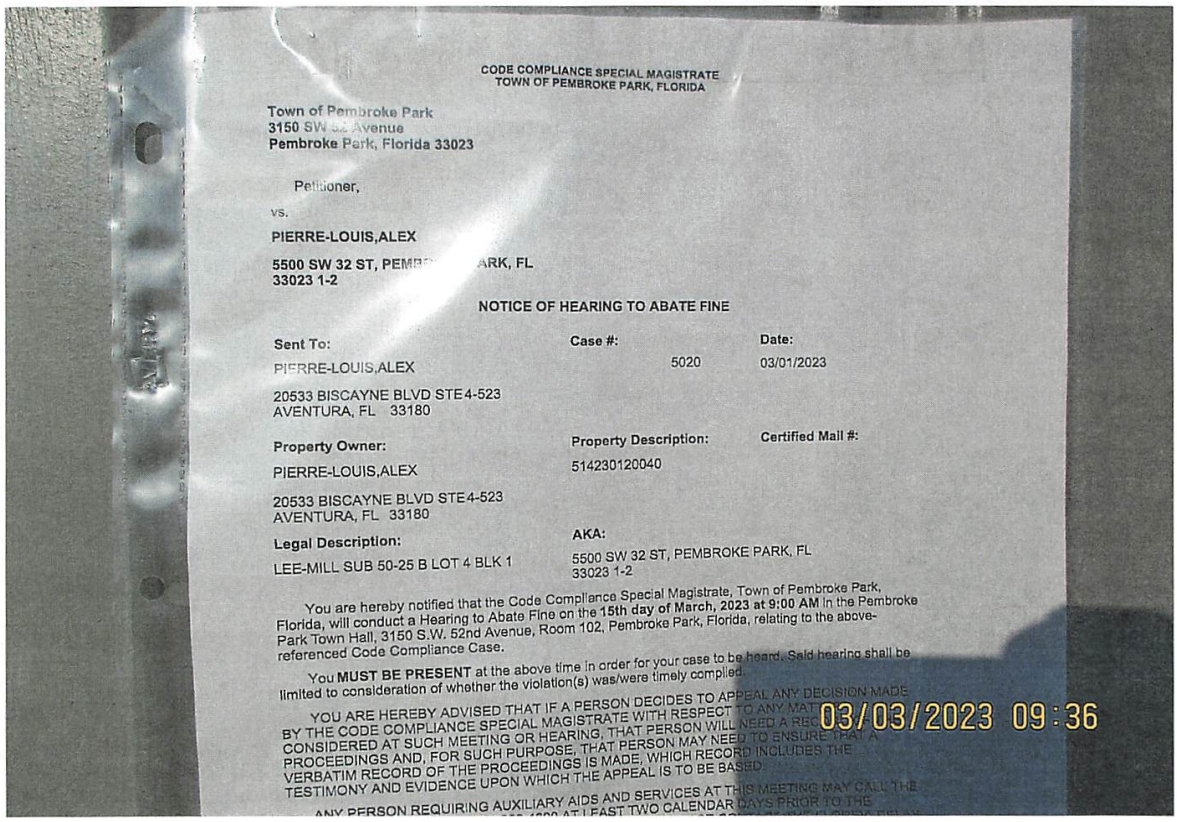
J. [signature] 3/6/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMB ARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PIERRE-LOUIS,ALEX	5020	03/01/2023
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Property Owner:	Property Description:	Certified Mail #:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MAT CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A REC 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 AT LEAST TWO CALENDAR DAYS PRIOR TO THE

03/03/2023 09:36

Town of Pembroke Park

INVOICE

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

DATE: March 2, 2023
INVOICE # 435
FOR:

Case # 5020
PIERRE-LOUIS, ALEX
5500 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:
PIERRE-LOUIS, ALEX
5500 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b) and 28-313		
	Final Order 06/16/2021		
1	Admin Fee	$ 100.00	$ 100.00
376	Day(s) of Per Diem from (07/17/2021-07/28/2022)	$ 50.00	$ 18,800.00
	Recommend to Abate Per Diem Fine by 90%		$ 1,880.00
		Balance	$ 18,900.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX	5020	03/01/2023
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX	514230120040	
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

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

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 3/1/23

Phone #: 305 631-9360

Case # 5020

E-mail: lex@lexpromotions.com

Address of Violation: 5500 SW 32 ST

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Alex Pierre-Louis (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5020 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 3/15/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/16/21 imposing the fine of $ 18,900 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-2(a)(6) ; 28-313

Brief summary for request: I have been levied By the IRS twice in the past (eg. I have had fraud against my bank accounts.

Alex Pierre-Louis
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Alex Siboine Pierre-Louis and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on March 1st, 2023

Notary Public State of Florida: [signature] My Commission expires: Feb 17, 2026

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5020	02/22/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

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

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

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Sincerely,

Joseline Ramirez

Code Compliance 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. ALEX PIERRE-LOUIS Respondent(s)	Case No.: 5020

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: 5500 SW 32 STREET, UNIT 1-2, PEMBROKE PARK FL 33009

PROPERTY OWNER: ALEX PIERRE-LOUIS, 20533 BISCAYNE BLVD, STE 4-523, AVENTURA, FL 33180

FOLIO NO.: 514230120040

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 28-313. 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; 5-2(a)(b); 28-313 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner,	) Case No.: 5020
vs.	)
ALEX PIERRE-LOUIS Respondent(s)	)

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: 5500 SW 32 STREET, UNIT 1-2, PEMBROKE PARK FL 33009

PROPERTY OWNER: ALEX PIERRE-LOUIS, 20533 BISCAYNE BLVD, STE 4-523, AVENTURA, FL 33180

FOLIO NO.: 514230120040

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 28-313. 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; 5-2(a)(b); 28-313 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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
PIERRE-LOUIS,ALEX	20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5020 **Date Next Inspection** 6/16/2021

Notes Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/19/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	Not in Compliance - Reinspection Date: 6/16/2021

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

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5020

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

NOV # 5020

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Resident
5500 SW 32 ST, Unit 1
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:

Alex Pierre-Louis
NOH # 5020
20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180

9590 9402 5384 9189 1572 24

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1648

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kenny ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kenny C. Date of Delivery 6/1/21

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

COVID-19

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Alex Pierre-Louis
F.O. #5020
5500 SW 32 Street#1
Pembroke Park, FL 33023

9590 9402 5384 9189 1573 92

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6641

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

7021 0350 0001 0297 6658

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

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

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (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 & Fees $ 6.98

Sent To Alex Pierre-Louis
Street and Apt. F.O. #4887
City, State, ZIP 20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180

Postmark Here
JUN 17 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 6641

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

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

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (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 & Fees $ 6.98

Sent To Alex Pierre-Louis
Street and Apt. F.O. #5020
City, State, ZIP 5500 SW 32 Street#1
Pembroke Park, FL 33023

Postmark Here
JUN 17 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7022 2410 0002 7328 8172

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To: PIERRE-LOUIS, ALEX
Street and Apt. No: HCF #5020
City, State, ZIP+4: 5500 SW 32 ST #2, PEMBROKE PARK, FL 33023

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, A

7022 2410 0002 7328 8179

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To: PIERRE-LOUIS, ALEX
Street and Apt. No: HCF #5020
City, State, ZIP+4: 5500 SW 32 ST #1, PEMBROKE PARK, FL 33023

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, A

7022 2410 0002 7328 8196

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To: PIERRE-LOUIS, ALEX
Street and Apt. No: HCF #5020
City, State, ZIP+4: 20533 BISCAYNE BLVD STE 4-523 AVENTURA FL 33180

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, A

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PIERRE-LOUIS, ALEX
HCF #5020
20533 BISCAYNE BLVD STE 4-523
AVENTURA FL 33180

9590 9402 7912 2234 7816 11

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8196

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X KBN
☐ Agent
☐ Addressee

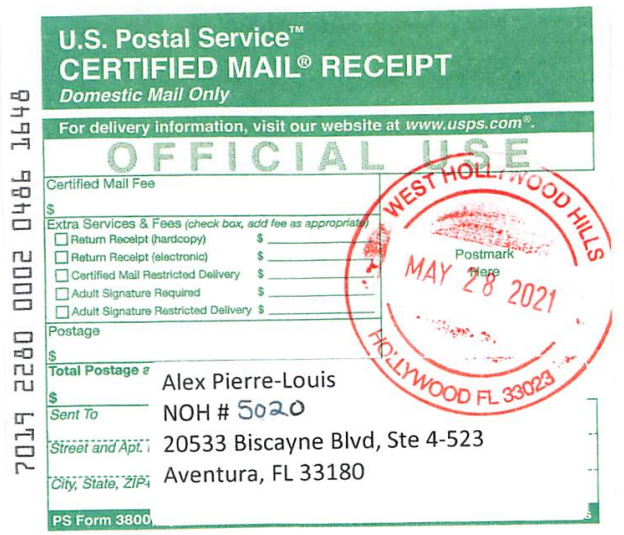
B. Received by (Printed Name)

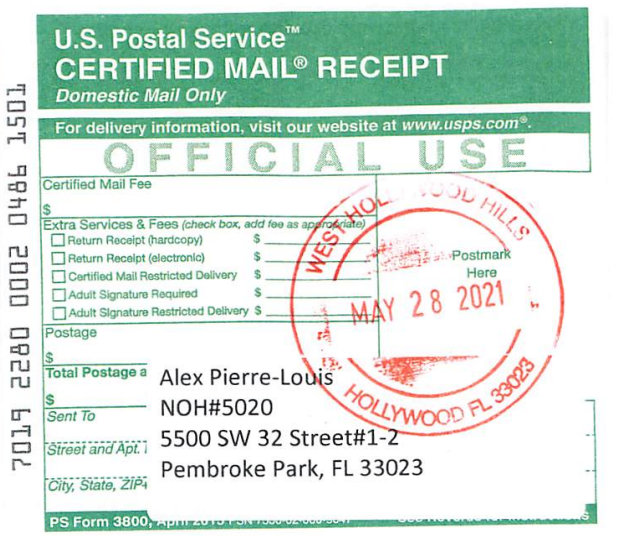
C. Date of Delivery
2/28

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

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

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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP
Alex Pierre-Louis
NOH # 5020
20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180
WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800
7019 2280 0002 0486 1648


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP
Alex Pierre-Louis
NOH#5020
5500 SW 32 Street#1-2
Pembroke Park, FL 33023
WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800
7019 2280 0002 0486 1501

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Alex Pierre-Louis
NOH # 5020
20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180
9590 9402 5384 9189 1572 24
7019 2280 0002 0486 1648
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Kenny
Agent
Addressee
B. Received by (Printed Name)
Kenny
C. Date of Delivery
6/1/21
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
COVID-19
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™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP
Alex Pierre-Louis
NOH#5020
5500 SW 32 Street#1-2
Pembroke Park, FL 33023
WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800
7019 2280 0002 0486 1501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
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Return Receipt (hardcopy)
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Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP
Alex Pierre-Louis
NOH # 5020
20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180
WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800
7019 2280 0002 0486 1648

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5500 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0040
Property Owner	PIERRE-LOUIS, ALEX	Millage	0613
Mailing Address	20533 BISCAYNE BLVD STE 4-523 AVENTURA FL 33180	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 BLK 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$11,730	$192,090	$203,820	$175,760	
2020	$11,730	$162,360	$174,090	$159,790	$3,541.58
2019	$11,730	$139,760	$151,490	$145,270	$3,213.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$175,760	$203,820	$175,760	$175,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$175,760	$203,820	$175,760	$175,760

Sales History

Date	Type	Price	Book/Page or CIN
5/20/2015	WD-Q	$146,800	113002879
9/14/2009	SWD-Q	$70,000	46578 / 1578
6/15/2009	CET-T	$100	46324 / 1875
2/2/2005	QCD	$60,500	39140 / 1075
9/18/1998	WD	$74,000	28908 / 1157

Land Calculations

Price	Factor	Type
$2.00	5,867	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5020

ALEX PIERRE-LOUIS)
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ALEX PIERRE-LOUIS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5500 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALEX PIERRE-LOUIS AT 12:49 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of JUNE 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5020

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the pro

06/02/2021 12:49

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	30

STAPLES

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:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5020

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	30

Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

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

COVID-19

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5020	03/19/2020

Property Owner:	Property Description:	Certified Mail #:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	30

Notes/Means of Correction:

Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

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

03/16/2020 05:36

03/16/2020 05:35

03/16/2020 05:35

03/16/2020 05:35

5500
03/16/2020 05:35

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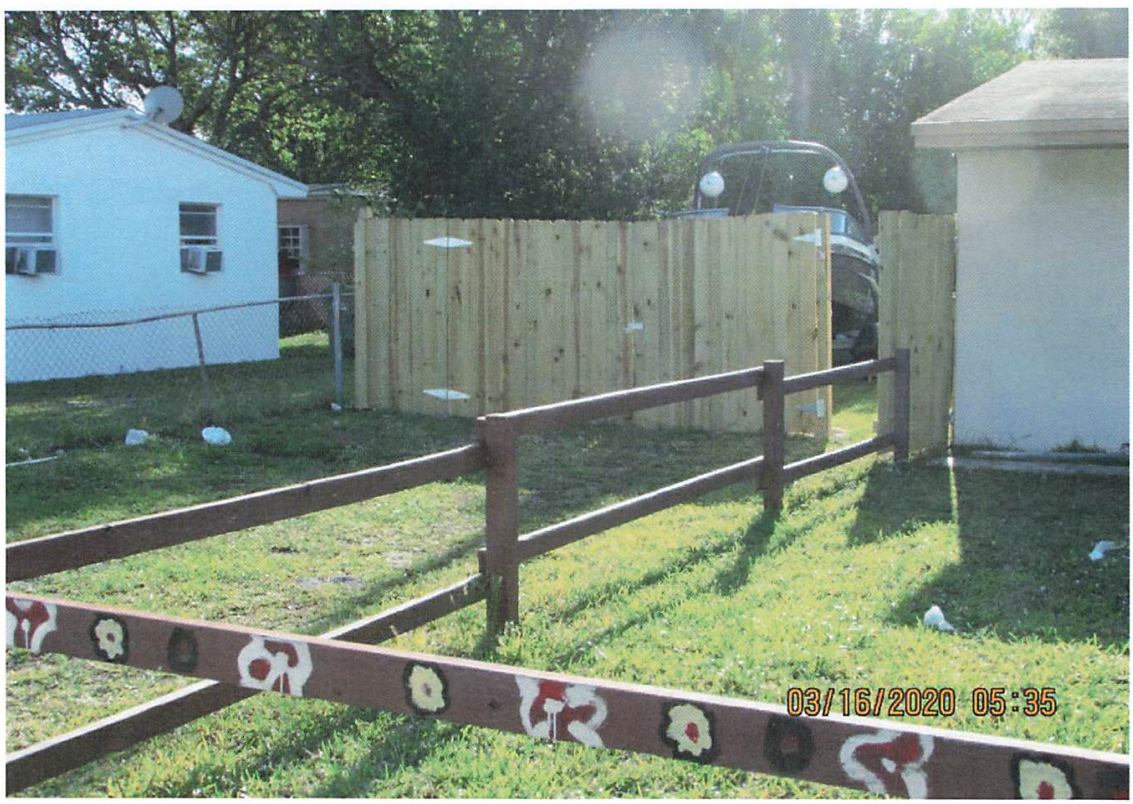
03/16/2020 05:36

03/16/2020 05:35


03/16/2020 05:35

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5500
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SW 55
03/16/2020 05:35

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03/16/2020 05:36

03/16/2020 05:36

03/16/2020 05:36

06/02/2021 12:47

WM
WASTE MANAGEMENT
06/02/2021 12:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010108

Legal Description

Case Status Closed **Case #** 5437

Notes
1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/6/2020		Notice of Violation	Regular Mail
10/8/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail
8/4/2022		Affidavit of Compliance	Regular Mail
2/28/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/4/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	8/4/2022
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...	8/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/4/2022	$23,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$23,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
AMITA DEVELOPMENT LLC		CASE NO. 5437
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 11:14 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23
AFFIANT

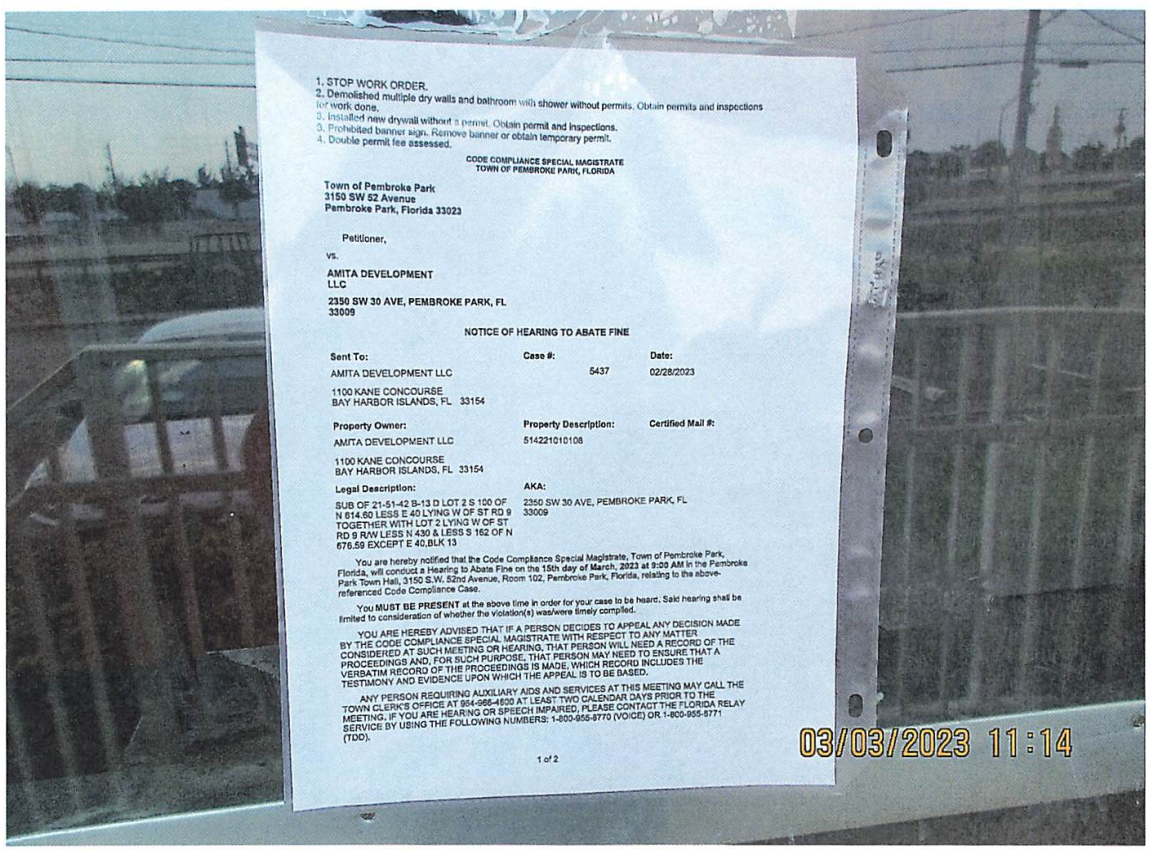
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

23 JL
Signature

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

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

2350
03/03/2023 11:14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2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
4. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
AMITA DEVELOPMENT LLC
2350 SW 30 AVE, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154
Case #:
5437
Date:
02/28/2023
Property Owner:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154
Property Description:
514221010106
Certified Mail #:
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.50 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13
AKA:
2350 SW 30 AVE, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of March, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely compiled.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
03/03/2023 11:14

Town of Pembroke Park

INVOICE

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

DATE: March 6, 2023
INVOICE # 435
FOR:

Case # 5437
AMITA DEVELOPMENT LLC
2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Bill To:
AMITA DEVELOPMENT LLC
2350 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b) and 21-19.		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
230	Day(s) of Per Diem from (12/17/2021-08/04/2022)	$ 100.00	$ 23,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 3,450.00
		Balance	$ 23,100.00

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

1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

AMITA DEVELOPMENT LLC

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	5437	02/28/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	514221010108	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

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

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

AMITA DEVELOPMENT LLC

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	5437	02/23/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	514221010108	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

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

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

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Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 2,28,23 Phone #: 954 610-6906

Case # 5437 E-mail:

Address of Violation: 2350 SW 30 Ave

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Nader Amini (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5437 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 3/15/23 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 11/17/21 imposing the fine of $ 23,100.00 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-2(a) ; 5-2(b) ; 21-19

Brief summary for request:

Alireza Amini
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Alireza Amini Moghaddam and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Feb 28, 2023.

Notary Public State of Florida: My Commission expires: Feb 17, 2026

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

7021 0350 0000 2801 8135

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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: AMITA DEVELOPMENT LLC
Street and Apt. No.: N.O.H #5437
City, State, ZIP+4®: 2350 SW 30 AVE, PEMBROKE PARK, FL, 33009

Postmark Here

PS Form 3800, Apr

7021 0350 0000 2801 8128

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

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To: AMITA DEVELOPMENT LLC
Street and Apt. No.: N.O.H #5437
City, State, ZIP+4®: 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

Postmark Here

PS Form 3800, Apr

7021 0350 0000 2801 9774

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 $ NOV 19 2021

Postage
$ 7.33

Total Postage and Fees
$

Sent To: AMITA DEVELOPMENT LLC
Street and Apt. No.: F.O #5437
City, State, ZIP+4®: 2350 SW 30 AVE, PEMBROKE PARK, FL, 33009

Postmark Here

PS Form 3800, Apr

7021 0350 0000 2801 9767

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ NOV 19 2021

Postage
$ 7.33

Total Postage and Fees
$

Sent To: AMITA DEVELOPMENT LLC
Street and Apt. No.: F.O #5437
City, State, ZIP+4®: 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

Postmark Here

PS Form 3800, Apr

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
AMITA DEVELOPMENT LLC
ITALIA, RICHMOND
HCF #5437 NOH #6536
1100 KANE CONCOURSE
BAY HARBOR ISLANDS FL 33154

9590 9402 7912 2234 7757 71

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8387

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/23

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

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

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

7022 2410 0002 7328 8394

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and
$

Sent To
AMITA DEVELOPMENT LLC
HCF #5437 NOH #6536

Street and Apt. No.
2350 SW 30 AVE,

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

Postmark Here

FEB 24 2023

PS Form 3800, A

7022 2410 0002 7328 8387

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage a
$

Sent To
AMITA DEVELOPMENT LLC
ITALIA, RICHMOND

Street and Apt. N
HCF #5437 NOH #6536
1100 KANE CONCOURSE

City, State, ZIP+
BAY HARBOR ISLANDS FL 33154

Postmark Here

PS Form 3800,

7022 2410 0002 7328 8448

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

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

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Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage an
$

Sent To
AMITA DEVELOPMENT LLC
HAF#5437

Street and Apt. N
2350 SW 30 AVE,

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

Postmark Here

PS Form 3800,

7022 2410 0002 7328 8455

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

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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Postage
$ 7.85

Total Postage and
$

Sent To
AMITA DEVELOPMENT LLC
ITALIA, RICHMOND

Street and Apt. No
HAF #5437
1100 KANE CONCOURSE

City, State, ZIP+4
BAY HARBOR ISLANDS FL 33154

Postmark Here

PS Form 3800, A

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AMITA DEVELOPMENT LLC
ITALIA, RICHMOND
HAF #5437
1100 KANE CONCOURSE
BAY HARBOR ISLANDS FL 33154

9590 9402 7912 2234 7756 58

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8455

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AMITA DEVELOPMENT LLC Respondent(s)	)	Case No.: 5437

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2350 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AMITA DEVELOPMENT LLC, 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

FOLIO NO.: 5142 21 01 0108

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). 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) 5-1; 5-2(a); 28-346(c)(1) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5437 **Date Next Inspection** 11/17/2021

Notes
1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done. – Permit expir
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/6/2020		Notice of Violation	Regular Mail
10/8/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail – 10/8/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 11/17/2021

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5437

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
AMITA DEVELOPMENT LLC
888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:
5437

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5437

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Amita Development LLC
2350 SW 30th Ave
Pembroke Park, FL 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	888 SE 3 AVE SUITE 500 FORT LAUDERDALE FL 33316	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$265,130	$1,527,620	$1,792,750	$1,792,750	
2021	$265,130	$1,527,620	$1,792,750	$1,792,750	
2020	$265,130	$1,434,230	$1,699,360	$1,699,360	$36,675.24

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Portability	0	0	0	0
Assessed/SOH	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,792,750	$1,792,750	$1,792,750	$1,792,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMITA DEVELOPMENT LLC CASE NO. 5437

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2350 SW 50 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 10:17 A.M. ON THE 4 DAY OF NOVEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

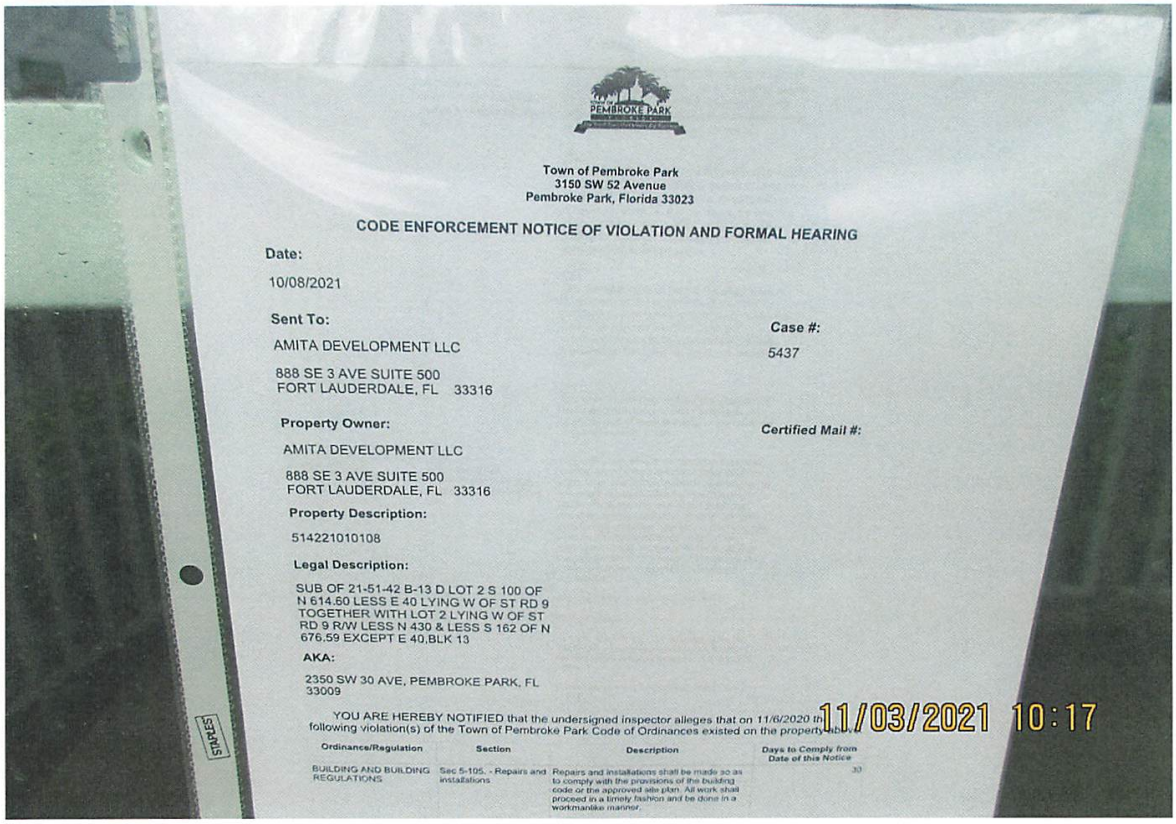
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:

5437

Property Owner:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/6/2020 th following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

11/03/2021 10:17

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:

5437

Property Owner:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Certified Mail #:

Property Description:

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1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

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

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

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

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

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

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

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

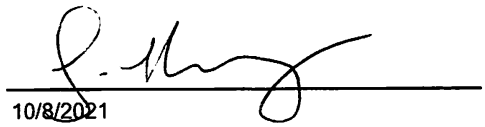
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/8/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
AMITA DEVELOPMENT LLC 888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	5437	11/06/2020

Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC 888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	514221010108	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

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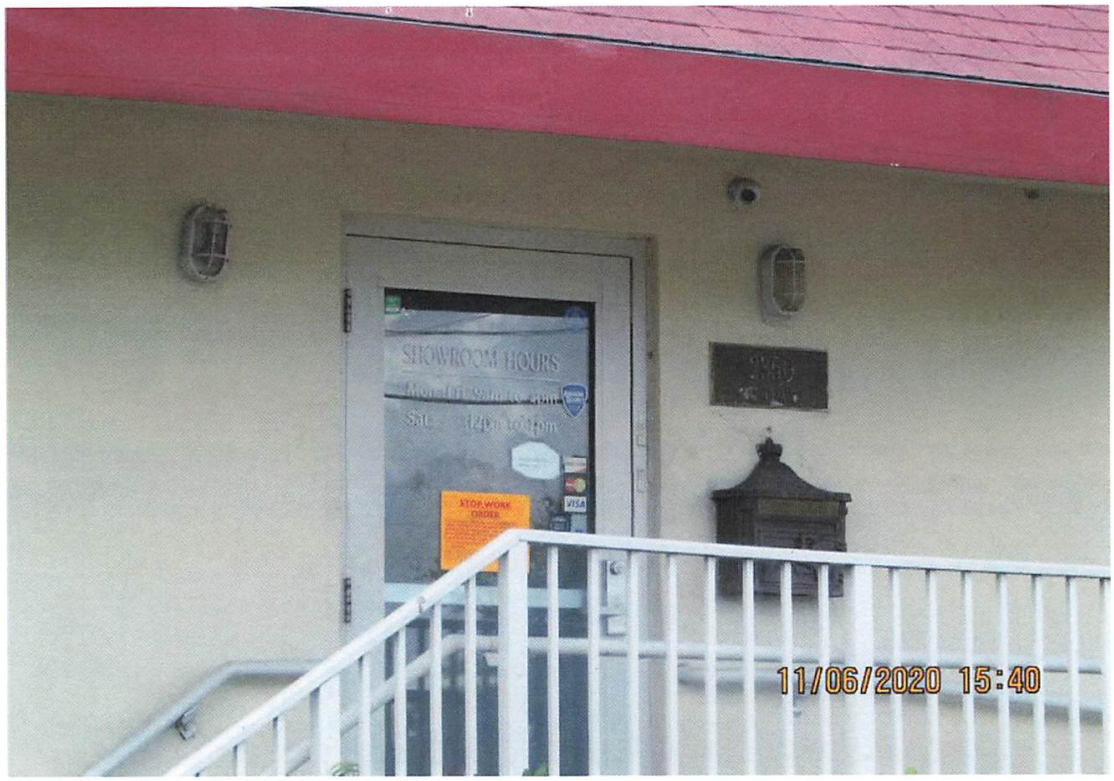
Notes/Means of Correction:

1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

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


SHOWROOM HOURS
STOP WORK ORDER
11/06/2020 15:40

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:53

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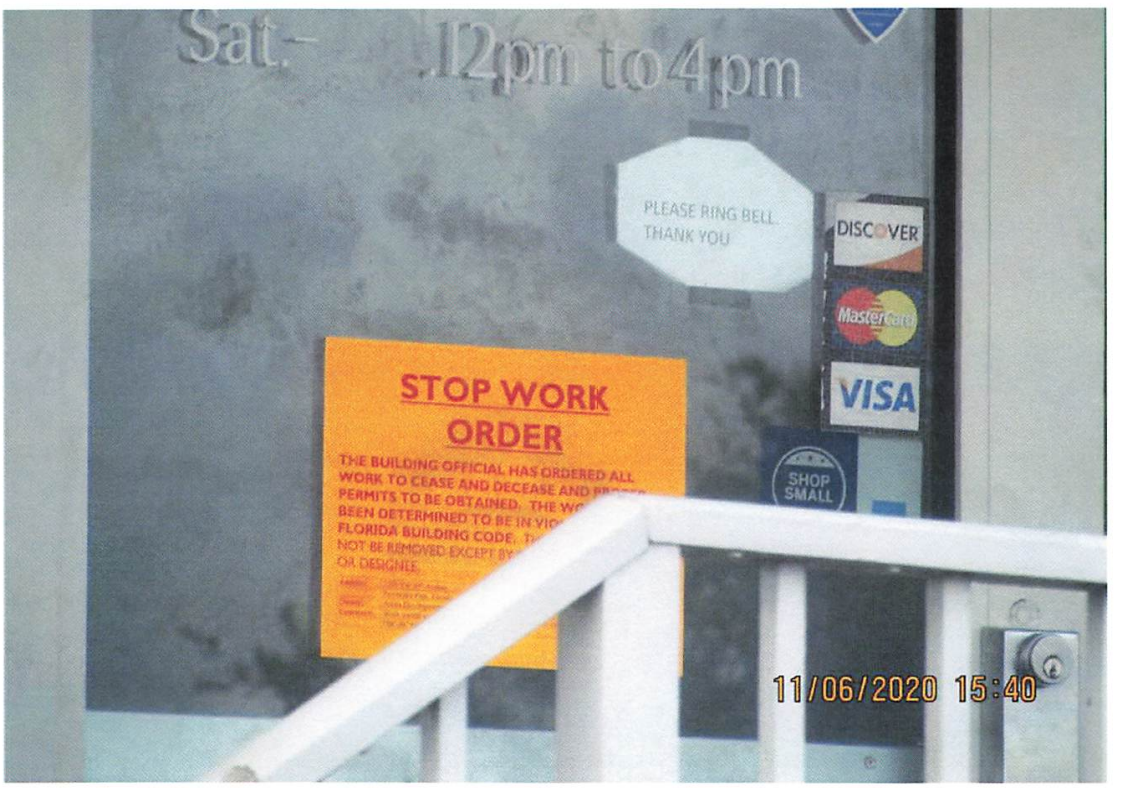

Sat.- 12pm to 4pm
PLEASE RING BELL
THANK YOU
DISCOVER
MasterCard
VISA
SHOP SMALL
STOP WORK ORDER
THE BUILDING OFFICIAL HAS ORDERED ALL
WORK TO CEASE AND DECEASE AND
PERMITS TO BE OBTAINED. THE WO
BEEN DETERMINED TO BE IN VIO
FLORIDA BUILDING CODE. T
NOT BE REMOVED EXCEPT BY
OR DESIGNEE.
11/06/2020 15:40

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

Sent To:	Case #:	Date:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	5437	11/6/2020 12:00:00 AM

Property Owner:	Property Description:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	514221010108

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	5437	11/06/2020

Property Owner:	Property Description:	Certified Mail #:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	514221010108	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

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

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2110819-0

Job Address: 2350 SW 30 AVE (demo)

Job Name: AMITA DEVELOPMENT LLC

Permit Status: Expired

Permit Issued Date:2/22/2021 9:17:27 AM

Submitted Into Plan Review Date:11/12/2020 4:34:57 PM

Application Date: 11/12/2020 4:31:07 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 102 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	12/7/2020 8:57:20 PM
FIRE	Approved	12/7/2020 1:22:37 PM
PLUMBING	Approved	12/9/2020 5:00:08 AM
STRUCTURAL	Approved	12/7/2020 6:25:04 PM
ZONING	Approved	12/9/2020 5:20:07 PM

TOWN OF PEMBROKE PARK

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

2110819
PERMIT NO.
P-92312
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 92512

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: AMITA DEVELOPMENT LLC					
JOB ADDRESS: 2350 SW 30 AVE (demo)					
OWNER NAME: AMITA DEVELOPMENT LLC					
OWNER ADDRESS: 2350 SW 30 AVE					
CITY: PEMBROKE PARK					
PHONE: 9546106906	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SIMPSON HOME INC					
MAIL ADDRESS: 7137 PINECREEK LANE					
CITY STATE ZIP: COCONUT CREEK FL 33073					
PHONE: 9548023729	**FAX:**	**EMAIL: SIMPONHOMES88@ATT.NET**			
CERT. COMPENTENCY: CFC1428071		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE	PROPOSED USE: WAREHOUSE & OFFICE		
FOLIO NUMBER: 514221010114		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : DEMO INTERIOR AS PER PLAN					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL

CERTIFIED MAIL®

7021 0350 0000 2801 8135

MIAMI FL 330
8 OCT 2021 PM 4 L

Hasler
10/08/2021
US POSTAGE $007.33⁰
ZIP 33023
011D10656696

2021 ENERGY ACTION

AMITA DEVELOPMENT LLC
N.O.H #5437
2350 SW 30 AVE,
PEMBROKE PARK, FL, 33009

RECEIVED DEC 07 2021

NIXIE 331 CE 1 2212/04/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2938-00005-08-42

33009>5018

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:

AMITA DEVELOPMENT LLC
N.O.H #5437
2350 SW 30 AVE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8547 41

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 8135

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered 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 PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORID

CERTIFIED MAIL®

7021 0350 0000 2801 9767

Hasler
11/19/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

AMITA DEVELOPMENT LLC
F.O #5437
888 SE 3 AVE SUITE 500,
FORT LAUDERDALE, FL, 33316

RECEIVED DEC 21 2021

RTS

NIXIE 331 EE 1 2212/17/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0806-00203-19-45

ANK

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:

AMITA DEVELOPMENT LLC
C.O.H #5437
888 SE 3 AVE SUITE 500,
FORT LAUDERDALE, FL, 33316

9590 9402 6379 0303 8526 17

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 9767

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA

CERTIFIED MAIL®

7021 0350 0000 2801 9774

Hasler
11/19/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

AMITA DEVELOPMENT LLC
F.O #5437
2350 SW 30 AVE,
PEMBROKE PARK, FL, 33009

RECEIVED DEC 13 2021

NIXIE 331 CE 1 2212/08/21
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *0806-00204-19-45

VAC

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:

AMITA DEVELOPMENT LLC
F.O #5437
2350 SW 30 AVE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8526 24

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 9774

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCOUX,ANDRE	2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

Folio

514230NP1910

Legal Description

Case Status Closed **Case #** 5525

Notes

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2021		Notice of Violation	Hand Regular Mail
3/22/2022	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
2/24/2023		Affidavit of Compliance	Regular Mail
2/27/2023	3/15/2023	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.	2/24/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/24/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/24/2023	$27,900.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

	Total Fines	**$28,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$28,000.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MARCOUX, ANDRE	CASE NO. 5525
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCOUX, ANDRE

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARCOUX, ANDRE AT 11:55 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

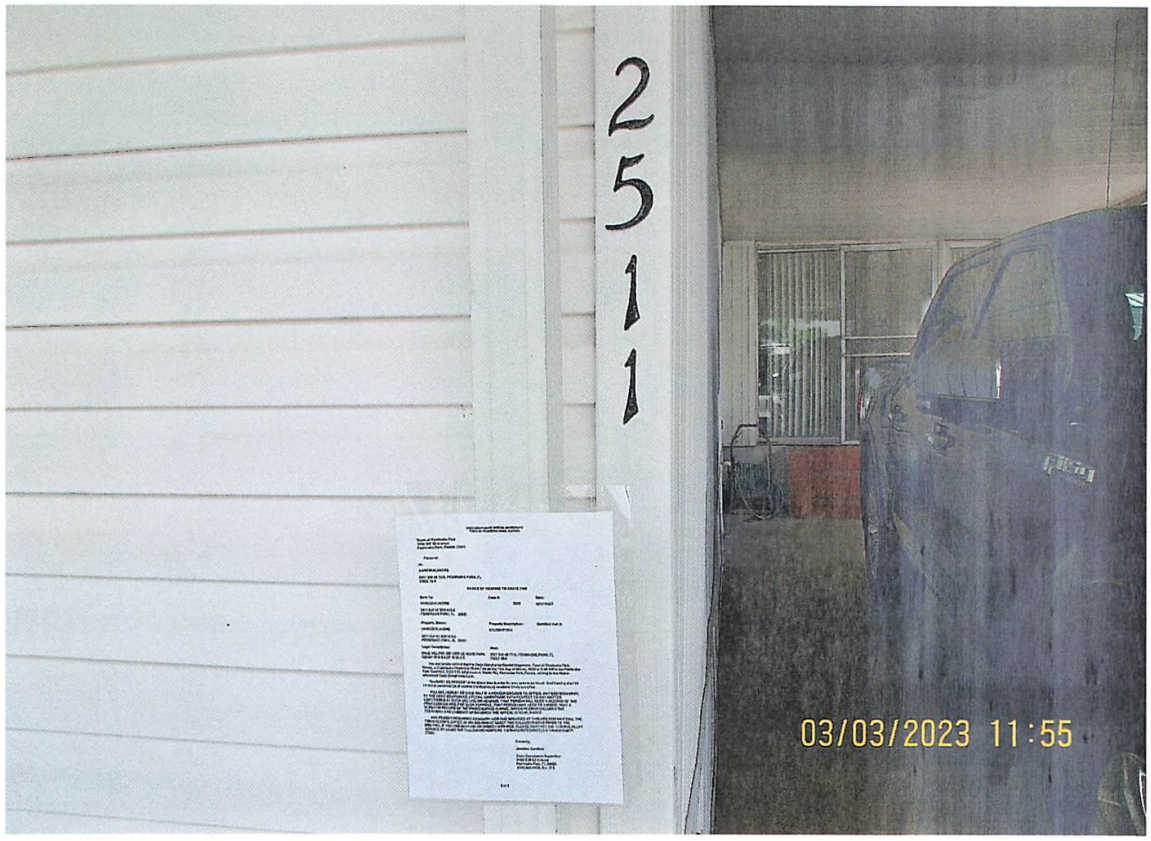
3/6/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


2511
03/03/2023 11:55

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MARCOUX,ANDRE
2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6
NOTICE OF HEARING TO ABATE FINE
Sent To:
MARCOUX,ANDRE
2511 SW 48 TER 815-6
PEMBROKE PARK, FL 33023
Case #:
5525
Date:
02/27/2023
Property Owner:
MARCOUX,ANDRE
2511 SW 48 TER 815-6
PEMBROKE PARK, FL 33023
Property Description:
514230NP1910
Certified Mail #:
Legal Description:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 79-8 B LOT 15 BLK 6
AKA:
2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of March, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Jessaine Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 216
2 of 2
03/03/2023 11:55

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 13, 2023
INVOICE # 435
FOR:

Case # 5525
MARCOUX, ANDRE
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL 33023

Bill To:

MARCOUX, ANDRE
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
279	Day(s) of Per Diem from (05/21/2022-02/24/2023)	$ 100.00	$ 27,900.00
	Recommend to Abate Per Diem Fine by 90%		$ 2,790.00
	$100+$2,790		$ 2,890.00
		Balance	$ 28,000.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MARCOUX,ANDRE

2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	5525	02/27/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	514230NP1910	

Legal Description:	**AKA:**
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

7021 0350 0000 2802 0262

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To ANDRE MARCOUX
Street and Apt. No., N.O.H #5525
City, State, ZIP+4® 2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

Postmark Here
HOLLYWOOD HILLS
MAR 23 2022

PS Form 3800,

7021 1970 0000 4565 9231

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fee
$

Sent To ANDRE MARCOUX
Street and Apt. No., or F.O #5525
City, State, ZIP+4® 2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

Postmark Here
HOLLYWOOD FL
APR 2 2022

PS Form 3800, Apri

7022 2410 0002 7328 8400

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To MARCOUX, ANDRE
Street and Apt. No., HAF #5525
City, State, ZIP+4® 2511 SW 48 TER 15-6,
PEMBROKE PARK, FL 33023

Postmark Here
FEB 27 2023

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANDRE MARCOUX
F.O #5525
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8013 51

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9231

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
2-27-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MARCOUX,ANDRE

2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	5525	02/27/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	514230NP1910	

Legal Description:	**AKA:**
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 2-27-2023 Phone #: 418-882-6645

Case # 5525 E-mail:

Address of Violation: 2511 SW 48 Terrace

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Andre Marcoux (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5525 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 3/15/23 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 4/20/22 imposing the fine of $ 28,300.00 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-17

Brief summary for request: My two contractors are post away

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Andre Marcoux and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Feb 27, 2023

Notary Public State of Florida: My Commission expires: Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCOUX,ANDRE	2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

Folio

514230NP1910

Legal Description

Case Status Closed **Case #** 5525

Notes

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2021		Notice of Violation	Hand Regular Mail
3/22/2022	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 - 5/21/22	Certified Mail
2/24/2023		Affidavit of Compliance	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.	2/24/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/24/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/24/2023	$27,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$28,000.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$28,000.00

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	5525	2/24/2023 12:00:00 AM

Property Owner:	Property Description:
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	514230NP1910

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

Mailing Purposes Only

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5525
Petitioner,)
)
vs.)
)
ANDRE MARCOUX)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: ANDRE MARCOUX, 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 NP 1910

LEGAL DESCRIPTION: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6

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 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCOUX,ANDRE	2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

Legal Description

Case Status Open **Case #** 5525 **Date Next Inspection** 4/20/2022

Notes
1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

Permit # 2211632-0 permit issued. Addition

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2021		Notice of Violation	~~Hand~~ Regular Mail ~~3/23/22~~ 2/4/2021
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/23/22

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: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5525

Hasler FIRST-CLASS MAIL
02/04/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:
MARCOUX,ANDRE
2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:
5525

OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
#5524, #5525, #5526

Hasler FIRST-CLASS MAIL
02/04/2021
US POSTAGE $000.71⁰

ZIP 33023
011D10656696

Dale Village
4901 SW 27th Court
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANDRE MARCOUX
N.O.H #5525
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8015 97

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0282

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Delivered

C. Date of Delivery 3-25-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered 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:

MARCOUX, ANDRE
HAF #5525
2511 SW 48 TER 15-6,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7757 57

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 8400

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Andre Marcoux

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2511 SW 48 TERRACE #15-6, PEMBROKE PARK FL 33023-4237
Property Owner	MARCOUX, ANDRE
Mailing Address	2511 SW 48 TER #15-6 PEMBROKE PARK FL 33023-4237

ID #	5142 30 NP 1910
Millage	0613
Use	05

Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$45,000	$30,760	$75,760	$75,760	
2021	$45,000	$30,760	$75,760	$75,760	$1,629.20
2020	$45,000	$27,670	$72,670	$72,670	$1,568.37

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$75,760	$75,760	$75,760	$75,760
Portability	0	0	0	0
Assessed/SOH	$75,760	$75,760	$75,760	$75,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$75,760	$75,760	$75,760	$75,760

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2019	CPT-D	$50,000	116229484
1/20/2006	CPT	$100	41392 / 1494
5/15/2005	CPT	$50,000	39833 / 1050
6/21/1996	CPT		25224 / 258
9/22/1994	CPT	$100	22657 / 29

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDRE MARCOUX CASE NO. 5525

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDRE MARCOUX AT 4:20 P.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.

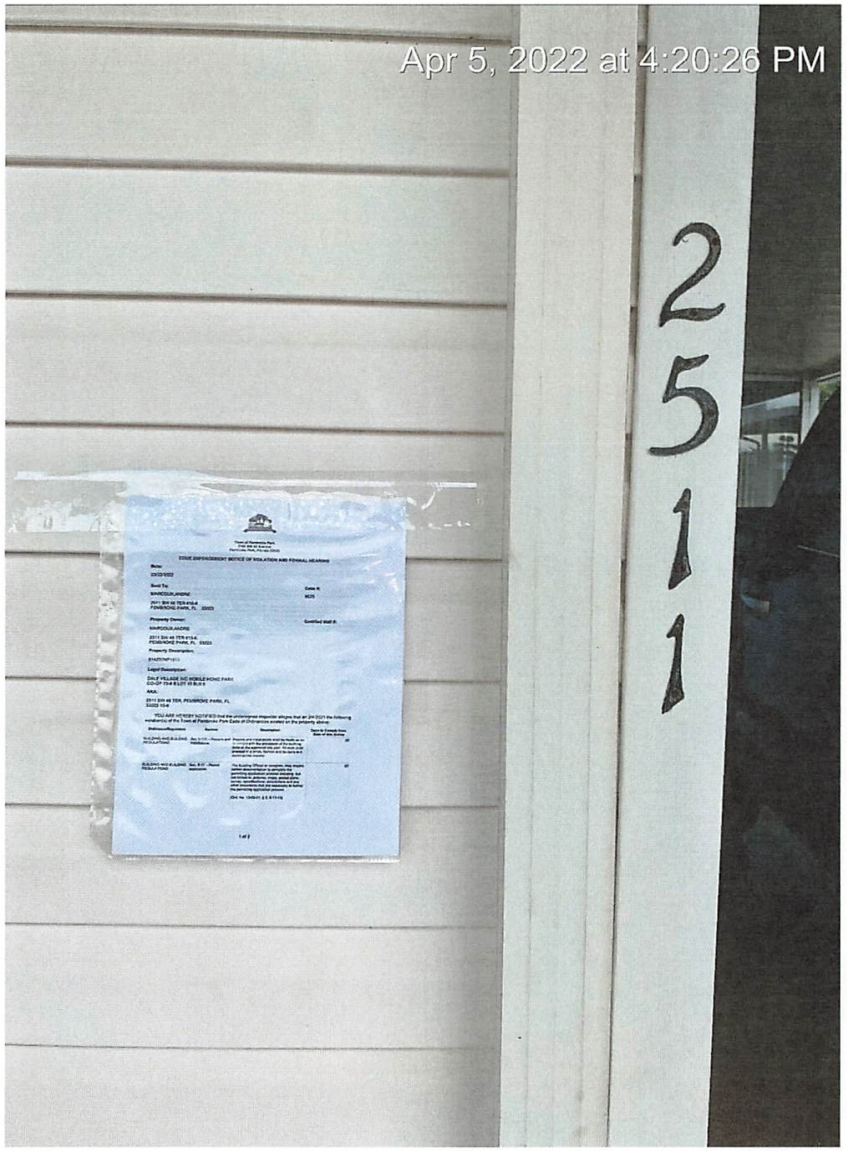
AFFIANT

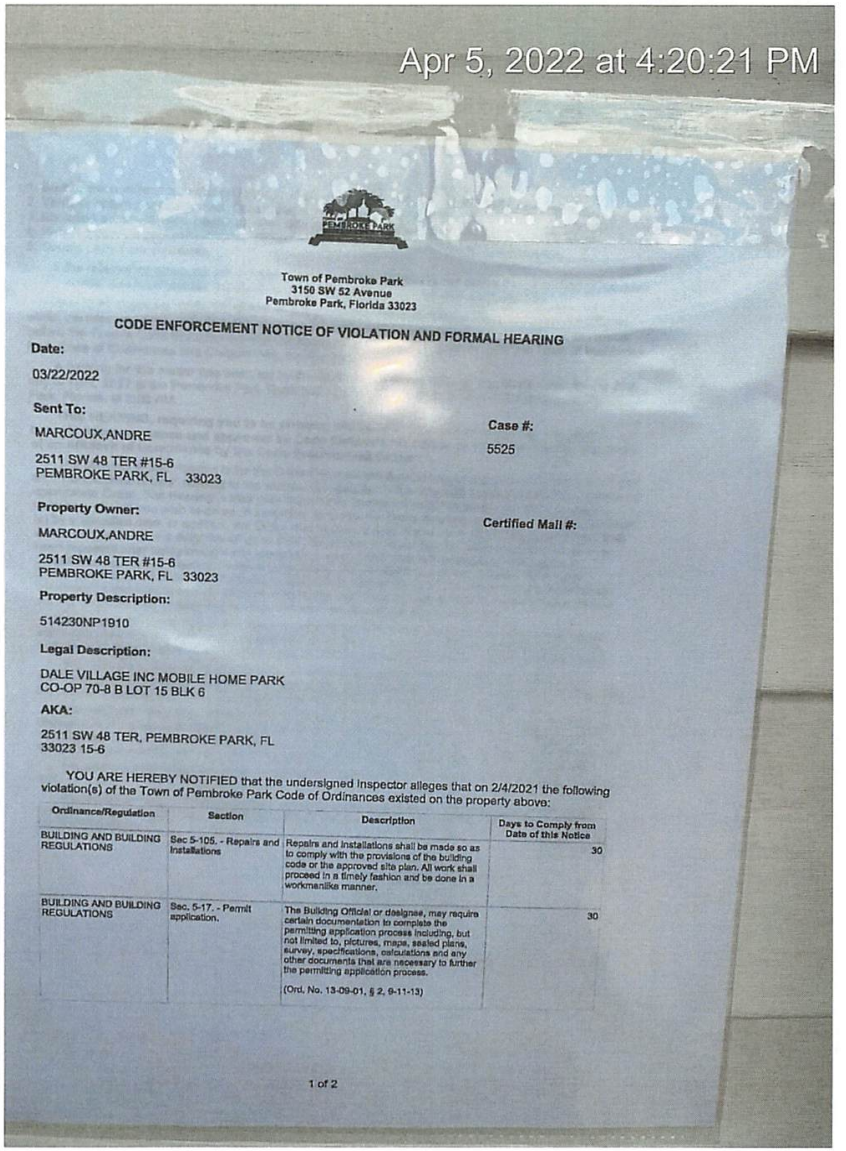
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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:

03/22/2022

Sent To:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:

5525

Property Owner:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1910

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 15 BLK 6

AKA:

2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:

5525

Property Owner:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1910

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 15 BLK 6

AKA:

2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of 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.

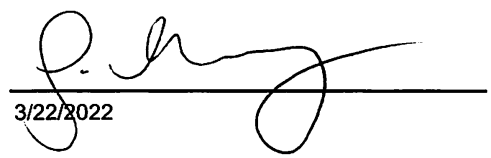
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



3/22/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	5525	02/04/2021

Property Owner:	Property Description:	Certified Mail #:
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	514230NP1910	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

02/03/2021 12:39

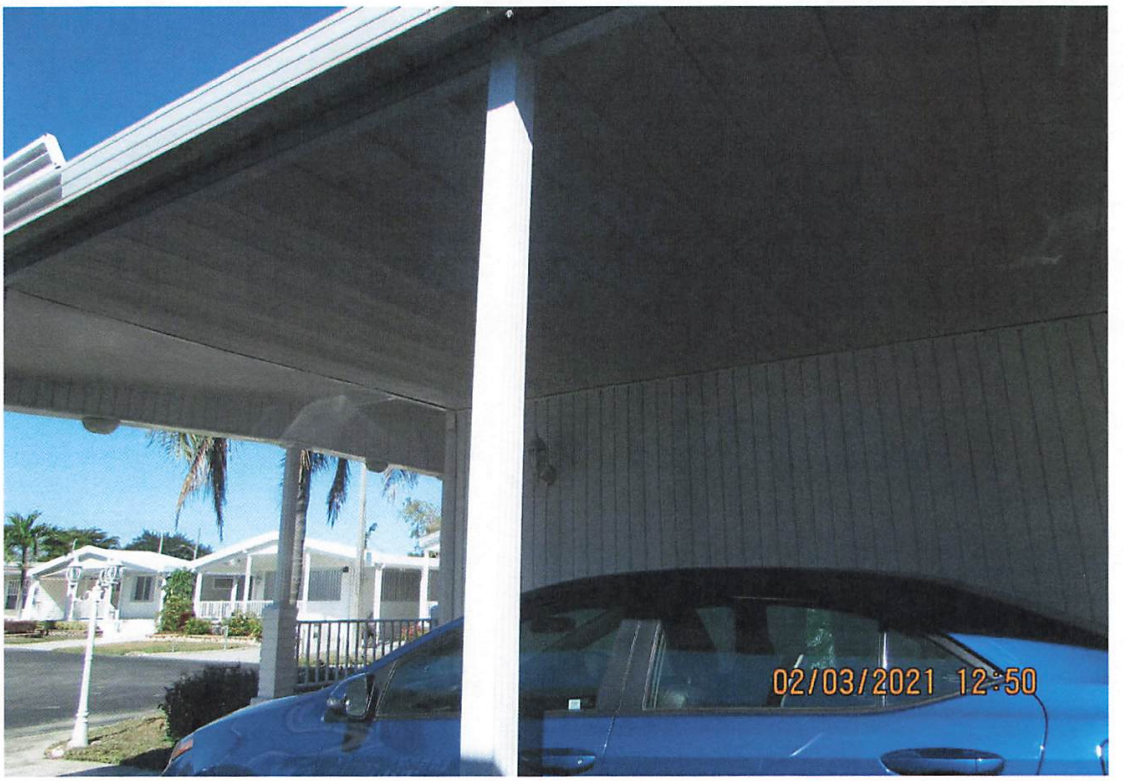
02/03/2021 12:39

02/03/2021 12:39

02/03/2021 12:50

02/03/2021 12:50

02/03/2021 12:50


02/03/2021 12:50

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02/03/2021 12:32

02/03/2021 12:32

02/03/2021 12:32

02/03/2021 12:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	5501 SW 33 ST PEMBROKE PARK, FL 33009	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

Case Status Closed **Case #** 5604

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
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	Amended Final Order	Certified Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/26/2023	1/25/2023	Supplemental Order/Claim of Lien	Certified Mail
2/17/2023		Affidavit of Compliance	Regular Mail
2/17/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	2/17/2023
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.	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/17/2023
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.	2/17/2023

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)	2/17/2023
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.	2/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	2/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/17/2023
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)	2/17/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/17/2023	$25,850.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$25,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$25,950.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PHILIPPE, PIERRRE & EDITH CASE NO. 5604

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PHILIPPE, PIERRRE & EDITH

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PHILIPPE, PIERRRE & EDITH AT 09:38 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

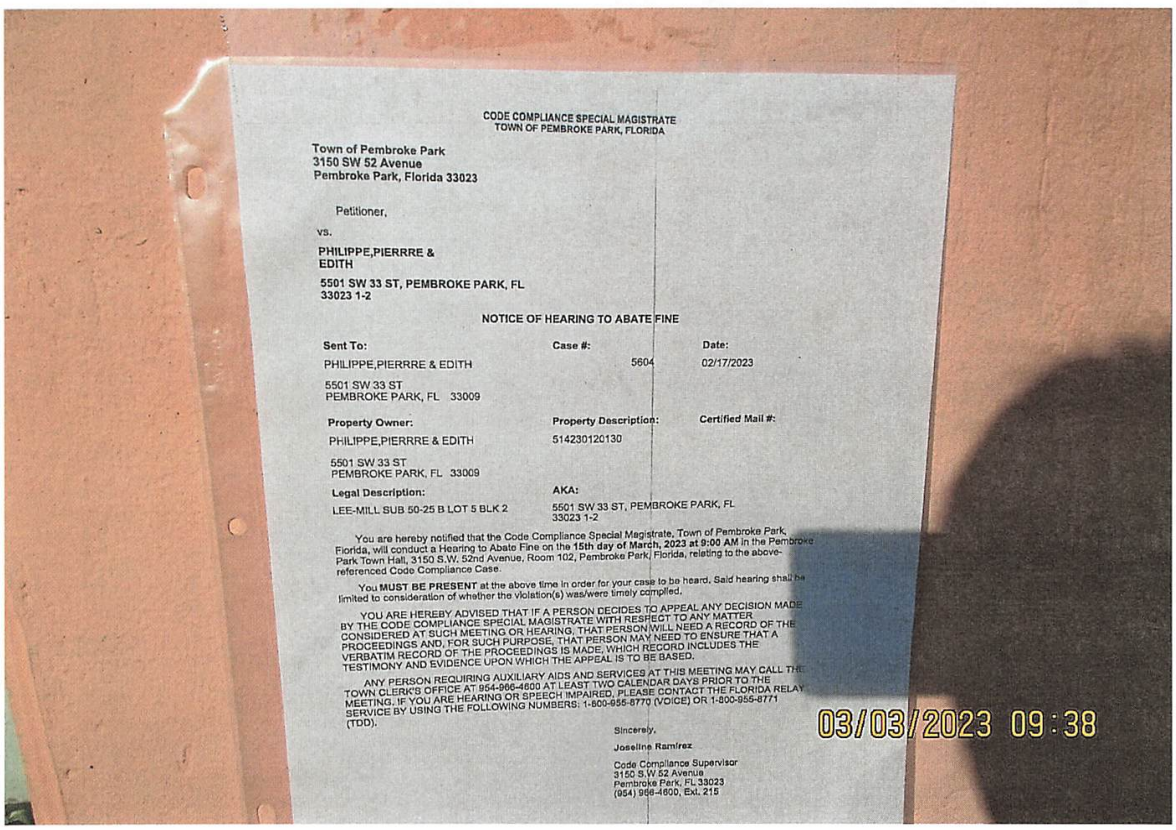
3/6/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PHILIPPE,PIERRRE & EDITH 5501 SW 33 ST PEMBROKE PARK, FL 33009	5604	02/17/2023

Property Owner:	Property Description:	Certified Mail #:
PHILIPPE,PIERRRE & EDITH 5501 SW 33 ST PEMBROKE PARK, FL 33009	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 14, 2023
INVOICE # 435
FOR:

Case # 5604

PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:

PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17 and 15-24.		
	Amended Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
517	Day(s) of Per Diem from (09/18/2021-02/17/2023)	$ 50.00	$ 25,850.00
	Recommend to Abate Per Diem Fine by 90%		$ 2,585.00
	$100+$2585		$ 2,685.00
		Balance	$ 25,950.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	02/17/2023
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PHILIPPE,PIERRRE & EDITH	514230120130	
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

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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 Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 2-17-202 Phone #: 305-962-1814

Case # 5604 E-mail: CARMELPHILIPPE120@gmail.com

Address of Violation: 5501 SW 33 ST, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Pierre Philippe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5604 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 15, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/21 imposing the fine of $ 25,950.00 for violation(s)of the Town's Code of Ordinances: 5-103 (a) (c) (i) (h) ; Sec 5-105 ; 5-2 (a)(6) 1241 ; 12-48 ; 13-2 ; 15-152 ; 15-17 ; 15-24

Brief summary for request: Because I'm Not Living in the House I c/o my TO Keep it Clean But The Tenan Was Not Coporate Please Help Me out on the Fine

Pierre Philippe
Petitioner's Name (Print)

Pierre Philippe
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Pierre Philippe and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on February 17 2023

Notary Public State of Florida: Jeffrey Louis My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PHILIPPE, PIERRRE & EDITH
Respondent(s)

Case No.: **5604**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Amended Final Order that was entered on July 20, 2021. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PHILIPPE, PIERRRE & EDITH, 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 27 0090

1. The Special Magistrate entered a Amended Final Order on July 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103 (a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17 and 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Amended Final Order issued on July 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$24,800.00** (TWENTY FOUR THOUSAND AND EIGHT 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 S 50 OF N 375 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 6,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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 25th day of January 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: January 25, 2023.

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana. CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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☐ Adult Signature Restricted Delivery $
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Total Postage and Fees
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(SOCL-5604)
Street and Apt. No., or PO Box No. 5501 SW 33 ST #2
City, State, ZIP+4® PEMBROKE PARK, FL 33023
PS Form 3800,
Postmark Here
7022 2410 0002 7328 9629

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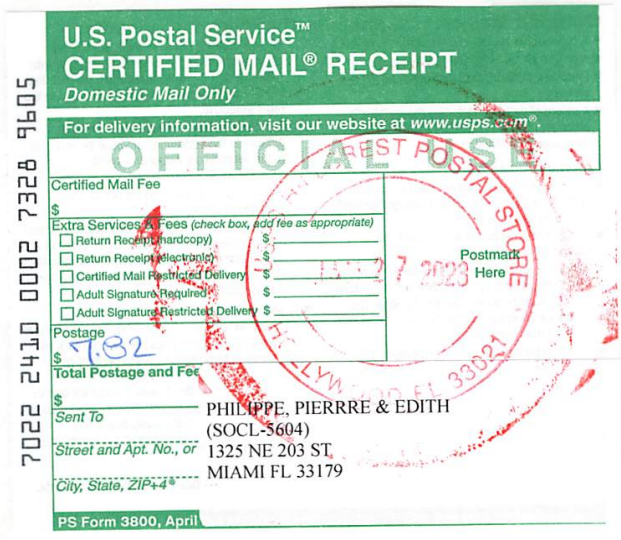
PS Form 3800, Apr
Postmark Here
7022 2410 0002 7328 9636



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(SOCL-5604)
Street and Apt. No., or PO Box No. 1325 NE 203 ST
City, State, ZIP+4® MIAMI FL 33179
PS Form 3800, April
Postmark Here
7022 2410 0002 7328 9605

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	5501 SW 33 ST PEMBROKE PARK, FL 33009	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 1/25/2023

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
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	Amended Final Order	Certified Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 01/11/23

1/13/23

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 1/25/2023
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/25/2023

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: 1/25/2023
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: 1/25/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 1/25/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/25/2023
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: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,700.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: January 19, 2023
INVOICE # 430
FOR:

Case # 5604
PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:

PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-103 (a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17 and 15-24		
	Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
494	Day(s) of Per Diem from (09/18/2021-01/25/2023)	$ 50.00	$ 24,700.00
3			
		Balance	$ 24,800.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PHILIPPE, PIERRRE & EDITH		CASE NO. 5604
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PHILIPPE, PIERRRE & EDITH

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PHILIPPE, PIERRRE & EDITH AT 09:21 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

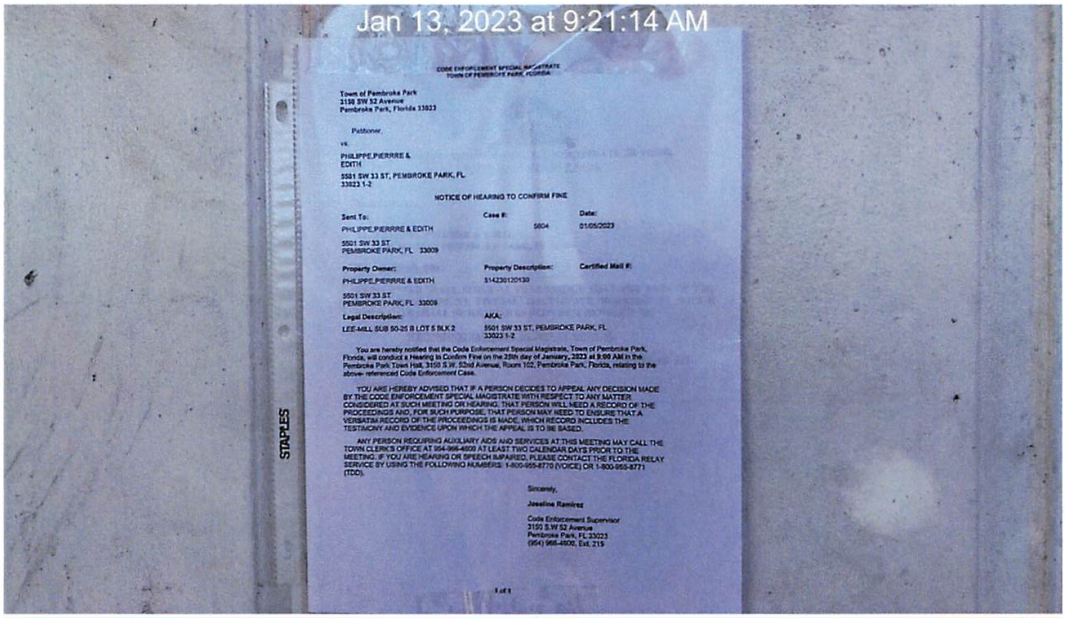
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 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.


Jan 13, 2023 at 9:21:14 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner
vs.
PHILIPPE,PIERRRE &
EDITH
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
PHILIPPE,PIERRRE & EDITH
5604
01/05/2023
5501 SW 33 ST
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
PHILIPPE,PIERRRE & EDITH
514230120130
5501 SW 33 ST
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code 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,
Jeseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4606, Ext. 219
1 of 1
STAPLES

Jan 13, 2023 at 9:21:24 AM
5501
IGLOO

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PIERRE & EDITH PHILLIPE Respondent(s)	)	Case No.: 5604

Amended
Amendet. **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: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 ST, MIAMI, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105(a)(c)(h);5-105;5-2(a)(b);12-41;12-48;13-2;15;12;15-17;15-24. 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.

Clerical error

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(a)(c)(h);5-105;5-2(a)(b);12-41;12-48;13-2;15;12;15-17;15-24. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay #50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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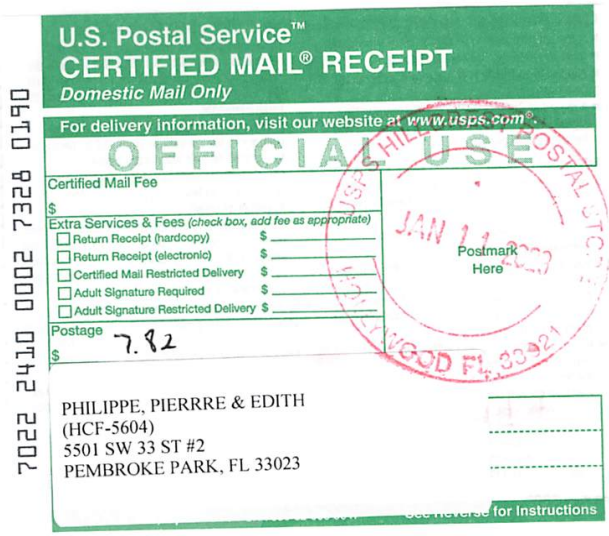
JAN 11 2023

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
1325 NE 203 ST
MIAMI FL 33179

for Instructions

7022 2410 0002 7328 0206



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

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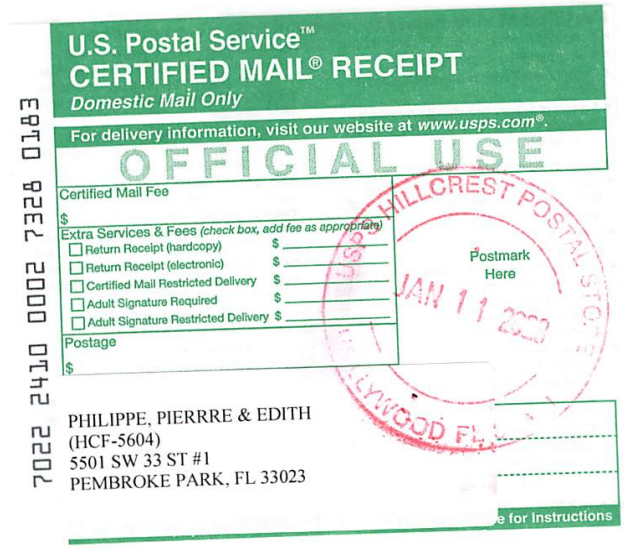
PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 0190



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PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 0183

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST PEMBROKE PARK, FL 33009

RE: CASE NO. 5604

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	01/05/2023
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PHILIPPE,PIERRRE & EDITH	514230120130	
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

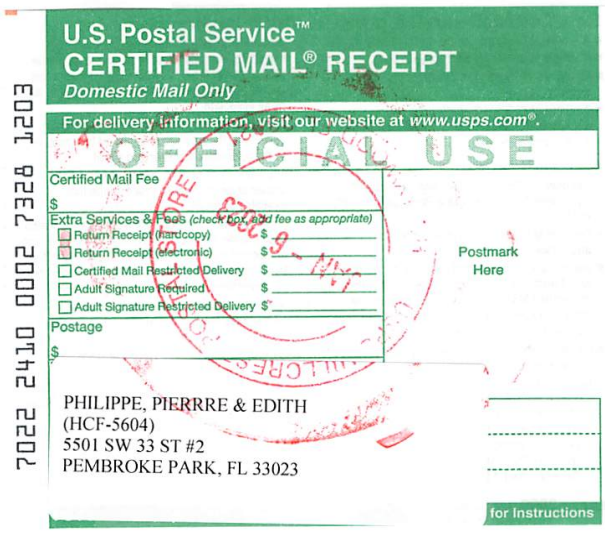
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM 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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(HCF-5604)
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PEMBROKE PARK, FL 33023
for Instructions
7022 2410 0002 7328 1203

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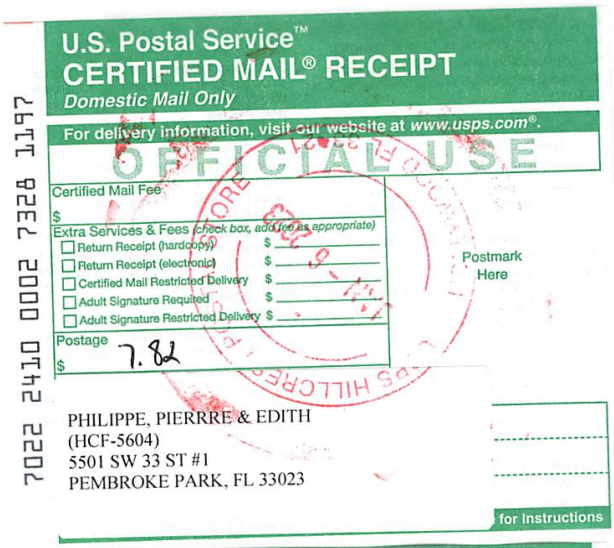
PHILIPPE, PIERRRE & EDITH
(HCF-5604)
1325 NE 203 ST
MIAMI FL 33179
for Instructions
7022 2410 0002 7328 1210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(HCF-5604)
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PEMBROKE PARK, FL 33023
for Instructions
7022 2410 0002 7328 1197

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MIAMI FL 33179
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HAF #5604
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HAF #5604
5501 SW 33 ST #2,
PEMBROKE PARK, FL 33023
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	01/05/2023
1325 NE 203 ST MIAMI, FL 33179		

Property Owner:	**Property Description:**	**Certified Mail #:**
PHILIPPE,PIERRRE & EDITH	514230120130	
1325 NE 203 ST MIAMI, FL 33179		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code 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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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	$213,410	$225,410	$222,290	
2022	$12,000	$213,410	$225,410	$202,090	$4,411.38
2021	$12,000	$191,820	$203,820	$183,720	$4,080.72

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,410	$225,410	$225,410	$225,410
Portability	0	0	0	0
Assessed/SOH	$222,290	$225,410	$222,290	$222,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$222,290	$225,410	$222,290	$222,290

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Street Address

Florida Limited Liability Company
LUXE LEAF LLC

Filing Information

Document Number	L20000117715
FEI/EIN Number	NONE
Date Filed	04/30/2020
Effective Date	04/30/2020
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Mailing Address

5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

MACK, MONTEZ M
5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title MGR

MACK, MONTEZ M
5501 SW 33RD ST
PEMBROKE PARK, FL 33023

Annual Reports

No Annual Reports Filed

Document Images

04/30/2020 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PHILIPPE, PIERRRE & EDITH Respondent(s)	Case No.: 5604

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent(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: 5501 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: PHILIPPE, PIERRRE & EDITH, 1325 NE 203 ST, MIAMI, FL, 33179

FOLIO NO.: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2.

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 21 day of April, 2021.

Joseline Ramirez
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. PIERRE & EDITH PHILLIPE Respondent(s)	)	Case No.: 5604

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: 5501 SW 33 ST #1-2, Pembroke Park, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 St, Miami, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	1325 NE 203 ST MIAMI, FL 33179	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 7/20/2021

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
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
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: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2021
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: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/20/2021
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: 7/20/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

PIERRRE & EDITH PHILIPPE
Respondent(s)

Case No.: 5604

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: 5501 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: PIERRRE & EDITH PHILIPPE, 1325 NE 203 ST, MIAMI, FL, 33179

FOLIO NO.: 5142 30 23 0040

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

_____
Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 _____day of _____, 2021.

_____
Joseline Ramirez
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. PIERRE & EDITH PHILIPPE Respondent(s)	)	Case No.: 5604

VACATION OF FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent 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: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILIPPE, 1325 NE 203 ST, MIAMI, FL 33179

FOLIO NO.: 51423012130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5604 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

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 5-103. - 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - 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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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

NOV #5609

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $(

Pierre + Edith Philippe
5501 SW 33 St #(S) 2
Pembroke Park
FL
33023

NOV # 5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $(

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV # 5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Current Tenant
Street and Apt. No., or PO Box No.
5501 SW 33 St # 2
Postmark Here
MAY 03 2021
NOH #5604
7021 0350 0001 0297 5101

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
7.47
Sent To
Philippe + Edith Pierre
Street and Apt. No., or PO Box No.
1325 NE 203 St
Postmark Here
MAY 03 2021
NOH #5604
7021 0350 0001 0297 5033

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604
9590 9402 6610 1028 6961 77
2. Article Number (Transfer from service label)
7021 0350 0001 0297 7464
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Covig
Agent
Addressee
B. Received by (Printed Name)
Phillipe
C. Date of Delivery
7/2
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
Priority Mail Express®
Registered 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
0.51
Total Postage
6.96
Sent To
PIERRE & EDITH PHILLIPE
Street and Apt
1325 NE 203 ST
City, State, ZI
MIAMI, FL 33179
NOH # 5604
JUN 30 2021
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 7464

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
0.51
Total Postage and
6.96
Sent To
PIERRE & EDITH PHILIPPE
Street and Apt. No.
5501 SW 33 ST #1-2
City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 5604
JUN 30 2021
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 7457

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
PHILIPPE, PIERRE & EDITH
(HCF-5604)
1325 NE 203 ST
MIAMI FL 33179
9590 9402 7912 2234 7812 39
2. Article Number (Transfer from service label)
7022 2410 0002 7328 0206
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
1-13-23
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
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.	)	
PIERRE & EDITH PHILLIPE	)	CASE NO. 5604
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PIERRE & EDITH PHILLIPE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST #1-2 PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PIERRE & EDITH PHILLIPE
AT 11:47 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.

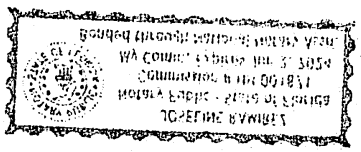
AFFIANT

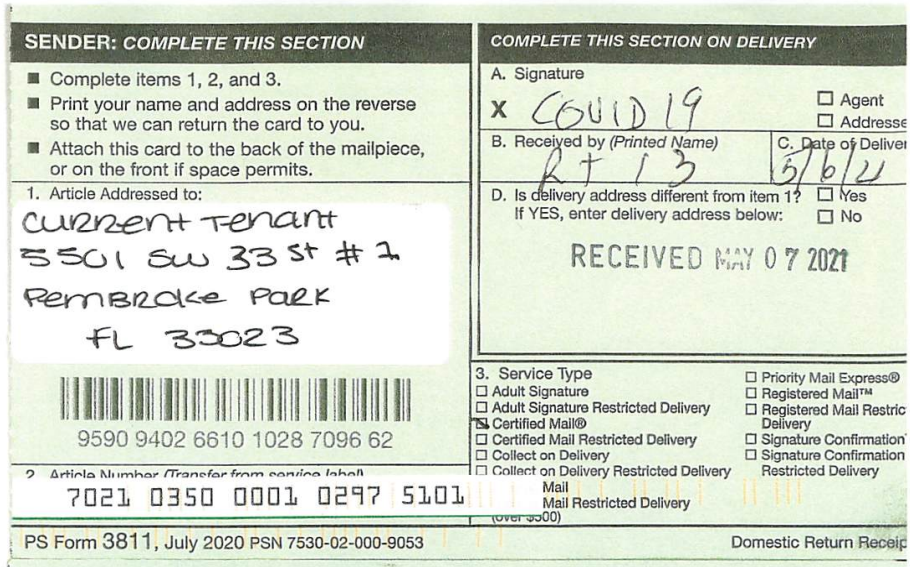
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St # 1
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5101

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addresse

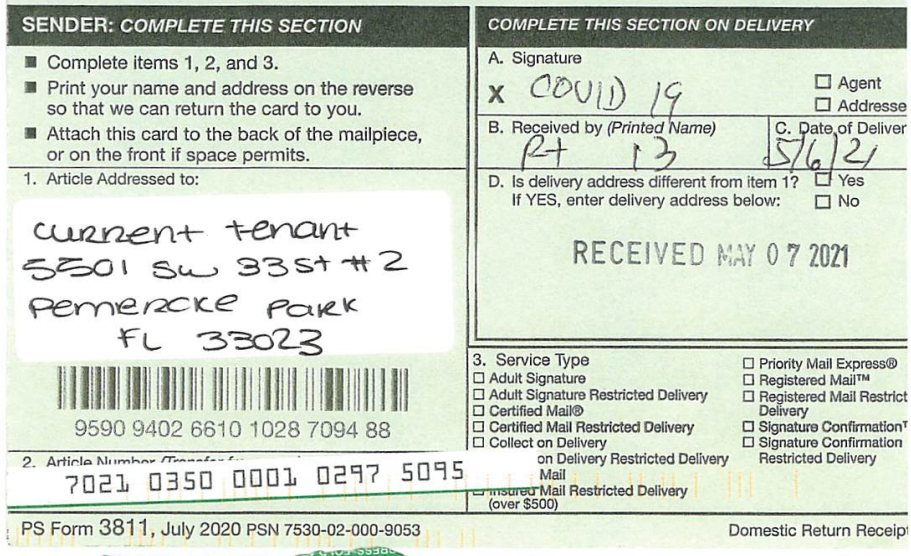
B. Received by (Printed Name) RT 13 C. Date of Deliver 5/6/21

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
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric 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:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number

7021 0350 0001 0297 5095

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addresse

B. Received by (Printed Name) RT 13 C. Date of Deliver 5/6/21

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
on Delivery Restricted Delivery
Mail
☐ Insured Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
1325 NE 203 ST,
MIAMI, FL, 33179

9590 9402 6921 1104 8098 14

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0824

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Covid. 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Contactless C. Date of Delivery 4.25.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

07/06/2021 11:47

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following

5501
07/06/2021 11:47

broward • dade • palm beach
07/06/2021 11:47

KINGMAC
Landscaping & Dumping
786-312-8215
07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

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 5-103. - 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - 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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

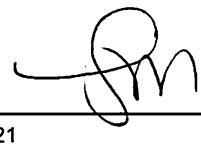
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$191,820	$203,820	$183,720	
2020	$12,000	$162,440	$174,440	$167,020	$3,652.86
2019	$12,000	$139,840	$151,840	$151,840	$3,315.28

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$183,720	$203,820	$183,720	$183,720
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	$183,720	$203,820	$183,720	$183,720

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

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. 5604

PIERRE & EDITH PHILLIPE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE & EDITH PHILLIPE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST. PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: PIERRE & EDITH PHILLIPE
AT 1:40 A.M. P.M. ON THE 10 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 _____

5501
05/10/2021 14:46

05/10/2021 14:46

05/10/2021 14:46

05/10/2021 14:46

05/10/2021 14:46

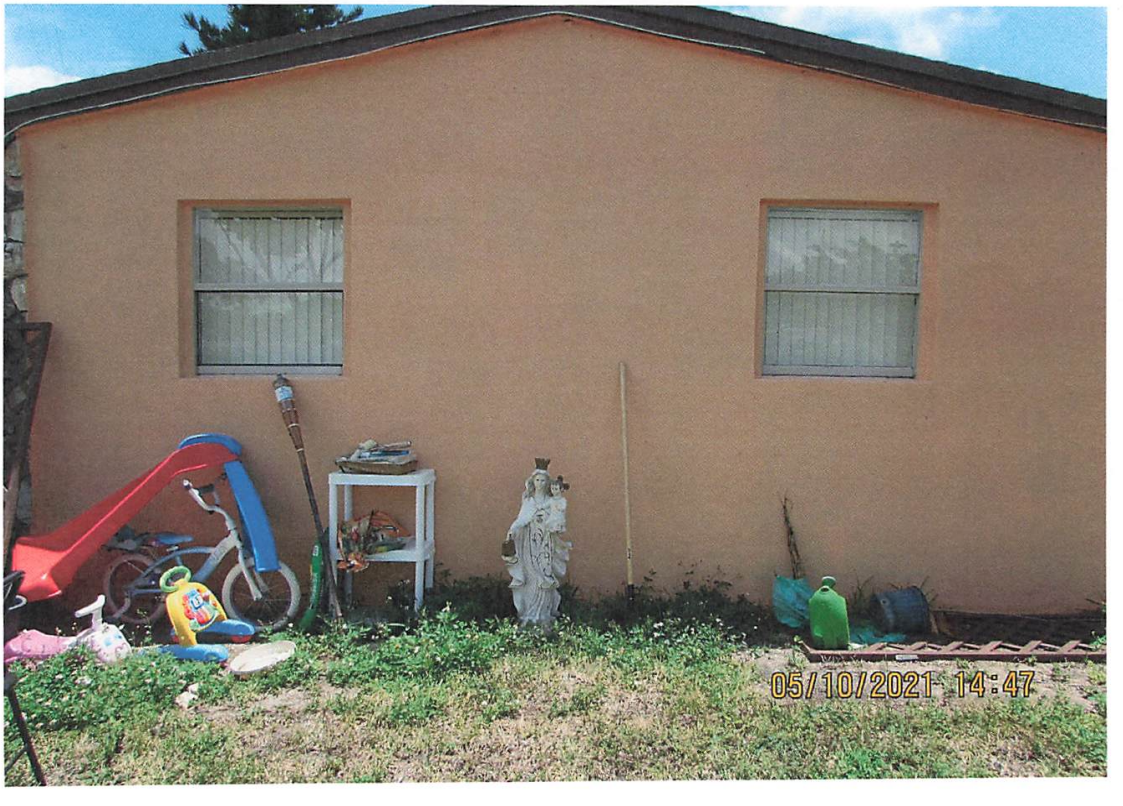
05/10/2021 14:46

05/10/2021 14:47

WELCOME
05/10/2021 14:47

05/10/2021 14:47

05/10/2021 14:47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NORTHERN
05/10/2021 14:47

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05/10/2021 14:48

CXW5689
FLORIDA
05/10/2021 14:48

05/10/2021 14:48

05/10/2021 14:48

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	5604	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

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 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Means of Correction:

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. Expired alarm permit #77212. Obtain a alarm permit with plans and any required inspections.
7.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

5501
5501
03/04/2021 17:21

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:23

03/04/2021 17:23

954.394.405
03/04/2021 17:23

DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED
03/04/2021 17:24

03/04/2021 17:24

N S
03/04/2021 17:24

F150
03/04/2021 17:20

294.405
03/04/2021 17:20

03/04/2021 17:21

03/04/2021 17:21

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Date:

3/15/2021 12:00:00 AM

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Mailing Purposes Only

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
$ 0.51
Total Postage and Fe
$ 6.96
Sent To
Street and Apt. No., o
City, State, ZIP+4®

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
FO # 5604

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6634

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6627

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage ar
$ 6.98
Sent To
Street and Apt. N
City, State, ZIP+4

PIERRE & EDITH PHILIPPE
1325 NE 203 ST
MIAMI, FL 33179
FO # 5604

WEST HOLLYWOOD HILLS
JUN 17 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0298 0495

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage an
$ 6.98
Sent To
Street and Apt. N
City, State, ZIP+4

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

WEST HOLLYWOOD HILLS
JUN 17 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0298 0501

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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
$ 0.51
Total Postage and
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4®

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
NOH # 5604

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7457

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage
$ 6.96
Sent To
Street and Apt
City, State, ZI

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7464

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:

Phillipe + Edith Pierre
1325 NE 203 St
Miami FL 33179

9590 9402 6610 1028 7096 00

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5415

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Covid-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Contactless
C. Date of Delivery 5-11-21

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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7021 0350 0001 0297 5415

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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
$ 6.96

Postmark Here
USPS HILLCREST STATION HOLLYWOOD FL
MAY 10 2021

5604 NOH

Sent To
Phillipe + Edith Pierre
Street and Apt. No., or PO Box No.
1325 NE 203 St
City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5033

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage and Fees
$ 7.47

Postmark Here
HILLCREST POSTAL
MAY 03 2021
HOLLYWOOD FL 33024

NOH #5604

Sent To
Phillipe + Edith Pierre
Street and Apt. No., or PO Box No.
1325 NE 203 St
City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5095

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage and Fees
$ 7.47

Postmark Here
MAY 03 2021

NOH #5604

Sent To
Current tenant
Street and Apt. No., or PO Box No.
5501 SW 33 St # 2
City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5101

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage and Fees
$ 7.47

Postmark Here
HILLCREST POSTAL
MAY 03 2021

NOH #5604

Sent To
Current Tenant
Street and Apt. No., or PO Box No.
5501 SW 33 St # 1
City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOV #5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $0

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV #5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $0

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV #5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

7021 0350 0001 0297 6627

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:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5101

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

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
☐ 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:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5095

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Insured 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:

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

9590 9402 6610 1028 6961 77

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7464

COMPLETE THIS SECTION ON DELIVERY

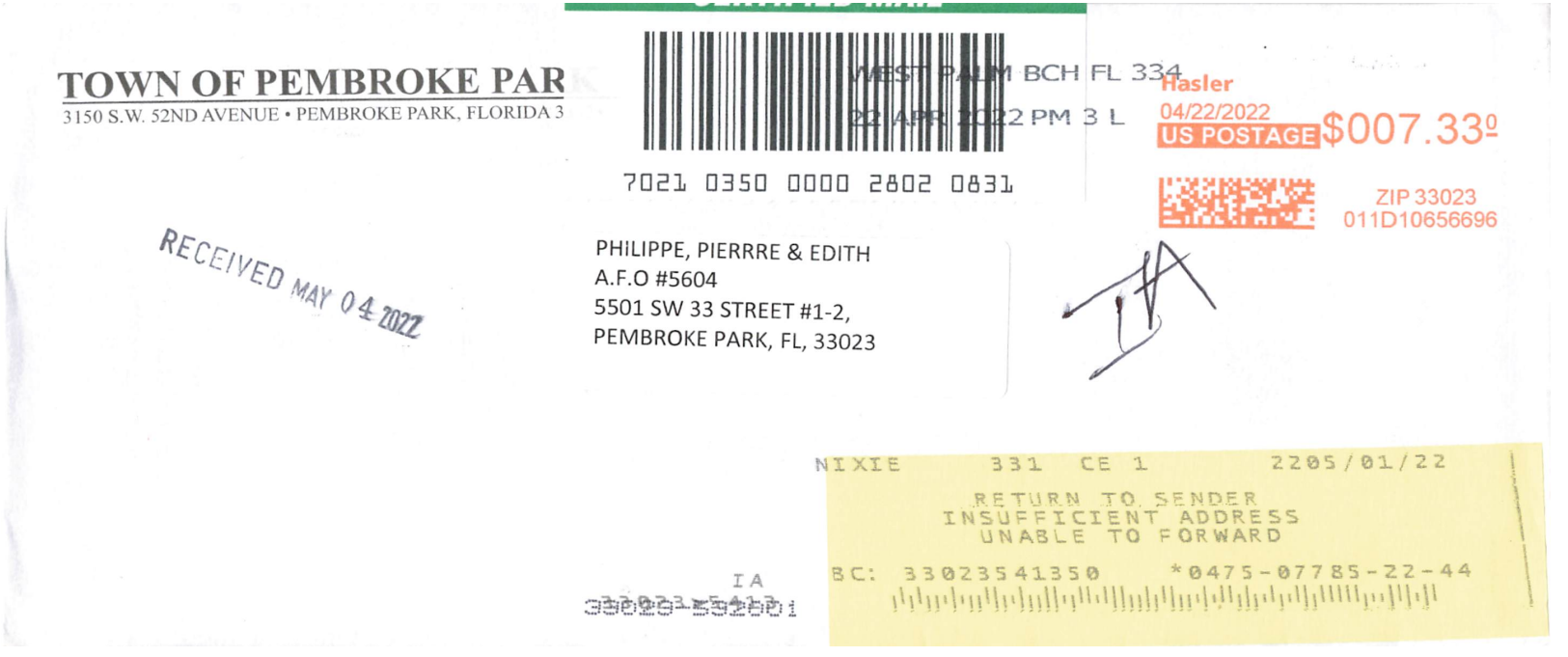
A. Signature
X COV19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Phillipe C. Date of Delivery 7/2

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
☐ 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



TOWN OF PEMBROKE PAR
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 3

WEST PALM BCH FL 334
22 APR 2022 PM 3 L

7021 0350 0000 2802 0831

Hasler
04/22/2022
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

RECEIVED MAY 04 2022

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
5501 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

NIXIE 331 CE 1 2205/01/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *0475-07785-22-44

IA

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
5501 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8098 21

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0831

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Ag
☐

B. Received by *(Printed Name)* C. Date

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 6627

Hasler
07/21/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

RECEIVED AUG 02 2021

NIXIE 331 FE 1 0007/30/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0506-04474-21-47

9400921687210330

33023>5413

CERTIFIED MAIL®

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7022 2410 0002 7328 0183

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

NIXIE 331 EE 1 2201/19/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2506-01258-11-44

33023 ANK

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:

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7812 53

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0183

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7022 2410 0002 7328 0190

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0001/19/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2506-01859-11-44

9314110751257572

ANK
33023>5413

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:

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7812 46

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0190

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7022 2410 0002 7328 1197

Hasler
01/06/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0001/18/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0806-06442-06-44

ANK
33023535340 CC

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:

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7808 50

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1197

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

CERTIFIED MAIL®

7022 2410 0002 7328 1203

Hasler
01/06/2023
US POSTAGE $007.82⁰

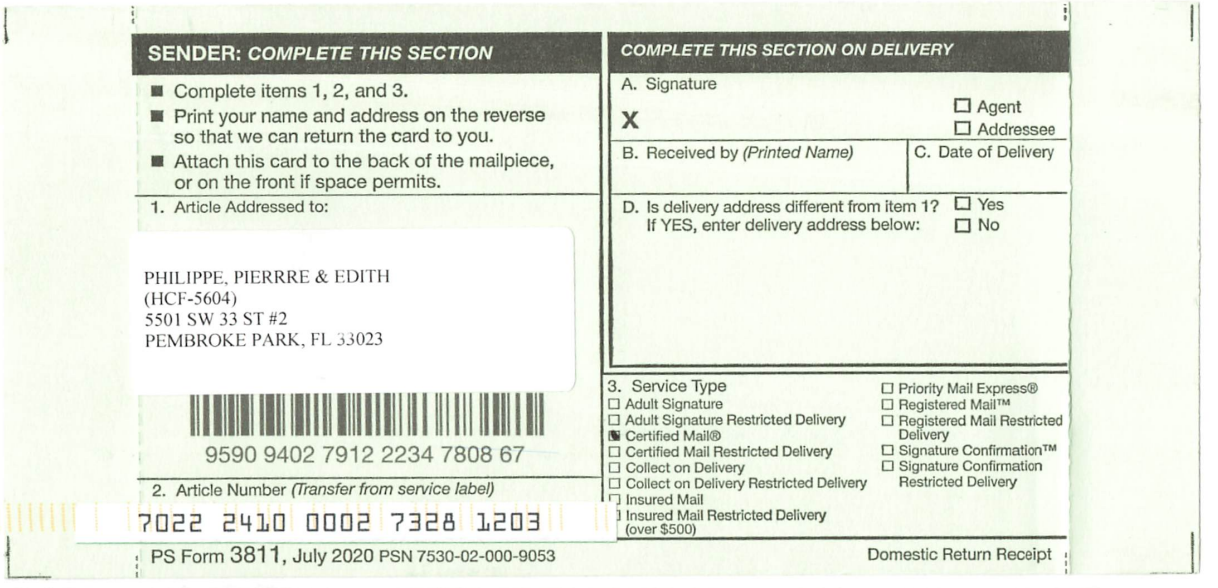
ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0001/18/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0806-06443-06-44

ANK

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
(HCF-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7808 67

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1203

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
26 JAN 2023 PM 1 L

7022 2410 0002 7328 9629

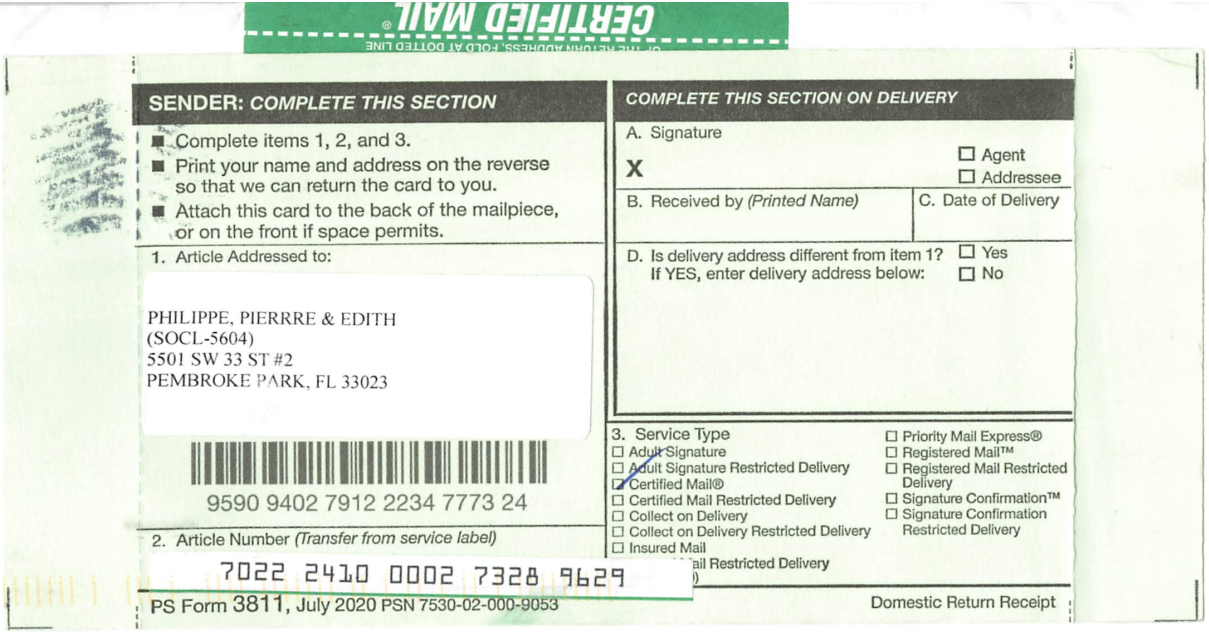
Hasler
01/27/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(SOCL-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0002/05/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2006-04440-28-40

..9327010902610333 ANK


CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
(SOCL-5604)
5501 SW 33 ST #2
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7773 24

2. Article Number (Transfer from service label)

7022 2410 0002 7328 9629

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
27 JAN 2023 PM 4 L

7022 2410 0002 7328 9636

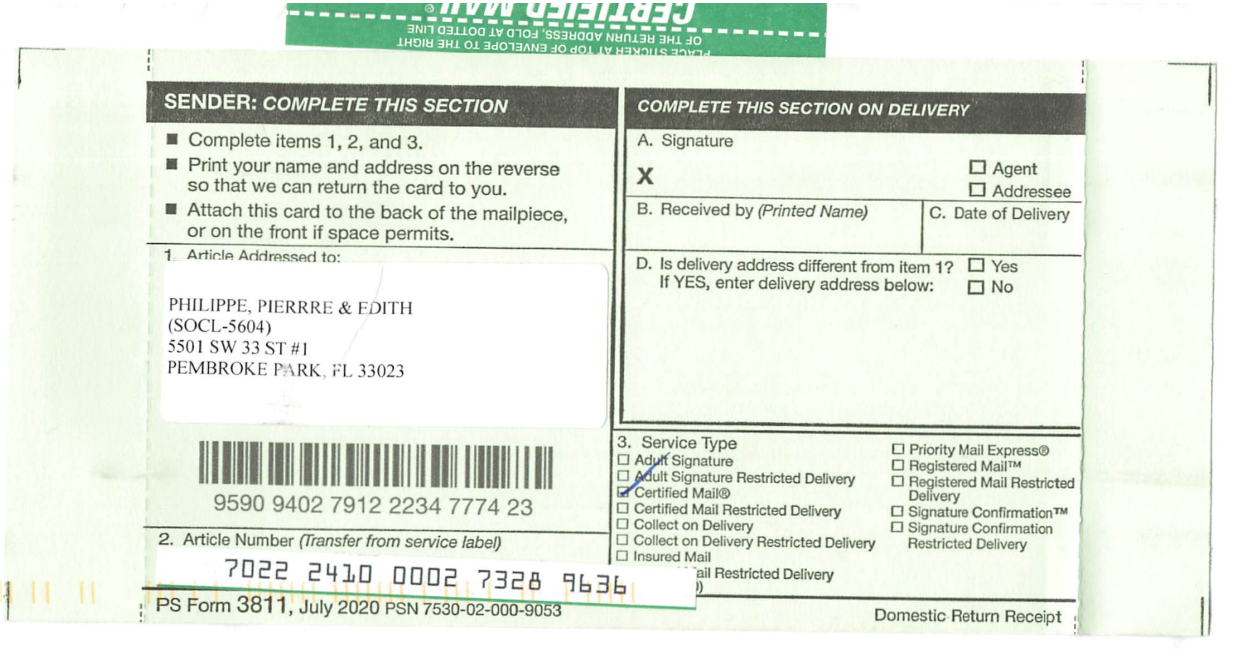
Hasler
01/27/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PHILIPPE, PIERRRE & EDITH
(SOCL-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0002/05/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2938-04760-28-00

ANK
33023541350



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
(SOCL-5604)
5501 SW 33 ST #1
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7774 23

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 9636

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ...ail Restricted Delivery
...)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ISRAEL FAMILY PARK ROAD 1 LLC	1922 NE 149 ST NORTH MIAMI , FL 33181	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

Folio

514229000068

Legal Description

Case Status Closed **Case #** 5771

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2021		Notice of Violation	Hand Regular Mail
3/2/2022	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
5/26/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/16/2022	6/15/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
7/27/2022		Affidavit of Non-Compliance	Hand
1/24/2023		Affidavit of Compliance	Regular Mail
3/2/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Email

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/24/2023

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...	1/24/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	1/24/2023
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	7/27/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	7/27/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	7/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	7/27/2022
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...	7/27/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/24/2023	$141,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$141,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$141,600.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 14, 2023
INVOICE # 435
FOR:

Case # 5771
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2681 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:

ISRAEL FAMILY PARK ROAD 1 LLC
2641-2681 S PARK RD,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 15-22		
	Final Order 03/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
283	Day(s) of Per Diem from (04-16-2022-01/24/2023)	$ 500.00	$ 141,500.00
	Recorded Lien	$48.50	$48.50
	Recommend to Abate Per Diem Fine by 85%		$ 21,225.00
	$48.50+$100+$21,225.00		$ 21,374
		Balance	$ 141,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 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:

ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955
1922 NE 149 ST NORTH MIAMI FL
33181

9590 9402 7912 2234 7755 66

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8271

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

2.3.23

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
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955
1922 NE 149 ST NORTH MIAMI FL
33181

9590 9402 7912 2234 7755 66

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8271

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A. Signature

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☐ Agent
☐ Addressee

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2.3.23

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ISRAEL FAMILY PARK ROAD 1 LLC CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISRAEL FAMILY PARK ROAD 1 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2641 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISRAEL FAMILY PARK ROAD 1 LLC AT 11:06 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23
AFFIANT

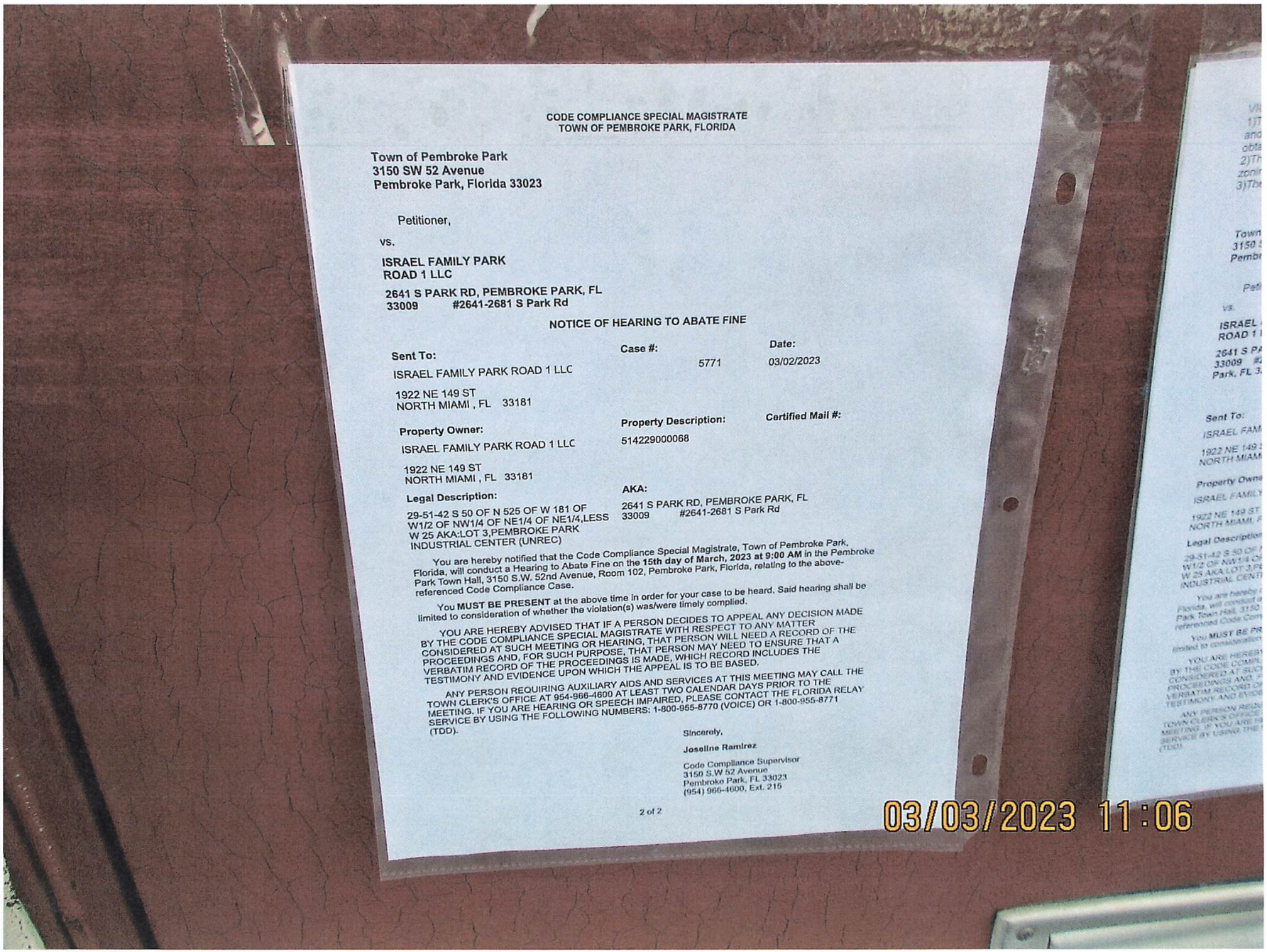
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

2641
Mail
03/03/2023 11:06



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ISRAEL FAMILY PARK
ROAD 1 LLC

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ISRAEL FAMILY PARK ROAD 1 LLC 1922 NE 149 ST NORTH MIAMI , FL 33181	5771	03/02/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
ISRAEL FAMILY PARK ROAD 1 LLC 1922 NE 149 ST NORTH MIAMI , FL 33181	514229000068	
Legal Description:	**AKA:**	
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2

03/03/2023 11:06

DocuSign Envelope ID: 40E05B04-1A5C-4F83-8325-ED4465C0700D

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: March 2, 2023

Phone #: (305) 377-6224

Case # 5771

E-mail: mmarrero@brzoninglaw.com; gcrow@brzoninglaw.com

Address of Violation: 2641 S. Park Road, Pembroke Park, Florida 33009 A/K/A #2641-2681 S Park Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Michael J. Marrero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5771 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 15, 2023 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 3/17/2022 imposing the fine of $ 141,600.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-105; Sec. 5-2; Sec. 5-17; Sec. 12-76; Sec. 15-17; Sec. 15-22

Brief summary for request: Property owner purchased the property in November 2022. The property was cited for multiple violations in April 2021 under the previous owner. The property owner has diligently worked with the Town to pull any and all necessary permits and bring the property into compliance. The property owner is seeking to improve the property and respectfully requests mitigation of these fines at this time.

Michael J. Marrero on behalf of Isreal Family Park 1, LLC
Petitioner's Name (Print)

DocuSigned by: Michael Marrero ED0F2827F5D245C...
Petitioner's Signature

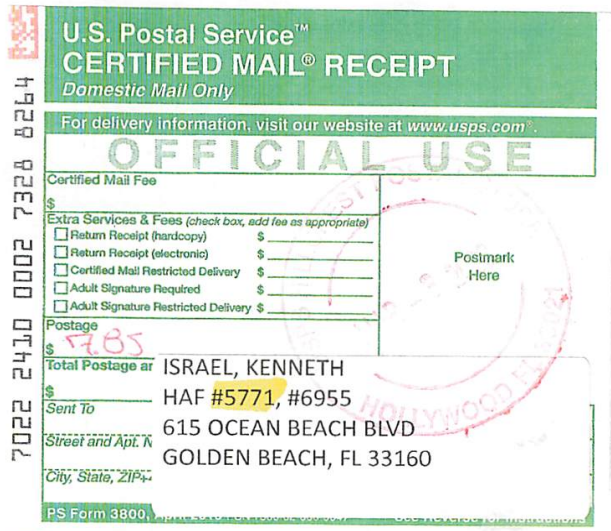
State of Florida, County of ~~Broward~~ Miami- Dade
Personally appeared before me the undersigned authority, Michael J. Marrero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 3/3/2023.

Notary Public State of Florida: _____ My Commission expires: 1-24-2025

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

4B2B89A8-4E3C-48FB-AB3B-570A4875AD81 — 2023/03/03 09:37:41 -8:00

DocVerify ID: 4B2B89A8-4E3C-48FB-AB3B-570A4875AD81
www.docverify.com


7022 2410 0002 7328 8264
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Adult Signature Restricted Delivery
Postage
7.85
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Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
ISRAEL, KENNETH
HAF #5771, #6955
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160
PS Form 3800,

7022 2410 0002 7328 8271
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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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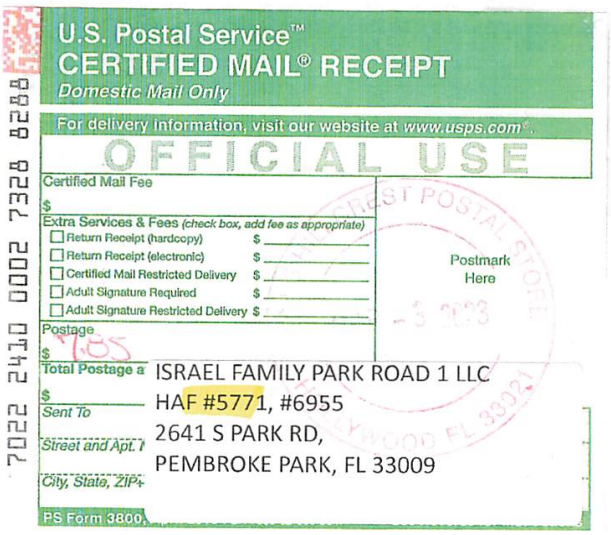
Street and Apt. No
City, State, ZIP+4
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955
1922 NE 149 ST NORTH MIAMI FL
33181
PS Form 3800, A


7022 2410 0002 7328 8288
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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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Street and Apt. I
City, State, ZIP+
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955
2641 S PARK RD,
PEMBROKE PARK, FL 33009
PS Form 3800,

7022 2410 0002 7328 8240
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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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Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771
2681 S PARK RD
PEMBROKE PARK, FL 33009
PS Form 3800, Ap

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

ISRAEL FAMILY PARK ROAD I LLC
(NOHF-5771)
2641 S PARK RD,
PEMBROKE PARK, FL 33009

for Instructions

7020 0640 0000 5918 6644

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

ISRAEL FAMILY PARK ROAD I LLC/
(NOHF-5771)
1922 NE 149 ST
NORTH MIAMI FL 33181

for Instructions

7020 0640 0000 5918 6651

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

ISRAEL, KENNETH
(NOHF-5771)
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

for Instructions

7020 0640 0000 5918 6668

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISRAEL FAMILY PARK ROAD I LLC
(AFFO-5771)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7807 37

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2798

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

12-27-22

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ 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:

E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442

9590 9402 6379 0303 8583 50

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 4549

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

COVG

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:

CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009

9590 9402 6379 0303 8583 36

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 4525

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

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:

ISRAEL, KENNETH
(AFFO-5771)
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

9590 9402 7912 2234 7807 44

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2804

COMPLETE THIS SECTION ON DELIVERY

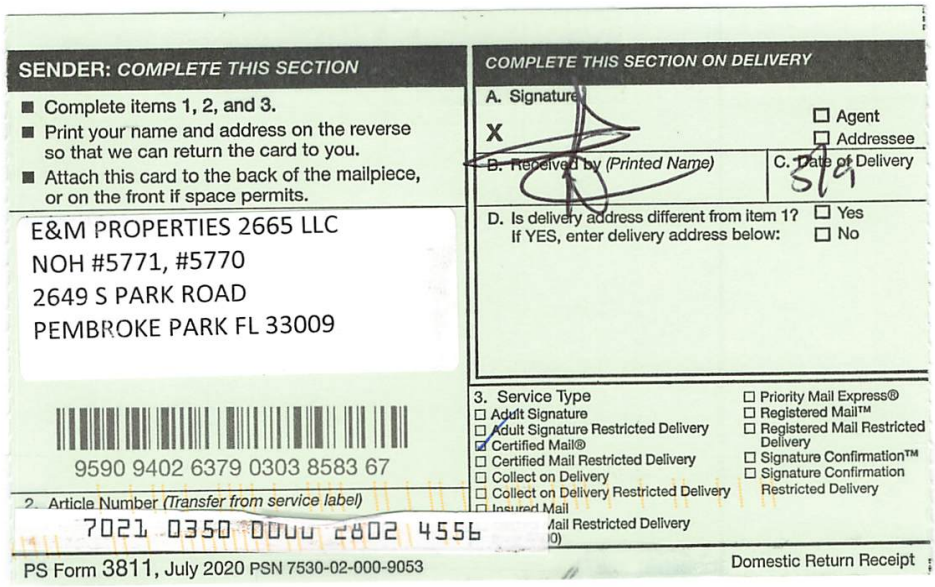
A. Signature
X C-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
12/28/2

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
☐ 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.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8583 67

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4556

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
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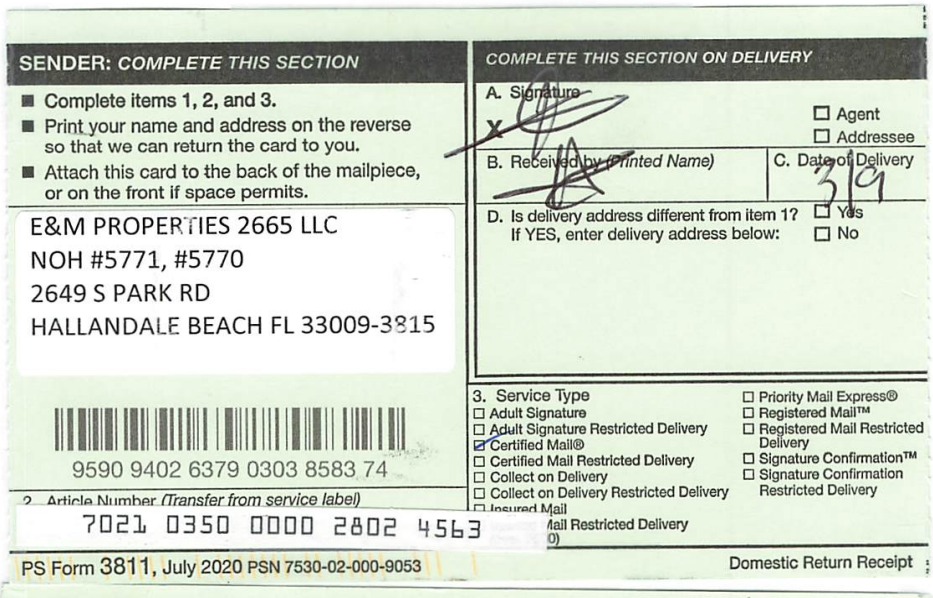
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815

9590 9402 6379 0303 8583 74

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4563

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
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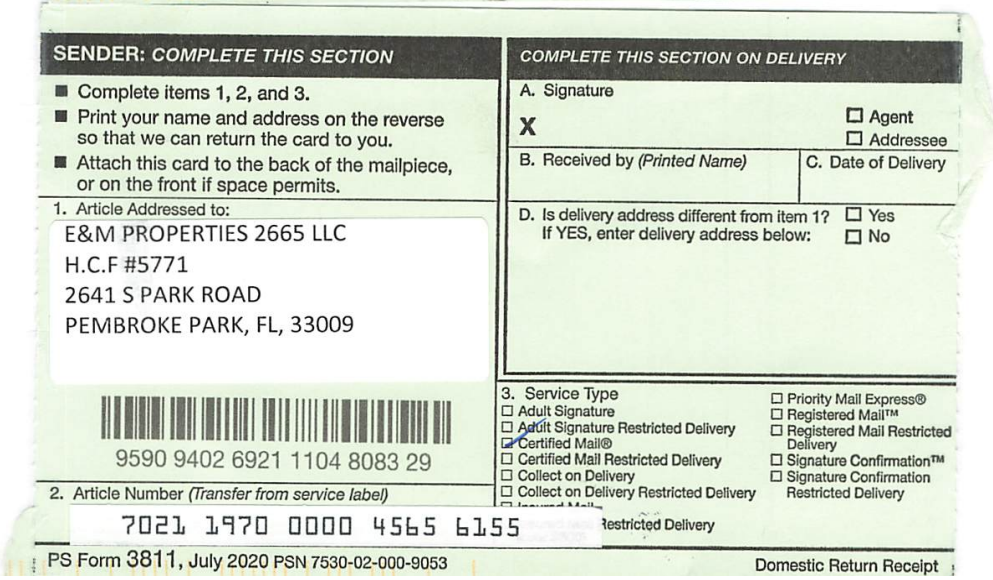

SENDER: COMPLETE THIS SECTION

- 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:
E&M PROPERTIES 2665 LLC
H.C.F #5771
2641 S PARK ROAD
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8083 29

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage an
$

Sent To E&M MUNCHIES HOLDINGS CORP.

Street and Apt. N S.O.C.L #5771

City, State, ZIP+4 736 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

PS Form 3800,

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998

7021 1970 0000 4565 3246

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To E&M PROPERTIES 2665 LLC

Street and Apt. No S.O.C.L #5771

City, State, ZIP+4 2641 S PARK ROAD
PEMBROKE PARK, FL, 33009

PS Form 3800, A

USPS NORLAND BRANCH
JUN 16 2022
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MIAMI, FL 33169-9998

7021 1970 0000 4565 3239

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

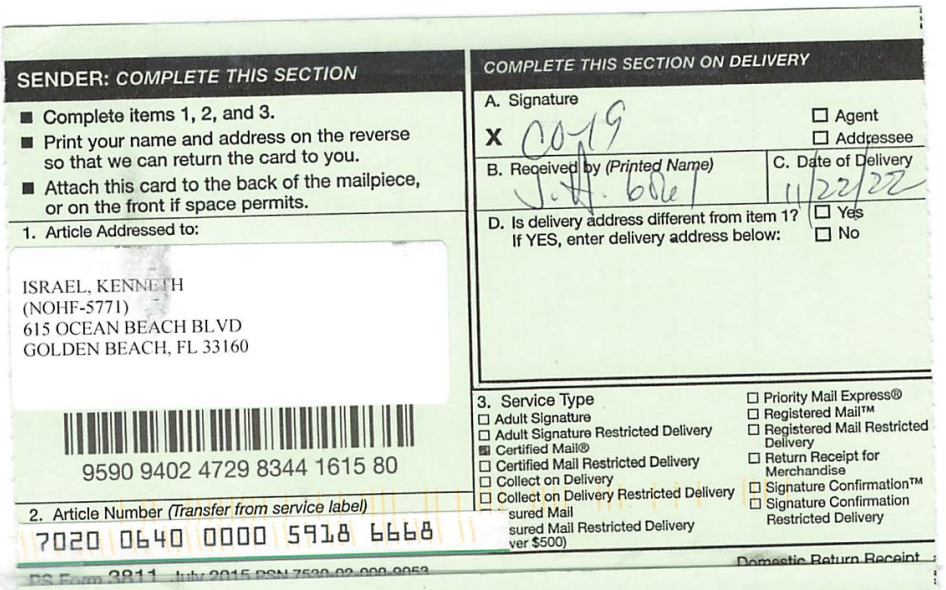
Sent To E&M PROPERTIES 2665 LLC

Street and Apt. No S.O.C.L #5771

City, State, ZIP+4 2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

PS Form 3800, A

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISRAEL, KENNETH
(NOHF-5771)
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

9590 9402 4729 8344 1615 80

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 6668

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* J. H. [illegible] C. Date of Delivery 11/22/22

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
☐ 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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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISRAEL FAMILY PARK ROAD 1 LLC/
(NOHF-5771)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1615 73

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 6651

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
☐ 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 Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.82
Total Postage and Fees $
Sent To
Street and Apt. No.,
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JAN 27 2023

Postmark Here

ISRAEL FAMILY PARK ROAD 1 LLC
A.A.F.F.L #5771
1922 NE 149 ST
NORTH MIAMI FL 33181

PS Form 3800, Ap

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.82
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JAN 27 2023

Postmark Here

ISRAEL, KENNETH
A.A.F.F.L #5771
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

PS Form 3800,

7022 2410 0002 7328 9988

U.S. Postal Service™
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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 $ 7.82

Postmark Here
DEC 23 2022

ISRAEL FAMILY PARK ROAD 1 LLC
(AFFO-5771)
2641 S PARK RD,
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 2781

U.S. Postal Service™
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Domestic Mail Only

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 7.82

Postmark Here

ISRAEL FAMILY PARK ROAD 1 LLC
(AFFO-5771)
1922 NE 149 ST
NORTH MIAMI FL 33181

See Reverse for Instructions

7022 2410 0002 7328 2798

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

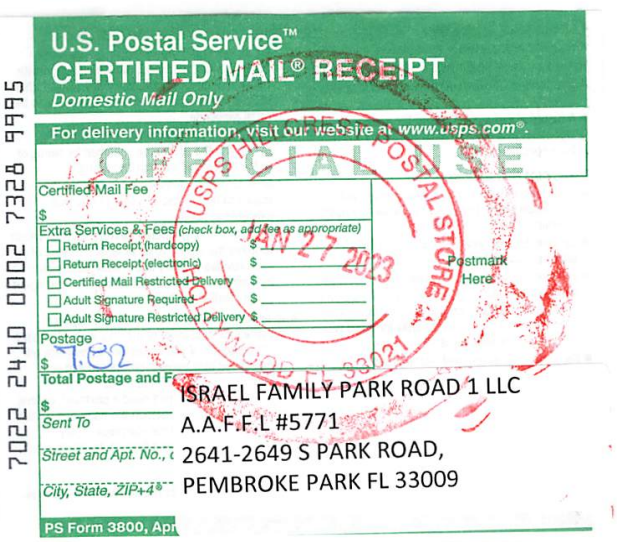
Postage $ 7.82

Postmark Here

ISRAEL, KENNETH
(AFFO-5771)
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

for Instructions

7022 2410 0002 7328 2804



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

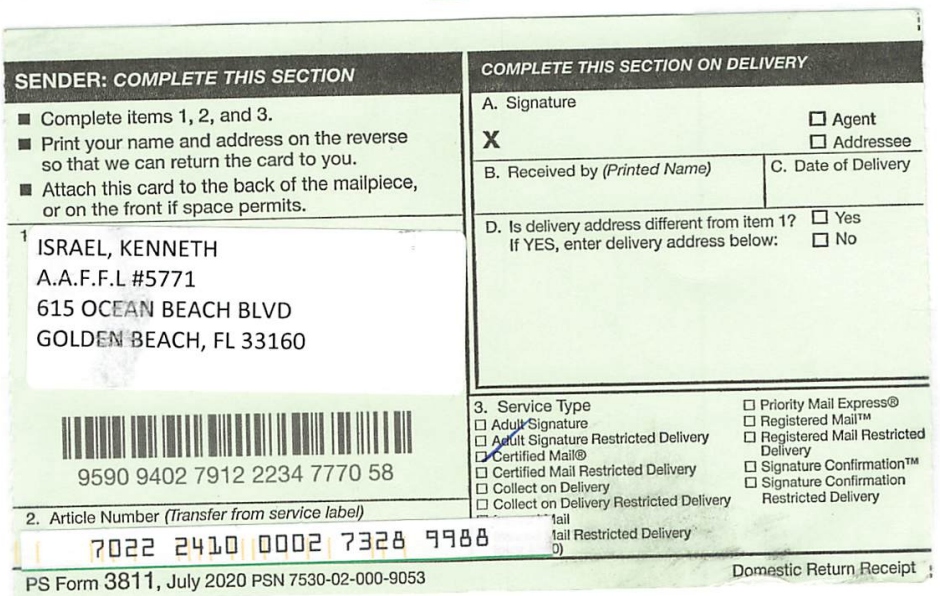
Postmark Here
JAN 27 2023

Total Postage and Fees $

Sent To ISRAEL FAMILY PARK ROAD 1 LLC
Street and Apt. No., or PO Box No. A.A.F.F.L #5771
City, State, ZIP+4® 2641-2649 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, Apr

7022 2410 0002 7328 9995



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 ISRAEL, KENNETH
A.A.F.F.L #5771
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

9590 9402 7912 2234 7770 58

2. Article Number (Transfer from service label)
7022 2410 0002 7328 9988

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M MUNCHIES HOLDINGS CORP.
S.O.C.L #5771
736 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 8076 74

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 3222

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6/27

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Rec

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M MUNCHIES HOLDINGS CORP.
H.C.F #5771
736 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 8084 04

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6131

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/31

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISRAEL FAMILY PARK ROAD 1 LLC
A.A.F.F.L #5771
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7770 72

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3801

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

1·31·23

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
ail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ISRAEL FAMILY PARK ROAD 1 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ISRAEL FAMILY PARK ROAD 1 LLC	5771	03/02/2023
1922 NE 149 ST NORTH MIAMI , FL 33181		

Property Owner:	**Property Description:**	**Certified Mail #:**
ISRAEL FAMILY PARK ROAD 1 LLC	514229000068	
1922 NE 149 ST NORTH MIAMI , FL 33181		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

AMENDED/CORRECTED ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21th, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January, 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: January 25, 2023.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A

CASE #	NOV DATE	NAME	ADDRESS	HOMESTEAD EXEMPTION
4791	12/9/2019	YANET JIMENEZ	23 TRACI TERR W, PEMBROKE PARK, FL	NO
4796	12/4/2019	CRISTAL VILLA	104 DAVID DRIVE,PEMBROKE	NO
5737	1/24/2022	INFINITY AZURE LLC	3252 SW 52 AVE, PEMBROKE PARK, FL	NO
5771	4/26/2021	ISRAEL FAMILY PARK ROAD 1 LLC	2641 S PARK RD, PEMBROKE PARK, FL	NO

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 27 day of January, 2023.

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.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of December, 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, 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: December 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.

EXIBIT
A

CASE #	NOV DATE	NAME	ADDRESS	HOMESTEAD EXEMPTION
4791	12/9/2019	YANET JIMENEZ	23 TRACI TERR W, PEMBROKE PARK, FL 33009	NO
4796	12/4/2019	CRISTAL VILLA	104 DAVID DRIVE, PEMBROKE PARK, FL 33009	NO
4886	1/31/2020	HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
5652	3/30/2021	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
5737	1/24/2022	INFINITY AZURE LLC	3252 SW 52 AVE, PEMBROKE PARK, FL 33023	NO
5771	4/26/2021	ISRAEL FAMILY PARK ROAD 1 LLC	2641 S PARK RD, PEMBROKE PARK, FL 33009	NO

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	11/08/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towrls request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Melisssa Anderson

Town Attorney
3150 SW 52 AVE
Pembroke Park, FL 33023
(954) 966-4600, Ext. 233

Instr# 118234505 , Page 1 of 5, Recorded 06/24/2022 at 04:09 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

E&M PROPERTIES 2665 LLC
Respondent(s)

Case No.: **5771**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on March 16, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC

FOLIO NO.: 5142 29 00 0068

1. The Special Magistrate entered a Final Order on March 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-2(a)(b); 12-76(a)(d)€; 15-17 and 15-22. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on March 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$30,100.00** (THIRTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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 15TH day of June 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:

June 16, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 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,) Case 5771
Petitioner,)
)
vs.)
)
E&M PROPERTIES 2665 LLC)
SUNSHINE PROVISIONS
Respondent(s)

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: 2641-2681 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD HALLANDALE BEACH FL 33009-3815

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 12-76(a)(d)(e); 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; 5-2(a)(b); 12-76(a)(d)(e); 15-17; and 15-22 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

E&M PROPERTIES 2665 LLC
Respondent(s)

Case No.: **5771**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on March 16, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC

FOLIO NO.: 5142 29 00 0068

1. The Special Magistrate entered a Final Order on March 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-2(a)(b); 12-76(a)(d)€; 15-17 and 15-22. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on March 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$30,100.00** (THIRTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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 15TH day of June 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:

June 16, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 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. E&M PROPERTIES 2665 LLC SUNSHINE PROVISIONS Respondent(s)	)	Case 5771

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: 2641-2681 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD HALLANDALE BEACH FL 33009-3815

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 12-76(a)(d)(e); 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; 5-2(a)(b); 12-76(a)(d)(e); 15-17; and 15-22 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC/Sunshine Provisions	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

Legal Description

Case Status Open **Case #** 5771 **Date Next Inspection** 6/15/2022

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2021		Notice of Violation	Hand Regular Mail
3/2/2022	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
5/26/2022	6/15/2022	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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,100.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$29,100.00

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Adult Signature Restricted Delivery
Postage
$ 7.33
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Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 17 2022
7021 1970 0000 4565 6148
E&M PROPERTIES 2665 LLC
H.C.F #5771
2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

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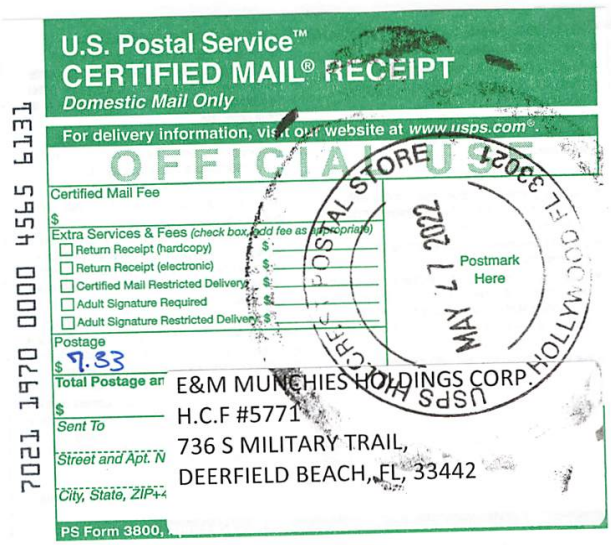
E&M PROPERTIES 2665 LLC
H.C.F #5771
2641 S PARK ROAD
PEMBROKE PARK, FL, 33009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E&M MUNCHIES HOLDINGS CORP.
H.C.F #5771
736 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

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E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009
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E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815
PS Form 3800,

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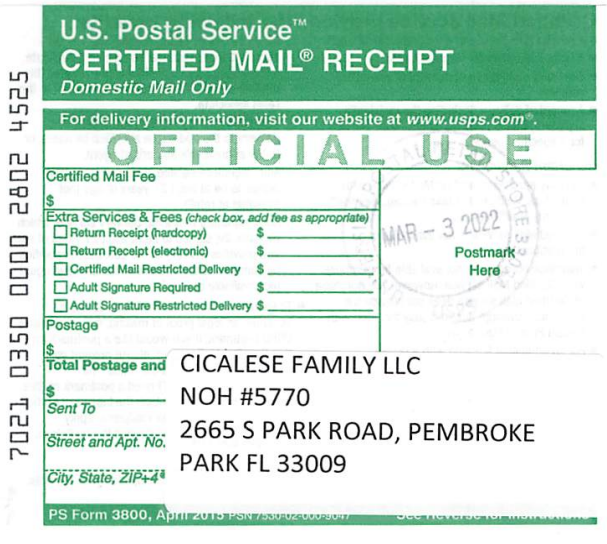
E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442
PS Form 3800,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City, State, ZIP+4
MAR - 3 2022
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CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047

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City, State, ZIP+
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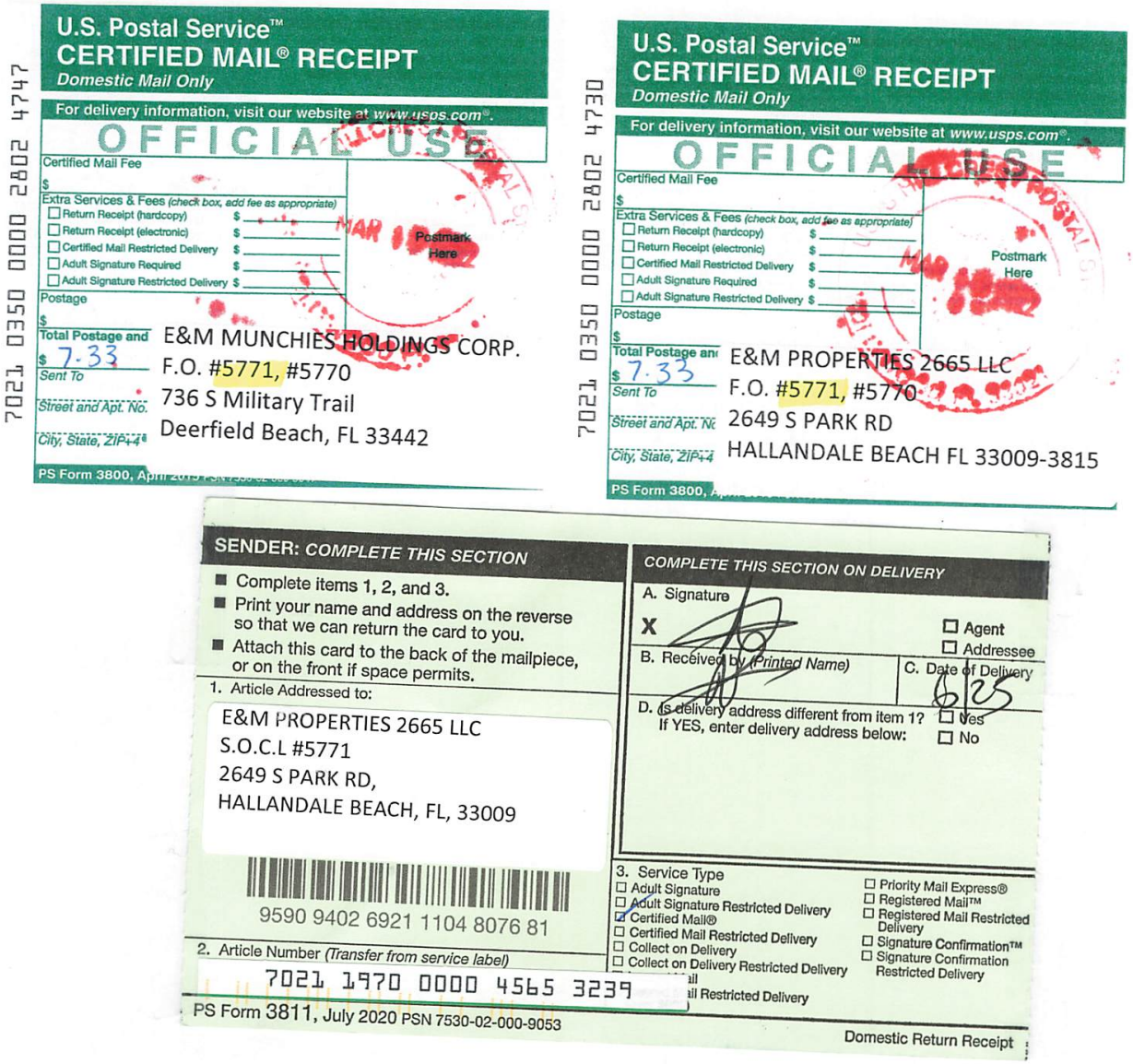
CICALESE FAMILY LLC
CICALESE, ANGEL
NOH #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
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Sent To
E&M MUNCHIES HOLDINGS CORP.

Street and Apt. No.
F.O. #5771, #5770
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800, April

7021 0350 0000 2802 4747

MAR 1

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- ☐ Adult Signature Required $
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Postage
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Total Postage and
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Sent To
E&M PROPERTIES 2665 LLC

Street and Apt. No.
F.O. #5771, #5770
2649 S PARK RD

City, State, ZIP+4
HALLANDALE BEACH FL 33009-3815

PS Form 3800,

7021 0350 0000 2802 4730

Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
S.O.C.L #5771
2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 8076 81

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3239

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5770 & 5771

Hasler FIRST-CLASS MAIL
04/29/2021
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ZIP 33023
011D10656696

Sunshine Provisions
Cicalese Family LLC
2665 S Park Rd
Pembroke Park, FL 33009

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ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5771 & 5770

Hasler FIRST-CLASS MAIL
04/29/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

E & M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

[OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5770

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.51º
ZIP 33023
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Sent To:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5771 & 5770

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.71º
ZIP 33023
011D10656696

Sent To:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2641-2649 S PARK ROAD. PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2641-2649 S PARK ROAD. PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 9:21 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

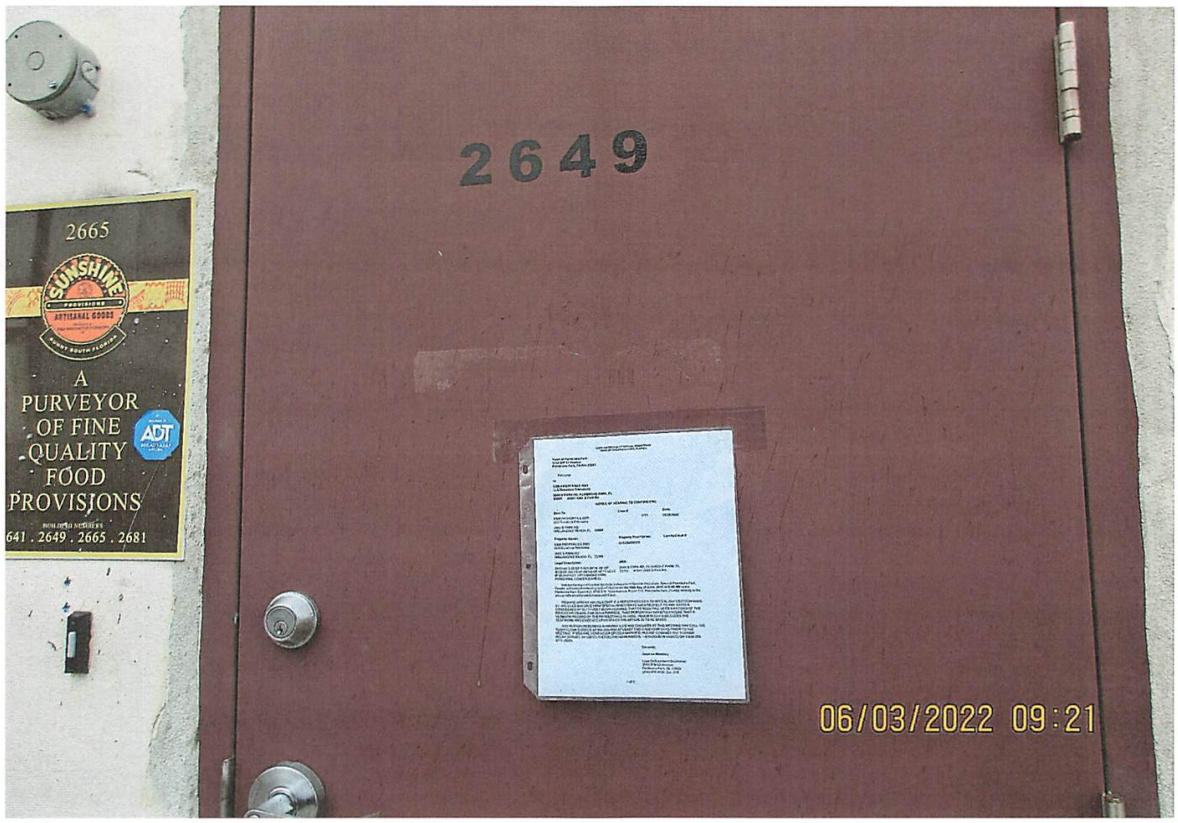
AFFIANT

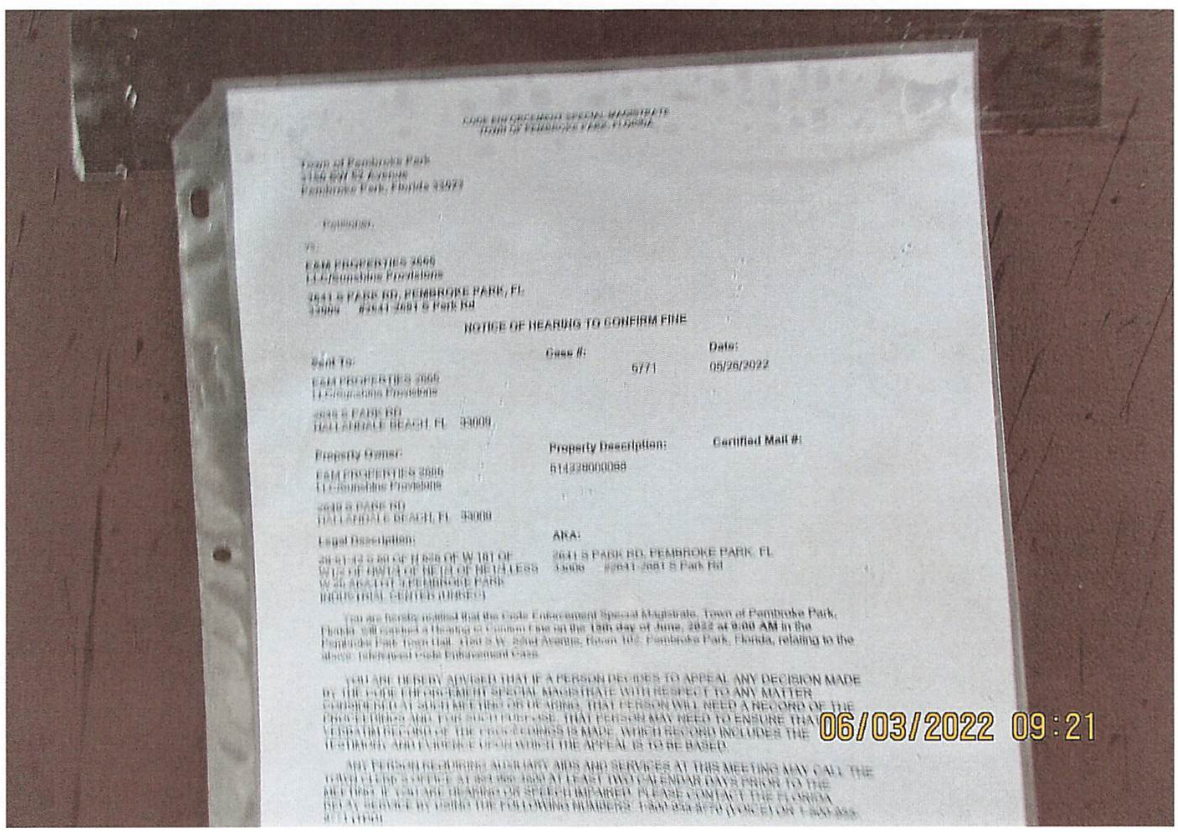
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2649
2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
2641 . 2649 . 2665 . 2681
06/03/2022 09:21


Town of Pembroke Park
E&M PROPERTIES 2666
LLC/Sunshine Provisions
2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd
NOTICE OF HEARING TO CONFIRM FINE
Case #:
6771
Date:
05/26/2022
Sent To:
E&M PROPERTIES 2666
LLC/Sunshine Provisions
2649 S PARK RD
HALLANDALE BEACH, FL 33009
Property Description:
5143280000088
Certified Mail #:
Property Owner:
E&M PROPERTIES 2666
LLC/Sunshine Provisions
2649 S PARK RD
HALLANDALE BEACH, FL 33009
Legal Description:
AKA:
2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd
06/03/2022 09:21

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

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 June, 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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

E&M PROPERTIES 2665 LLC
2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

DATE: June 3, 2022
INVOICE # 603
FOR:

Case # 5771
E&M PROPERTIES 2665 LLC

2641-2649 S PARK ROAD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 15-22 Final Order on 03/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (04/16/2022-06/15/2022)	$ 500.00	$ 30,000.00
		Balance	$ 30,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISIONS CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2649 S PARK RD HALLANDALE BEACH, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2649 S PARK RD HALLANDALE BEACH, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC SUNSHINE PROVISIONS AT 11:32 A.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.

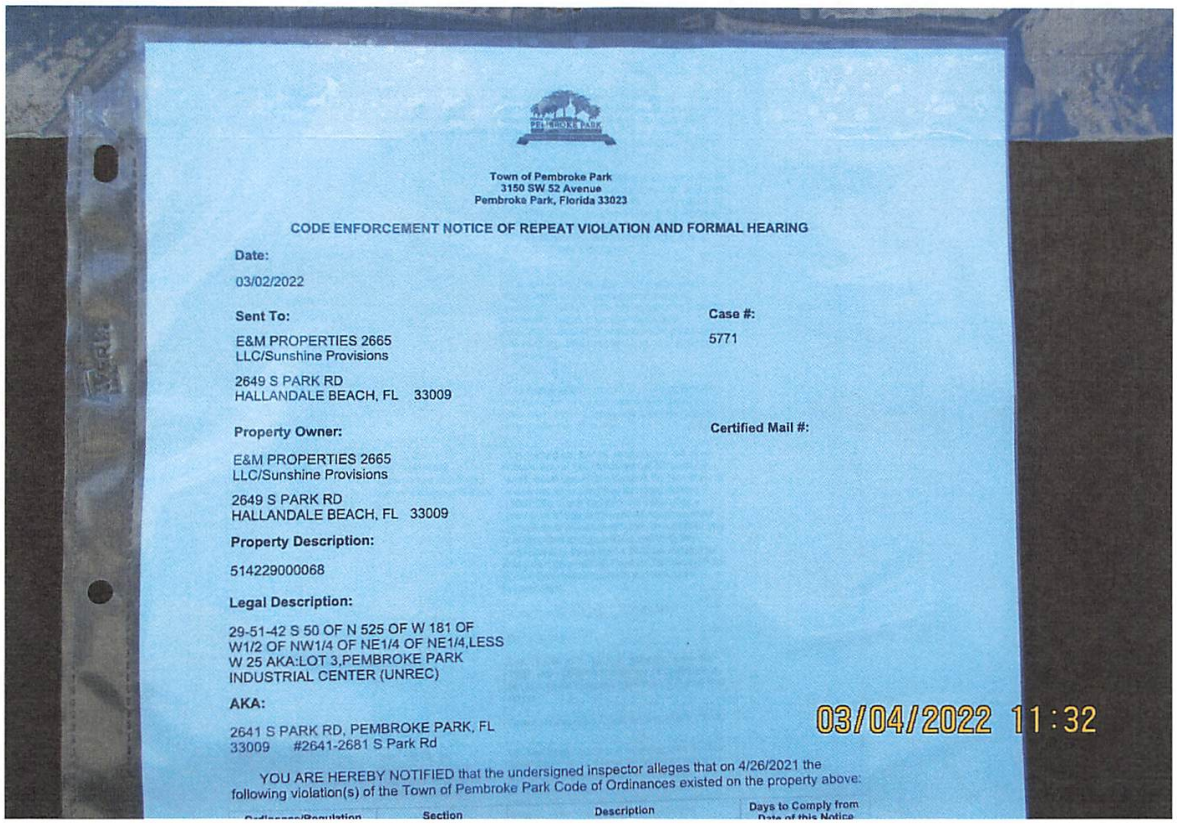
_____
AFFIANT

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.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

Property Owner:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS
W 25 AKA:LOT 3,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

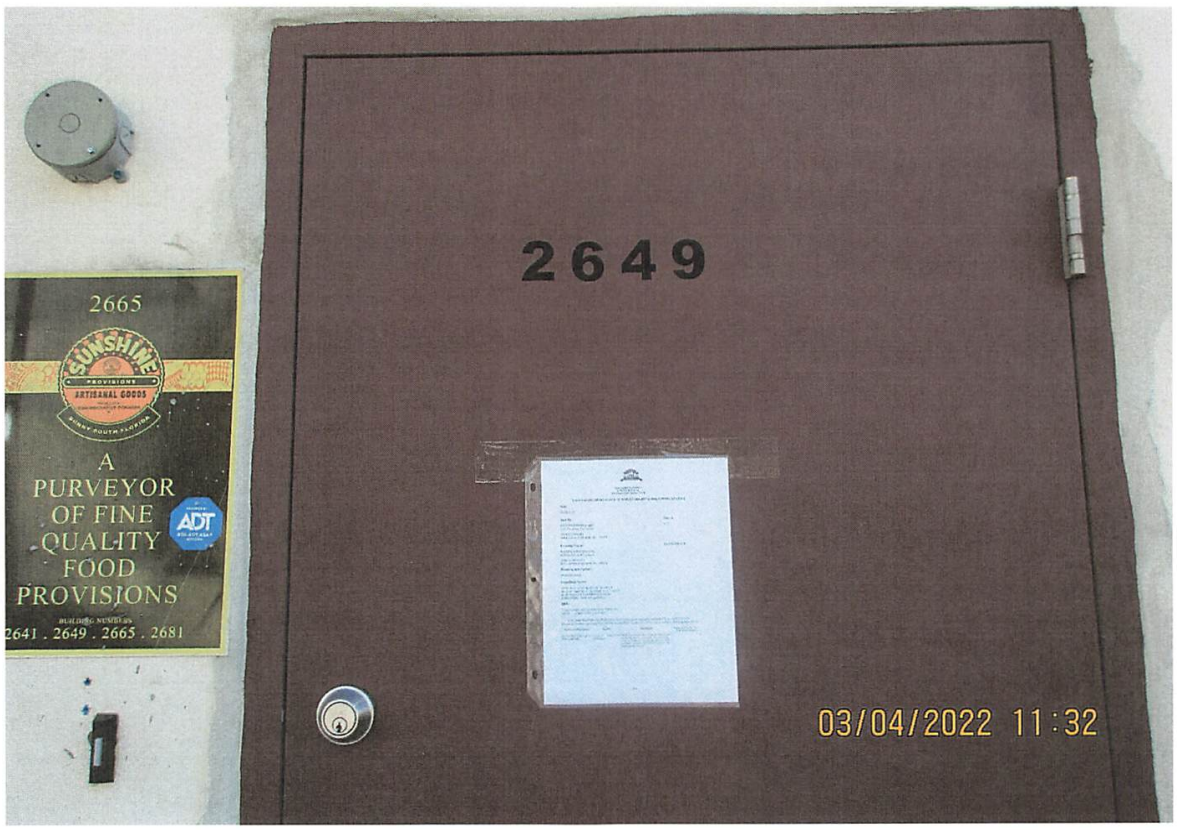
AKA:

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

03/04/2022 11:32

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

Property Owner:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of 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.

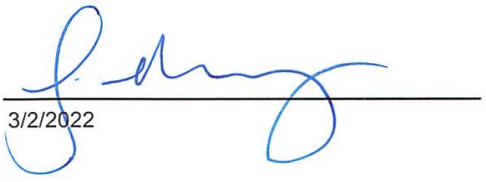
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



3/2/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	04/26/2021

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

Notes/Means of Correction:

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. 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

M -
Th -
Per waste Mgmt

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Michael
Mike Zeppersteen
Evan Saperstein

Name E & M Properties 2665 LLC Sunshine Provisions

Date 4/26/21

Site Address 2665 S Park Rd
(2649-2681 S Park Rd)

Case #

Sub/Park

Permit #

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 15-17; 12-76(a)(d)(e)(3) 12-76(e)(4)
☐ 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 Business TAX Receipt License. Combined warehouse, installed electrical cameras/light fixtures a/c replacement without a permit. Odor nuisances coming from dumpster.

Corrective Action(s)

Obtain Business TAX Receipt, Obtain plans, permit and inspections, sanatize dumpster and request frequent pick up (up to 5x a week)
All operations must cease immediately until Business TAX Receipt is obtained.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 2

*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

Company comes out & pose the meat

DARLING INGREDIENTS INC.

DAR PRO SOLUTIONS

DARLING INGREDIENTS INC.
5601 N MacArthur Blvd
Irving, TX 75038
813-626-1135

Gail
Gayle

Invoice		
Invoice Number	Date	Page
11517569	04/03/2021	1 / 1
Bill To Cust No.	Terms	Billing Period
229774	Due Upon Receipt	02/28-04/03

BILL TO

E AND M INNOVATIVE FORAGER LLC
2665 S PARK RD
HALLANDALE BEACH FL 33009

Cust No.	Store No.	Customer				
PO No.	Description		Quantity	UOM	Unit Price	Extended Amount
225021		SUNSHINE PROVISIONS 2665 S PARK RD PEMBROKE PARK, FL 33009				
	MIXED PRODUCT		3,800.00	LB	0.00000	0.00
	PANDEMIC SANITATION FEE RENDERING		4.00	EA	10.00000	40.00
	SERVICE FEE RENDERING		4.00	EA	53.00000	212.00

Invoice Total:	252.00
Applied Payments	0.00
Net Amount Due:	USD 252.00

----------*PLEASE DETACH AND SEND THIS COUPON WITH YOUR PAYMENT*----------
SEE REVERSE SIDE FOR CREDIT PAYMENT INFORMATION

DARLING INGREDIENTS INC.

PAY YOUR INVOICE ONLINE AT:
https://paymydarlingbill.com

REMITTANCE ADVICE
PLEASE RETURN
WITH YOUR PAYMENT

DAR PRO SOLUTIONS

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	AMOUNT DUE
229774	04/03/2021	11517569	USD 252.00

REMIT TO: DARLING INGREDIENTS INC.
PO BOX 554885
DETROIT MI 48255-4885

BILL TO: E AND M INNOVATIVE FORAGER LLC
2665 S PARK RD
HALLANDALE BEACH FL 33009

01590554885002297740000115175690000000025200 8

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) **Case #:** 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

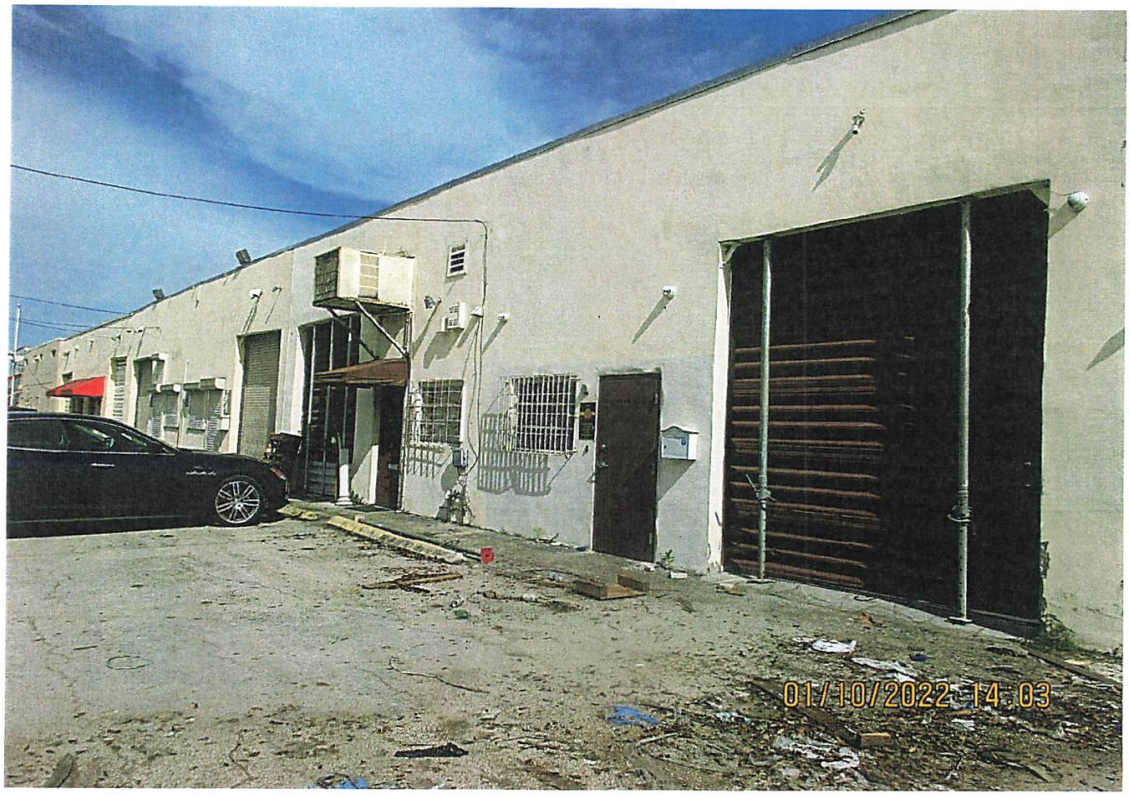
NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis
Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.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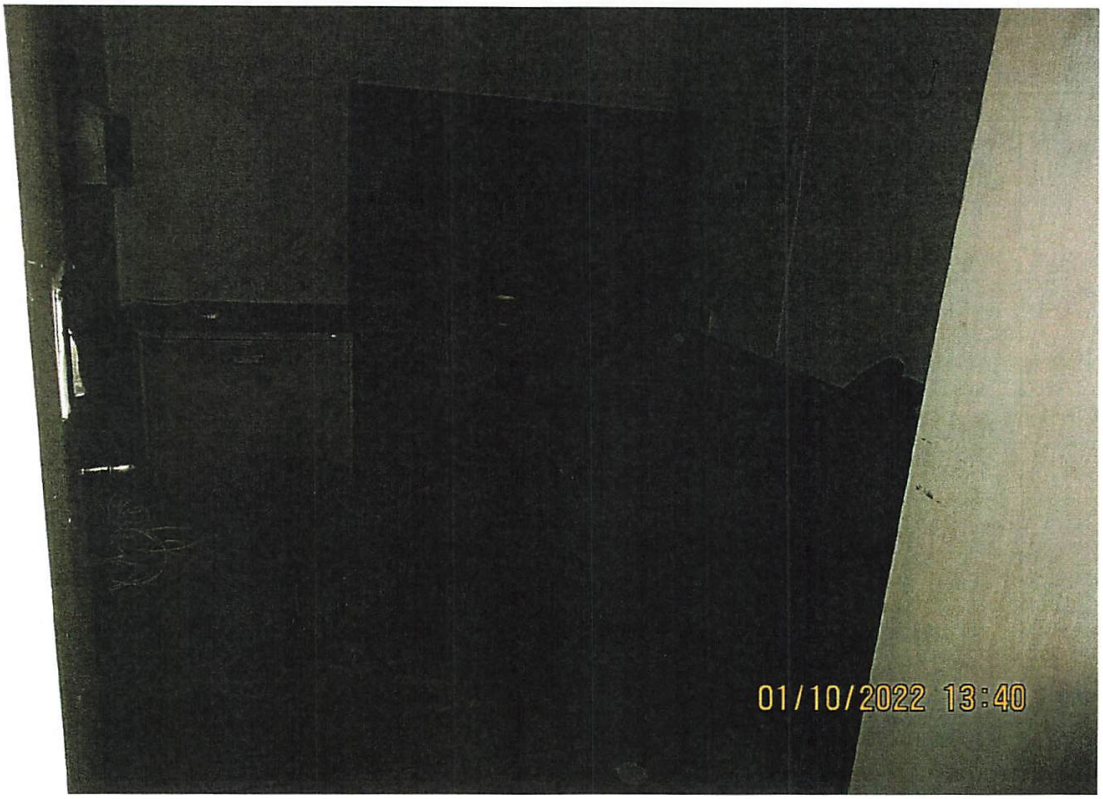
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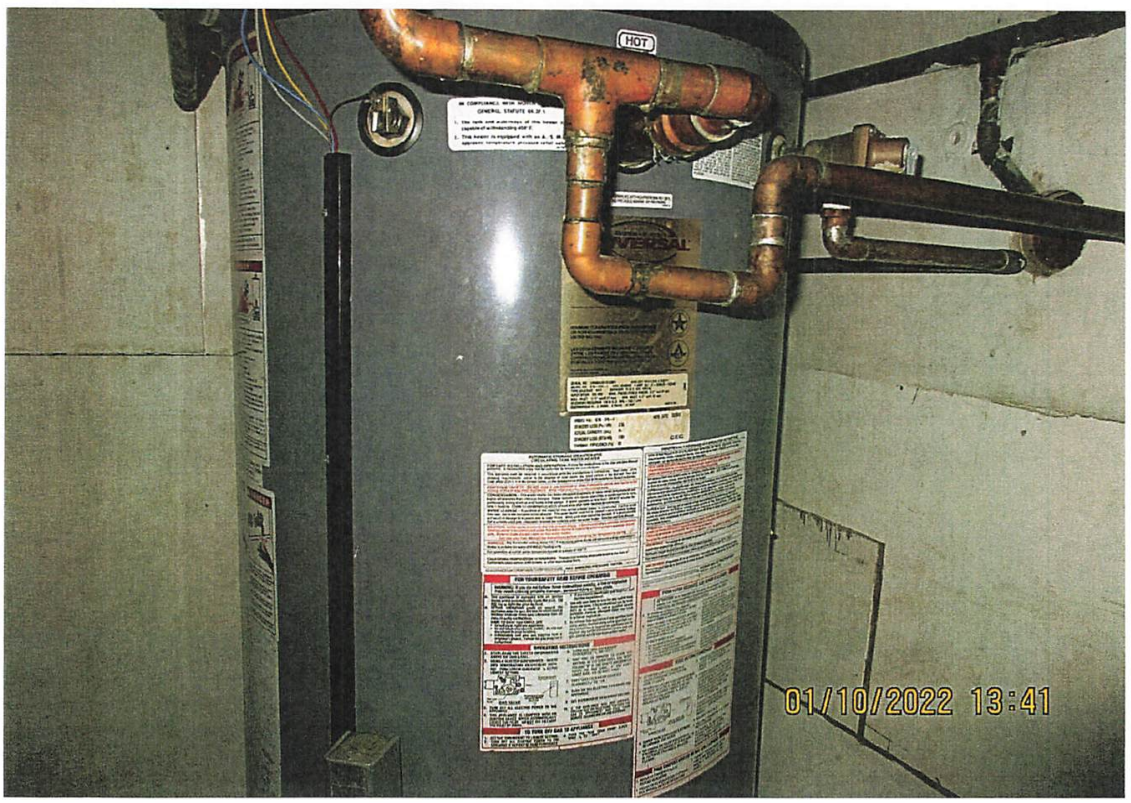
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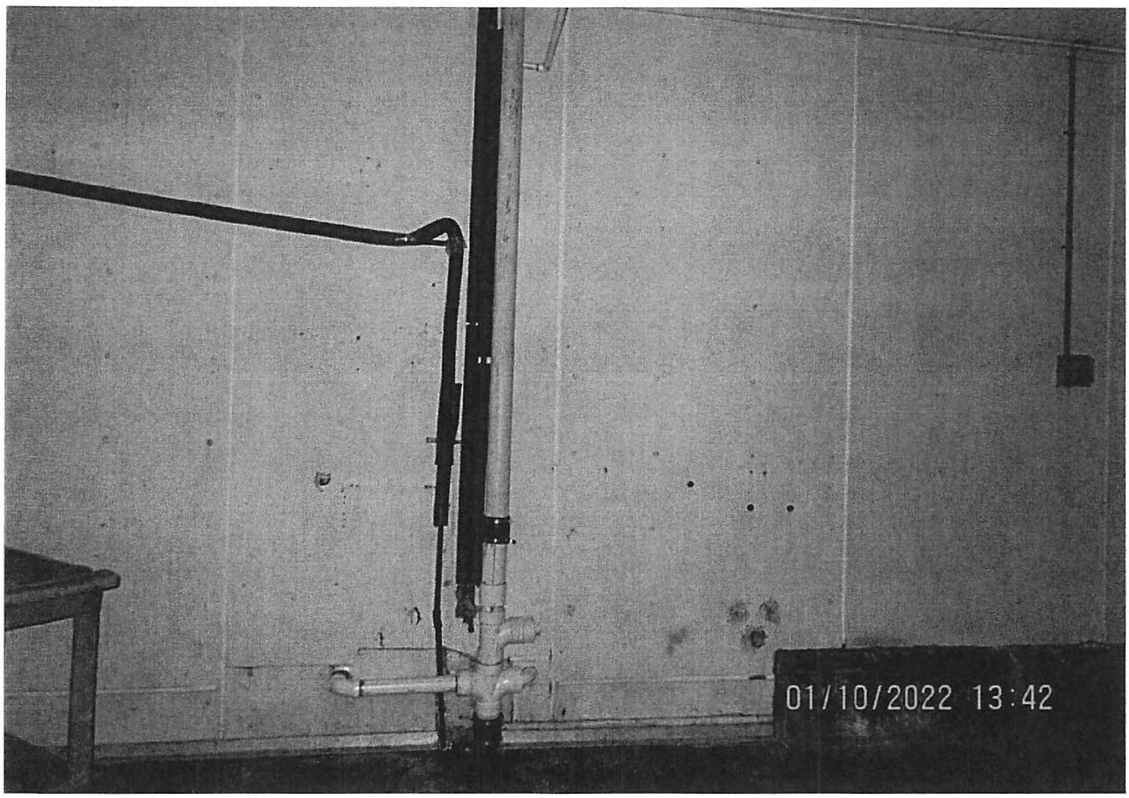
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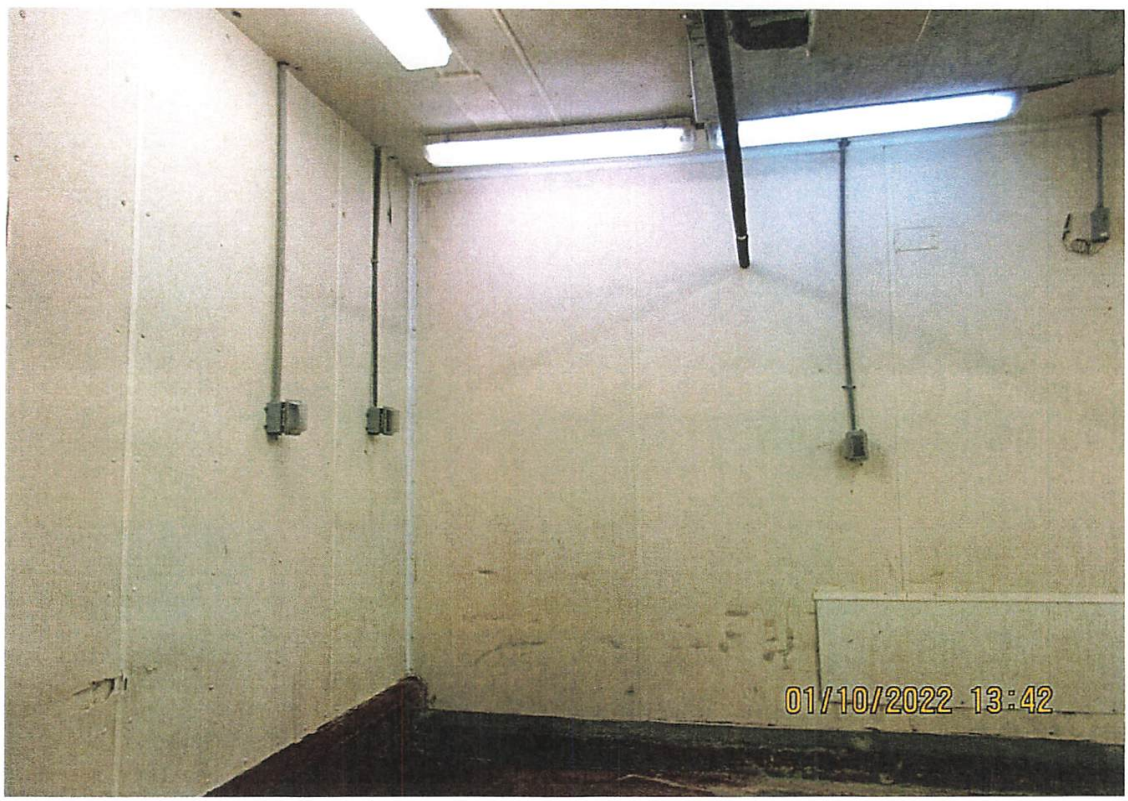
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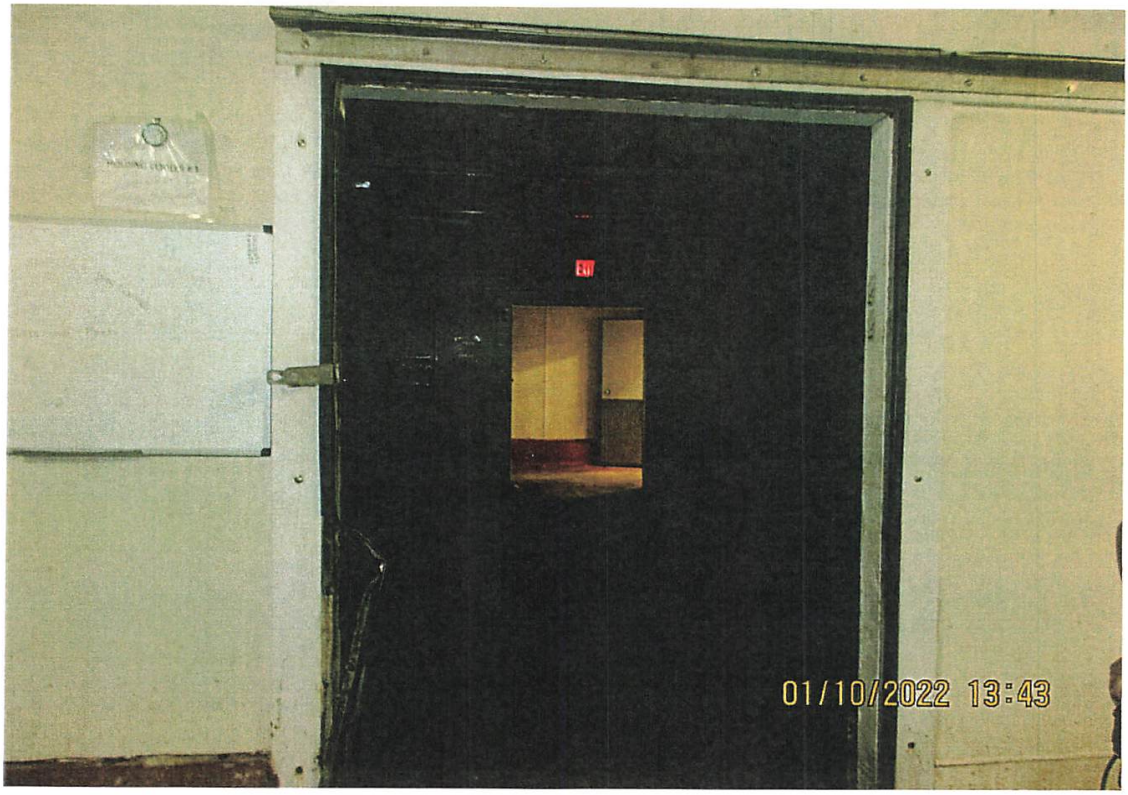
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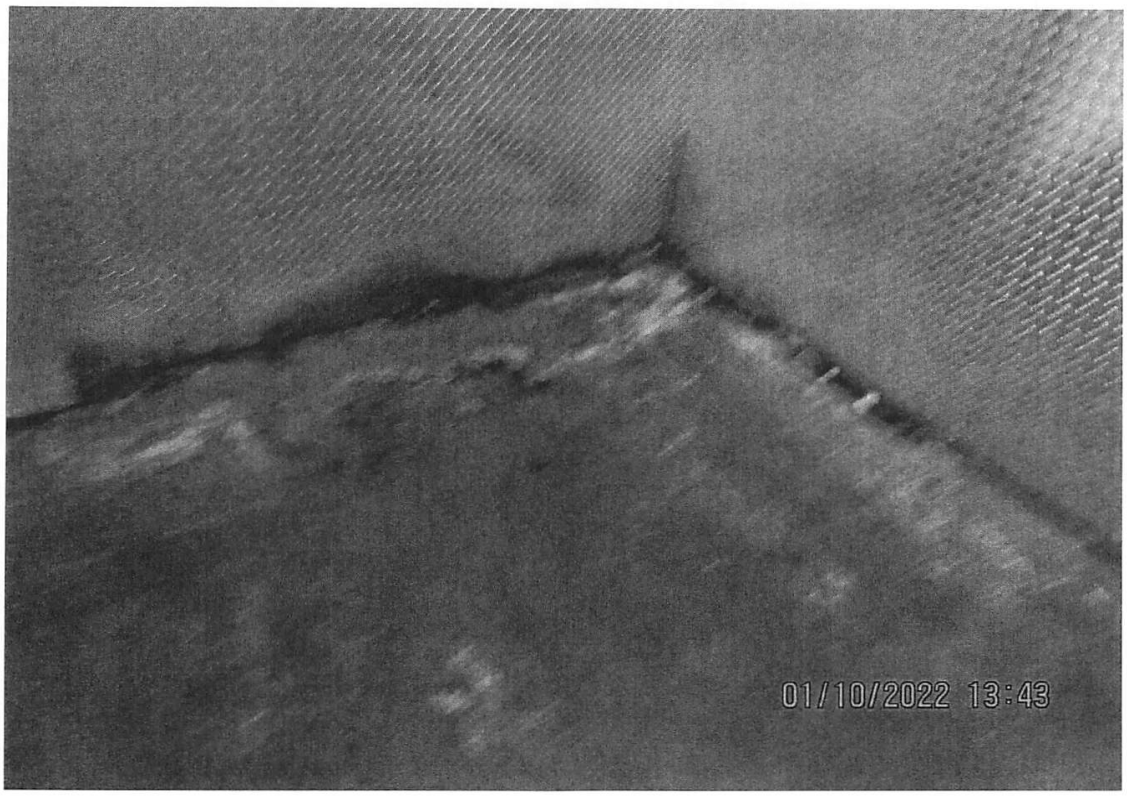
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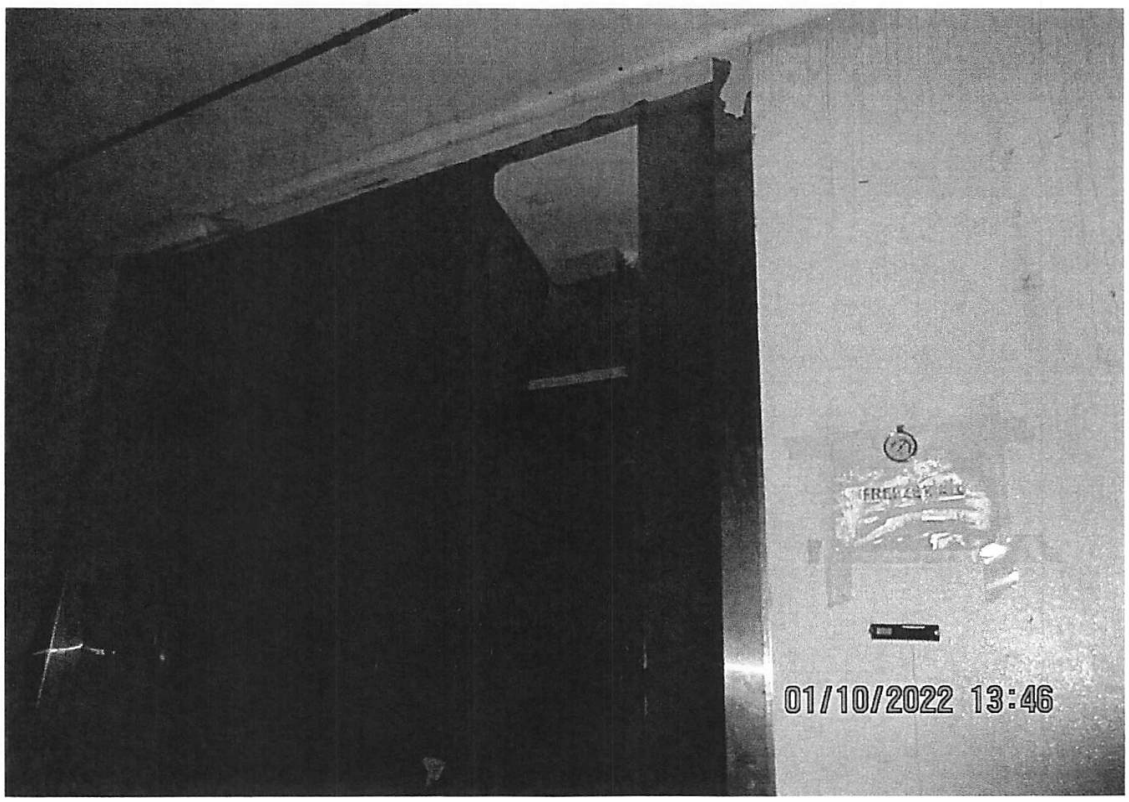
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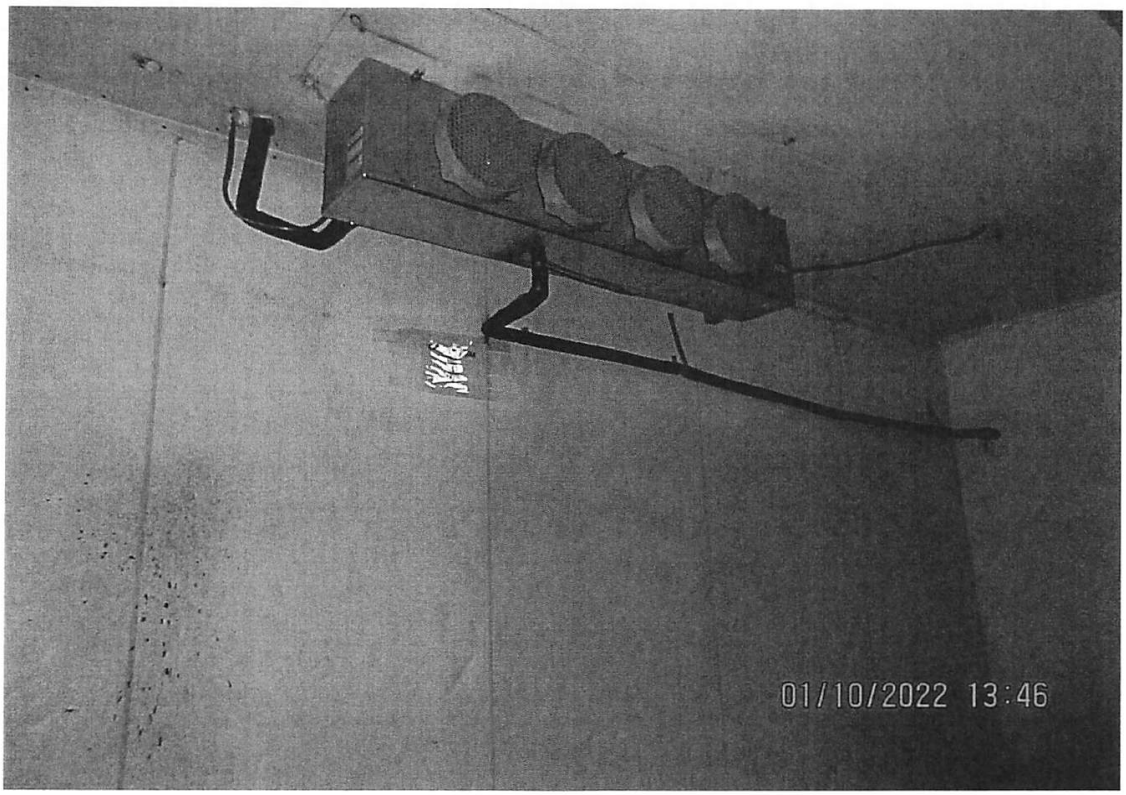
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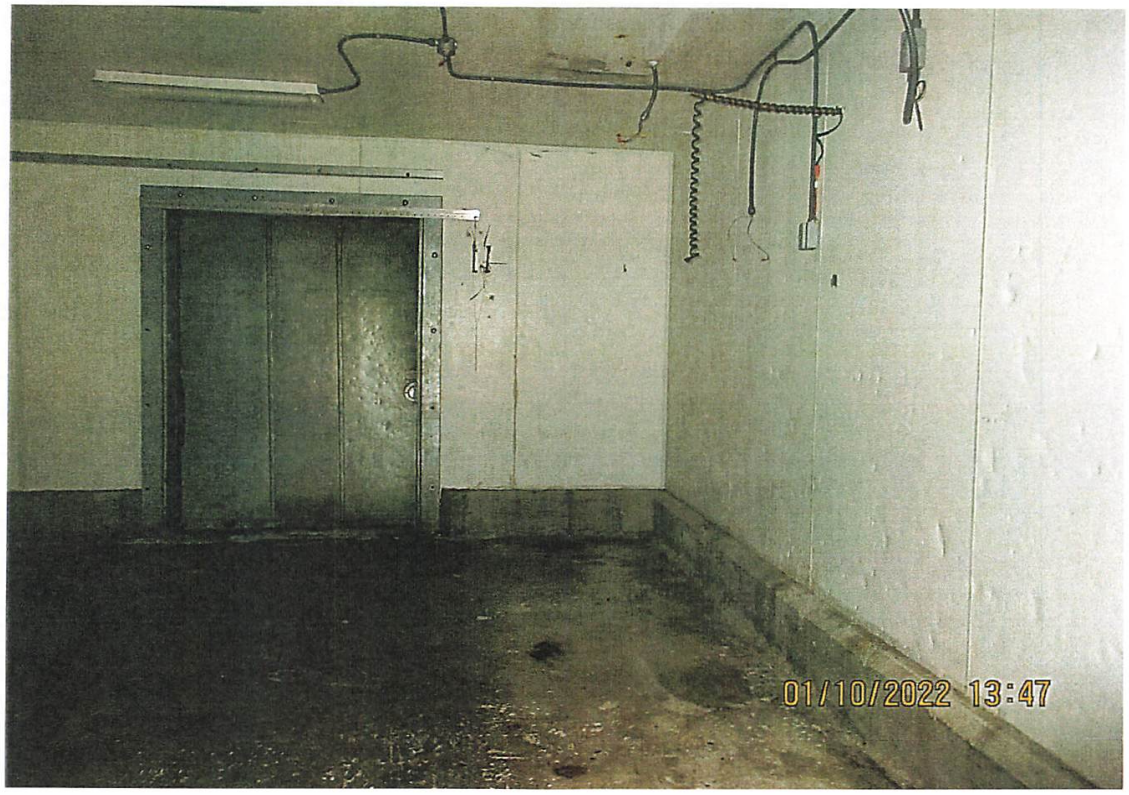
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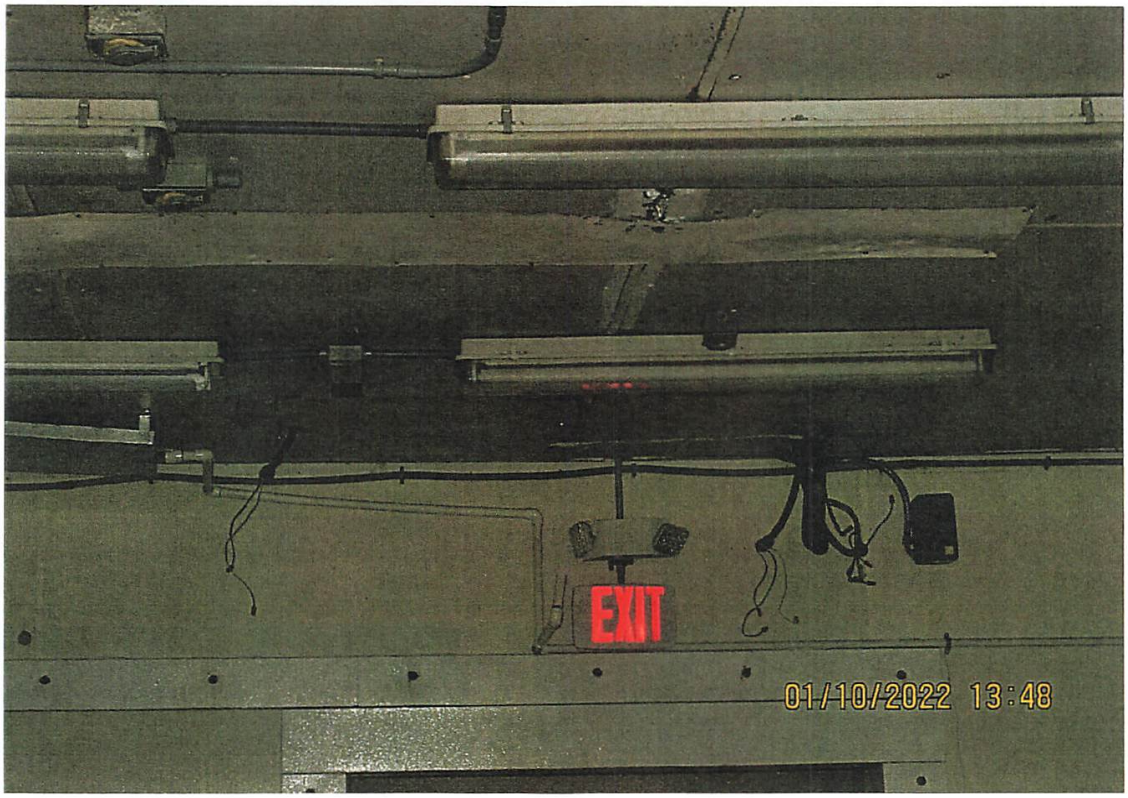
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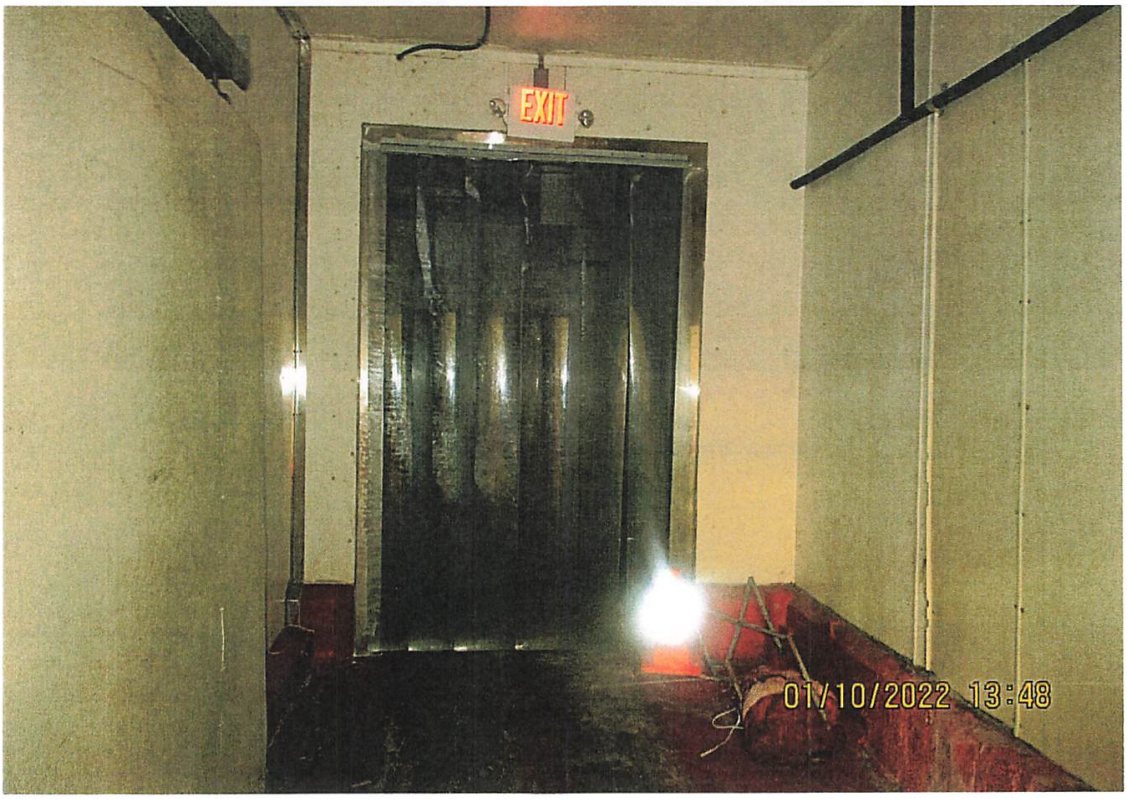
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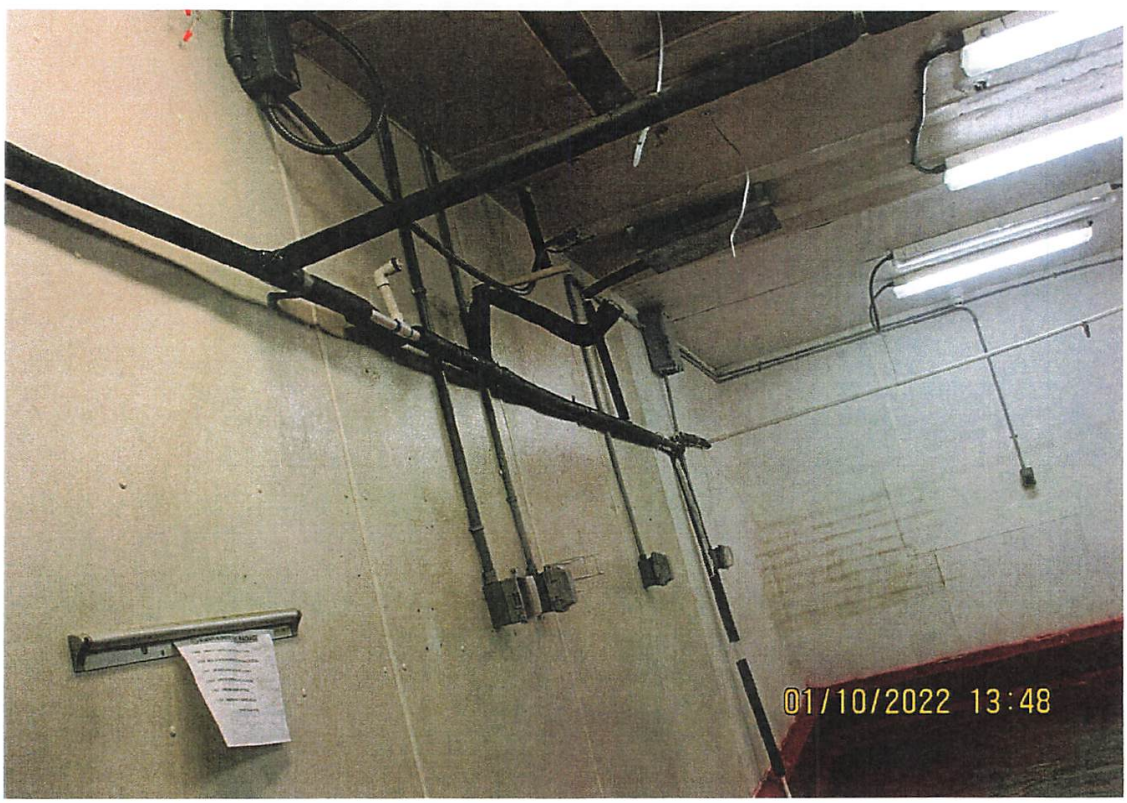
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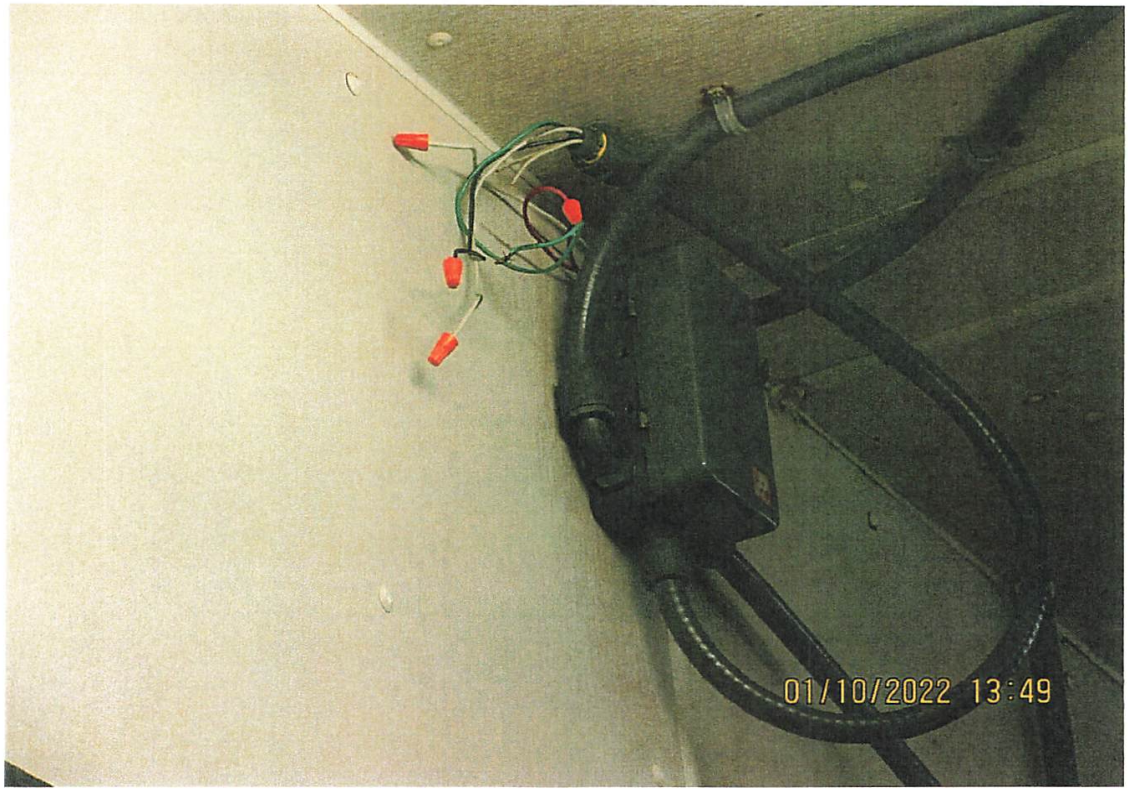
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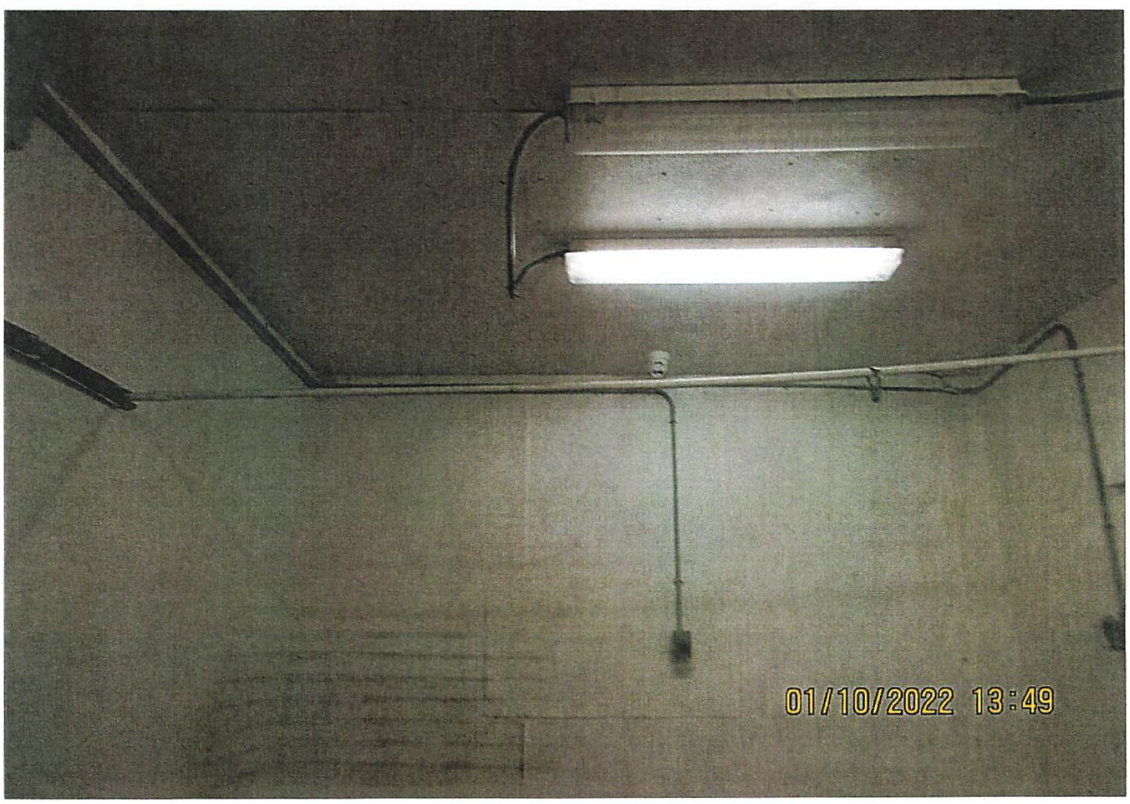
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GSR U49

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04/26/2021 10:41

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04/26/2021 10:42

04/26/2021 10:42

04/26/2021 10:42

DO NOT PARK
CAUTION
CAUTION
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2665
04/26/2021 10:44

04/26/2021 10:45

04/26/2021 10:45

04/26/2021 10:45

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SUNSHINE
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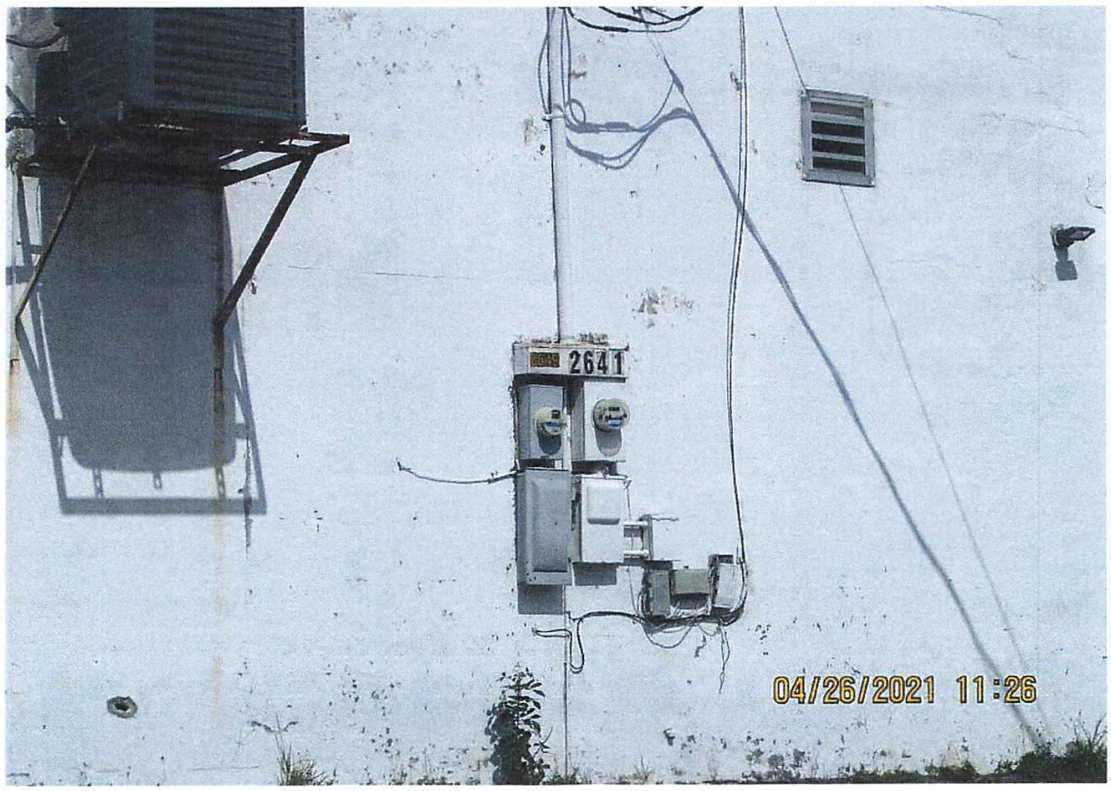
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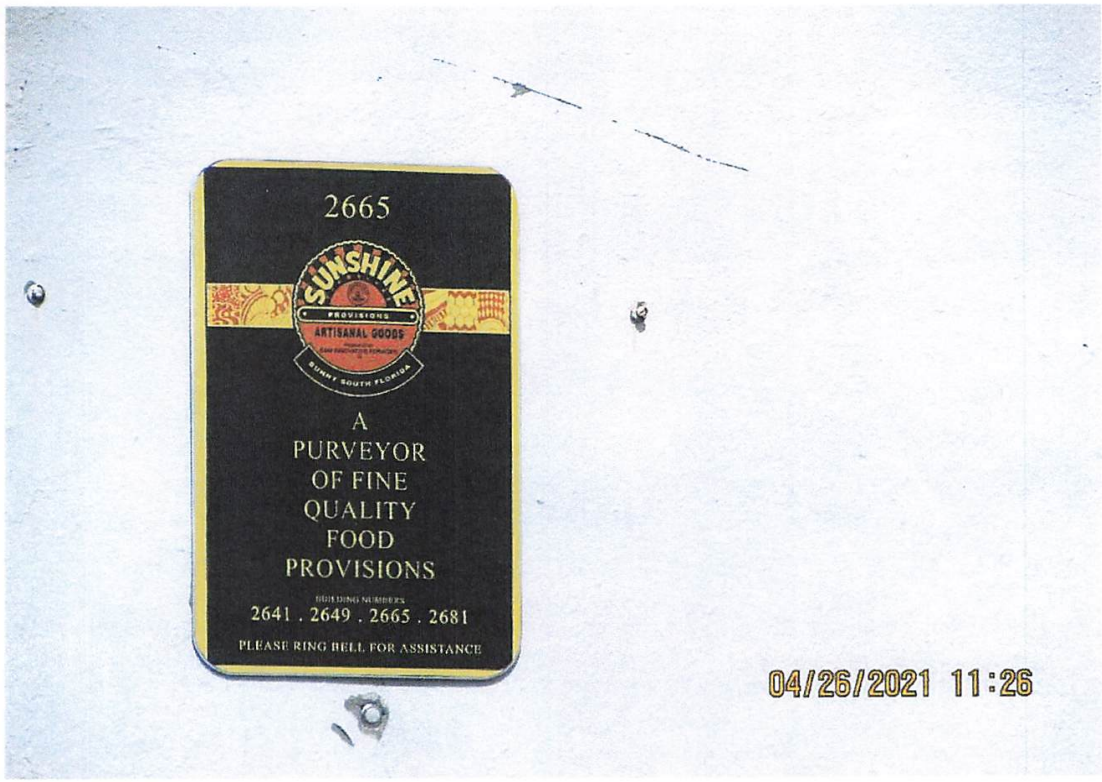

2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
SUNNY SOUTH FLORIDA
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
BUILDING NUMBERS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE
04/26/2021 11:26

2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
SUNNY SOUTH FLORIDA
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
BUILDING NUMBERS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE
04/26/2021 11:26

2681
EMPLOYEES ONLY
MAIN ENTRANCE
04/26/2021 11:29

FOR LEASE
2,500 SF +/-
2 Bay Doors
Cold Storage / Refrigeration
Jacob Serure & Rachel Kidd
786.715.0773
2689
04/26/2021 11:46

TOW-AWAY
ZONE
04/26/2021 11:46

04/26/2021 11:47

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Street Address

Florida Limited Liability Company
E&M INNOVATIVE FORAGER, LLC

Filing Information

Document Number	L14000058764
FEI/EIN Number	46-5412577
Date Filed	04/10/2014
Effective Date	04/04/2014
State	FL
Status	ACTIVE

Principal Address

2665 S Park Road
Pembroke Park, FL 33009

Changed: 04/13/2016

Mailing Address

2665 S Park Road
Pembroke Park, FL 33009

Changed: 03/08/2021

Registered Agent Name & Address

E&M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

Name Changed: 04/13/2016

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title MGR

DAVID, EVAN S
1901 Banyan Rd
Boca Raton, FL 33432

Title MGR

Case Overview

Repeat cases previous 460'

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC/Sunshine Provisions	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

Legal Description

Case Status Open **Case #** 5771 **Date Next Inspection** 3/16/2022

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required. Reinspection required
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections. NO permit
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections. NO permit
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

Documents Issued

Late 11/21

Date Issue	Hearing Date	Document Type	Delivery
4/26/2021		Notice of Violation	Hand 4/26/21 Regular Mail 4/29/21
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 3/16/2022

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$444,730	$499,330	$499,330	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$499,330	$499,330	$499,330	$499,330
Portability	0	0	0	0
Assessed/SOH	$499,330	$499,330	$499,330	$499,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$499,330	$499,330	$499,330	$499,330

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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 Closed **Case #** 6512

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
12/22/2022	12/21/2022	Final Order	Certified Mail
2/22/2023		Affidavit of Compliance	Regular Mail
2/27/2023	3/15/2023	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.	2/22/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/22/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/22/2023	$11,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,850.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$11,850.00

CODE COMPLIANCE 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 HEARING TO ABATE FINE

ADDRESS: 3520 SW 20TH STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DCT/CE II LLC %PROLOGIS RE TAX AT 11:37 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23
AFFIANT

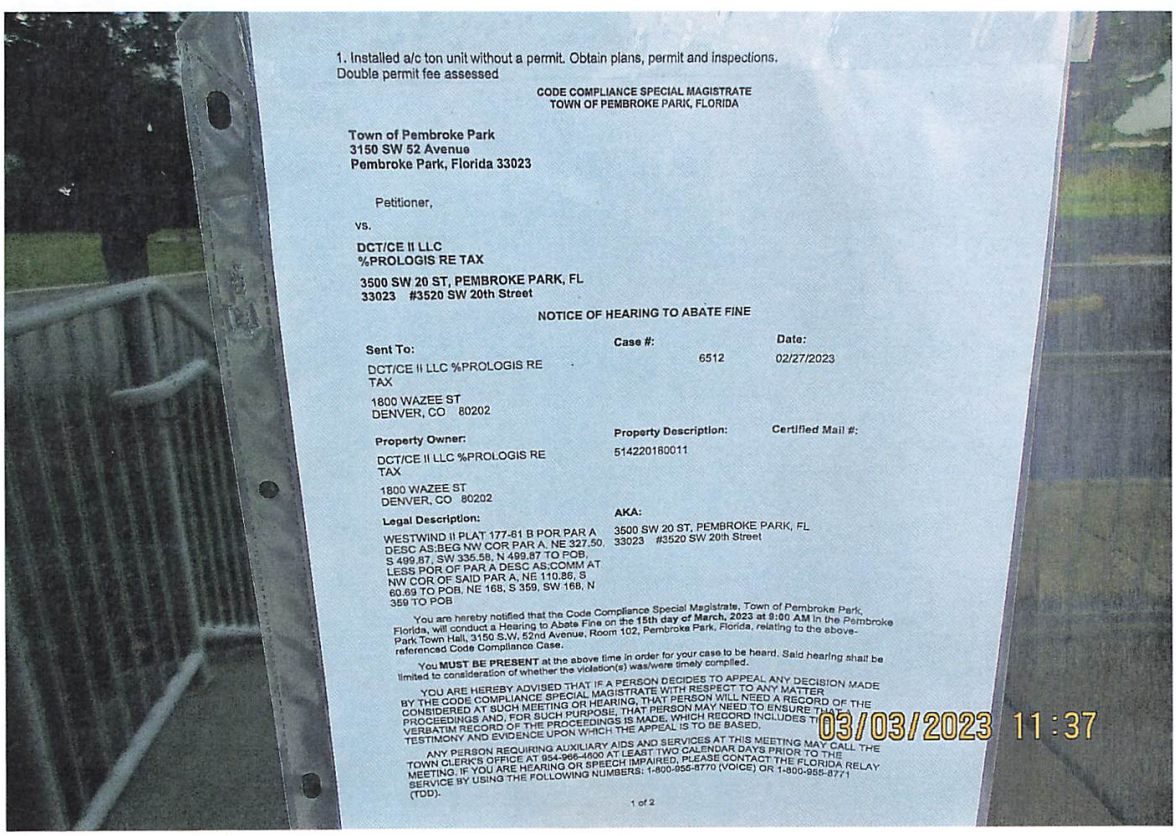
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

ROLO
TRANSPORT
"Final Mile Experts"
03/03/2023 11:38


1. Installed a/c ton unit without a permit. Obtain plans, permit and inspections. Double permit fee assessed
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DCT/CE II LLC
%PROLOGIS RE TAX
3500 SW 20 ST, PEMBROKE PARK, FL 33023 #3520 SW 20th Street
NOTICE OF HEARING TO ABATE FINE
Sent To:
DCT/CE II LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Case #:
6512
Date:
02/27/2023
Property Owner:
DCT/CE II LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Property Description:
514220180011
Certified Mail #:
Legal Description:
WESTWIND II PLAT 177-81 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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of March, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
03/03/2023 11:37

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 10, 2023
INVOICE # 435
FOR:

Case # 6512
DCT/CE II LLC %PROLOGIS RE TAX
3520 SW 20 ST,
PEMBROKE PARK, FL 33023

Bill To:

DCT/CE II LLC %PROLOGIS
RE TAX
3520 SW 20 ST,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 12/21/2022		
1	Admin Fee	$ 100.00	$ 100.00
47	Day(s) of Per Diem from (01/06/2023-02/22/2023)	$ 250.00	$ 11,750.00
	Recommend to Abate Per Diem Fine by 85%		$ 1,762.50
	$1,176.50+$100.00		$ 1,863
		Balance	$ 11,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

1. Installed a/c ton unit without a permit. Obtain plans, permit and inspections.
Double permit fee assessed

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

DCT/CE II LLC
%PROLOGIS RE TAX

3500 SW 20 ST, PEMBROKE PARK, FL
33023 #3520 SW 20th Street

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
DCT/CE II LLC %PROLOGIS RE TAX 1800 WAZEE ST DENVER, CO 80202	6512	02/27/2023

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

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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FEB 27 2023

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3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.R.V. #6512

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11/10/2021
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DCT/CE II LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

Case #:

6512

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3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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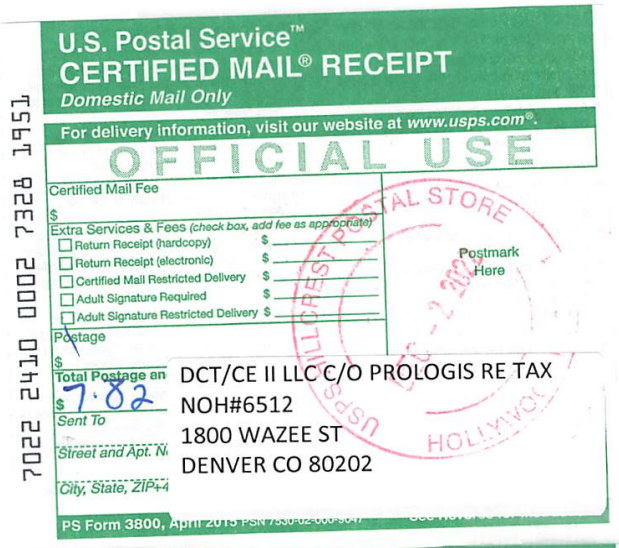
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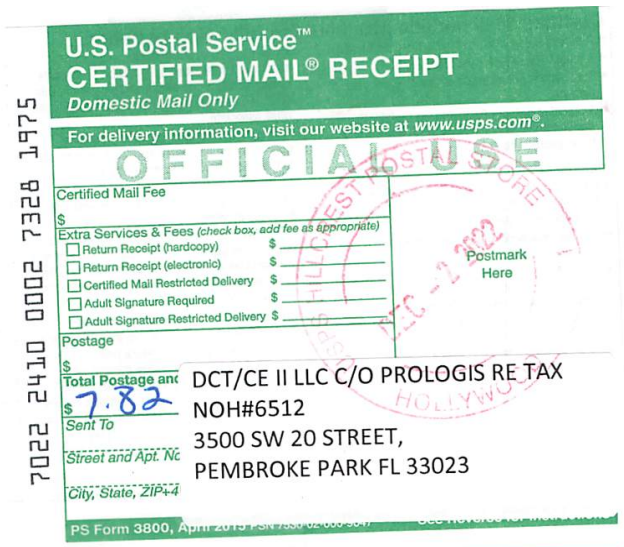
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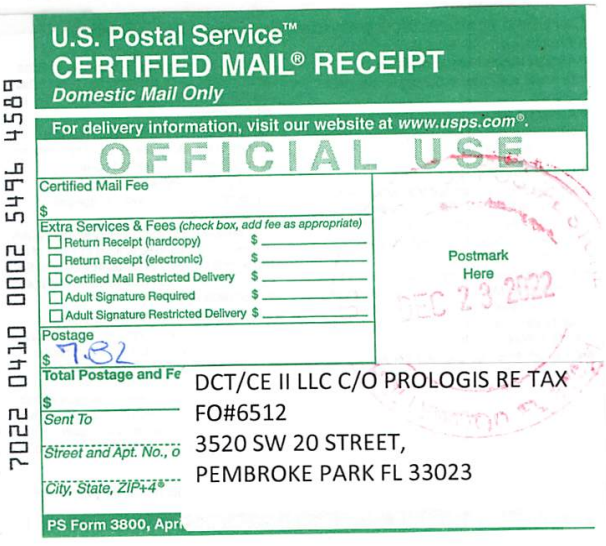
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DEC 23 2022
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FO#6512
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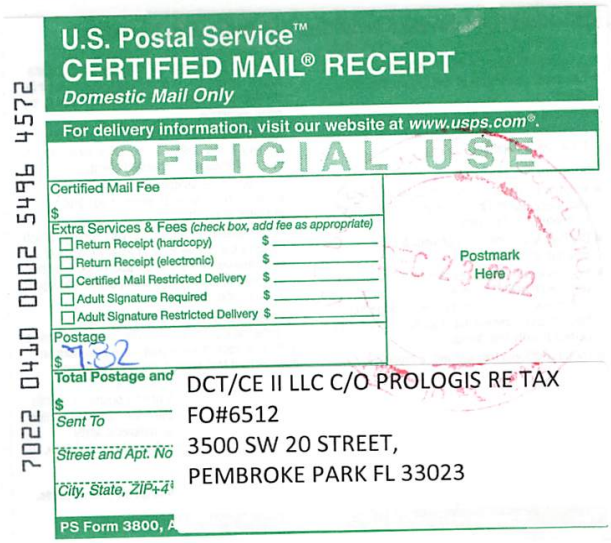
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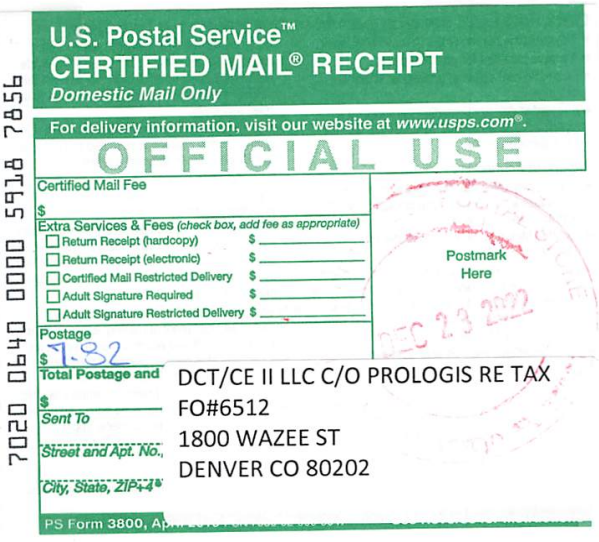
7022 0410 0002 5496 4572


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
DEC 23 2022
DCT/CE II LLC C/O PROLOGIS RE TAX
FO#6512
1800 WAZEE ST
DENVER CO 80202
PS Form 3800, Ap
7020 0640 0000 5918 7856

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DCT/CE 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

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

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:

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

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

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:

DCT/CE II LLC C/O PROLOGIS RE TAX
FO#6512
1800 WAZEE ST
DENVER CO 80202

9590 9402 6655 1060 4518 67

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7856

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JODI BROOKS ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
DEC 30 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
DCT/CE II LLC %PROLOGIS RE TAX 1800 WAZEE ST DENVER, CO 80202	6512	2/22/2023 12:00:00 AM

Property Owner:	Property Description:
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

Mailing Purposes Only

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 2.23.23

Phone #: 561.358.1535

Case # 6512

E-mail: MMARIN@prologis.com

Address of Violation: 3500 SW 20 ST

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jonathan Laffey (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6512 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 12.22.22 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 12.22.22 imposing the fine of $ 12,100.00 for violation(s)of the Town's Code of Ordinances:

Brief summary for request: HVAC unit was installed as an emergency because customer had no AIR, it was installed at the end of 2022 and permit was pulled the next day. It took time due to the information requested, however all have passed.

Jonathan Gurley
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jonathan Gurley and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 2/27/23.

Notary Public State of Florida: [signature] My Commission expires: 8/30/2026

TAINISEL RODRIGUEZ
MY COMMISSION # HH 307044
EXPIRES: August 30, 2026

R203 Permit Messages
Permit # 2212098-0
Job Name: DCT/CE II LLC %PROLOGIS RE TAX
Address: 3500 SW 20 ST

Event ID	Inspection	Inspection Date	Status
Mechanical			
2264506	Condensate Drain	12/16/2022	Passed
2264504	Mechanical Piping	12/16/2022	Passed
	NOT APPLICABLR RTU		
2264505	Outside Air Make-Up	12/16/2022	Passed
2264503	Rough Duct Insulation	12/16/2022	Passed
2264494	Condensate Drain	12/19/2022	Canceled Inspection
2264492	Mechanical Piping	12/19/2022	Canceled Inspection
2264493	Outside Air Make-Up	12/19/2022	Canceled Inspection
2264491	Rough Duct Insulation	12/19/2022	Canceled Inspection
2299866	Final Mechanical	2/10/2023	Failed Without Penalty
	305-883-0094 Vanesa		
	final pending duct smoke detector test		
2316024	Final Mechanical	2/23/2023	Passed

R203 Permit Messages
Permit # 2212098-0
Job Name: DCT/CE II LLC %PROLOGIS RE TAX
Address: 3500 SW 20 ST

Event ID	Inspection	Inspection Date	Status
Mechanical			
2264506	Condensate Drain	12/16/2022	Passed
2264504	Mechanical Piping	12/16/2022	Passed
	NOT APPLICABLR RTU		
2264505	Outside Air Make-Up	12/16/2022	Passed
2264503	Rough Duct Insulation	12/16/2022	Passed
2264494	Condensate Drain	12/19/2022	Canceled Inspection
2264492	Mechanical Piping	12/19/2022	Canceled Inspection
2264493	Outside Air Make-Up	12/19/2022	Canceled Inspection
2264491	Rough Duct Insulation	12/19/2022	Canceled Inspection
2299866	Final Mechanical	2/10/2023	Failed Without Penalty
	305-883-0094 Vanesa		
	final pending duct smoke detector test		
2316024	Final Mechanical	2/23/2023	Passed

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

DCT/CE II LLC %PROLOGIS RE TAX
Respondent(s)

Case No.: 6512

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3520 SW 20TH STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: DCT/CE II LLC %PROLOGIS RE TAX

FOLIO NO.: 5142 20 18 0011

LEGAL DESCRIPTION: WESTWIND II PLAT 177-61 B A POR OF PAR "A" DESC AS: COMM AT NW COR OF SAID PAR "A", E ALG N/L 110.86, S 60.69 TO POB, E 168, S 359, W 168, N 359 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 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 and 5-17 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S 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 December 2022.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, 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 Dec., 2022.

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
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 11/10/22
12/1/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 12/8/22 Certified Mail 12/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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

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.

_____
AFFIANT

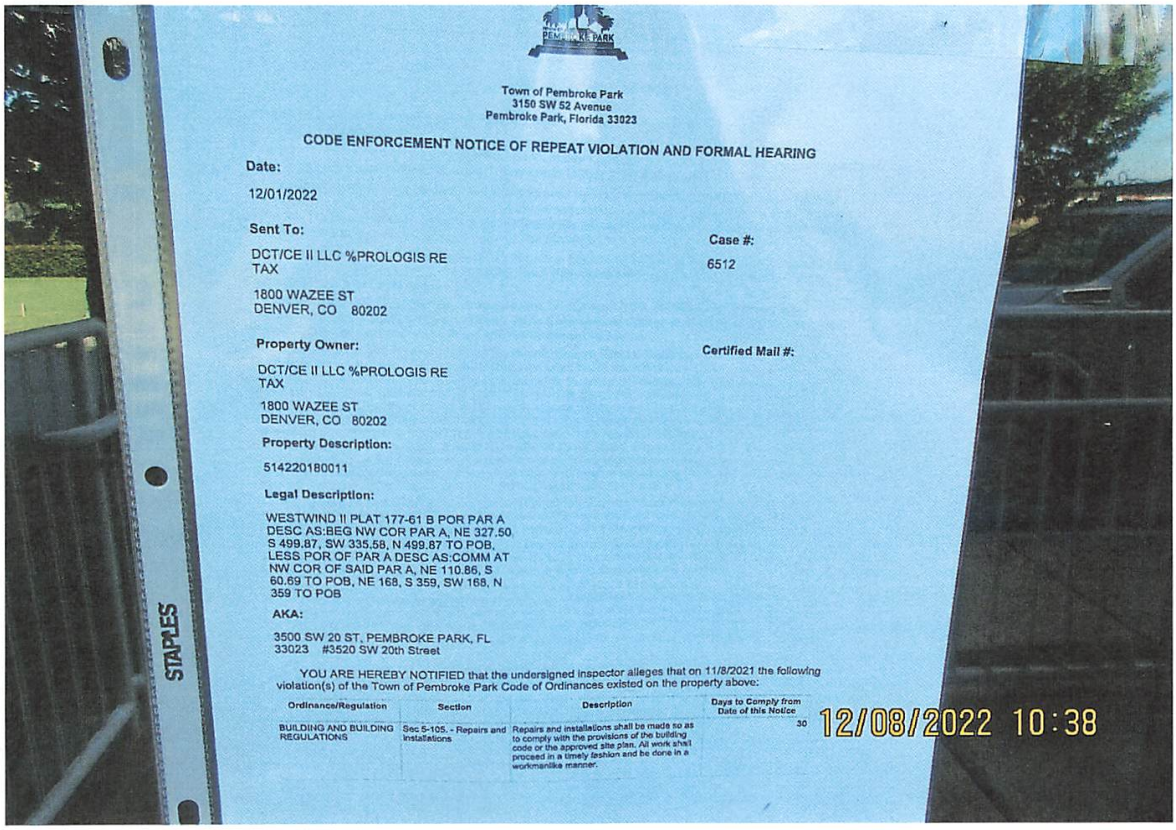
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
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.

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 335.59, 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
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

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

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 # N

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

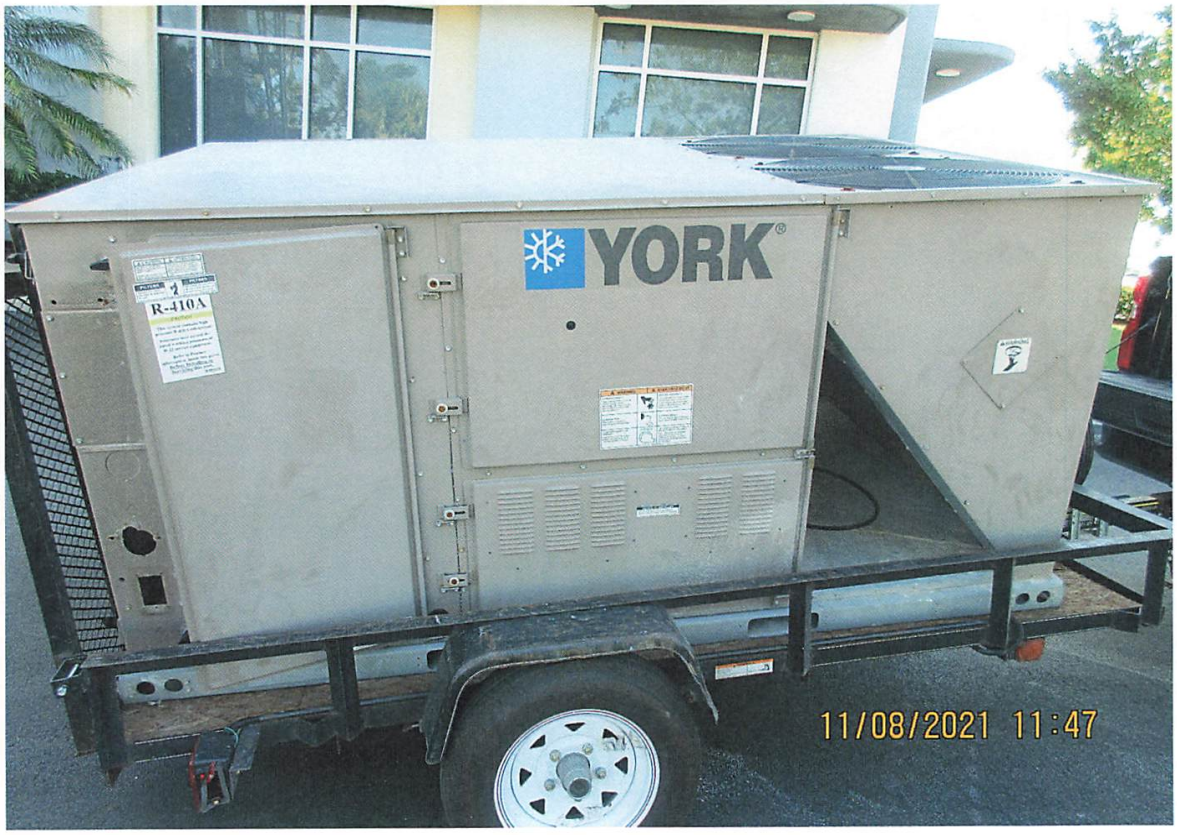
TRUCKS
NO
RIGHT
TURN
PROLOGIS
3500 SW 20th Street
3520 Rolo Transport
3580 BaltecMarine-Trident Maritime Systems
11/08/2021 11:44

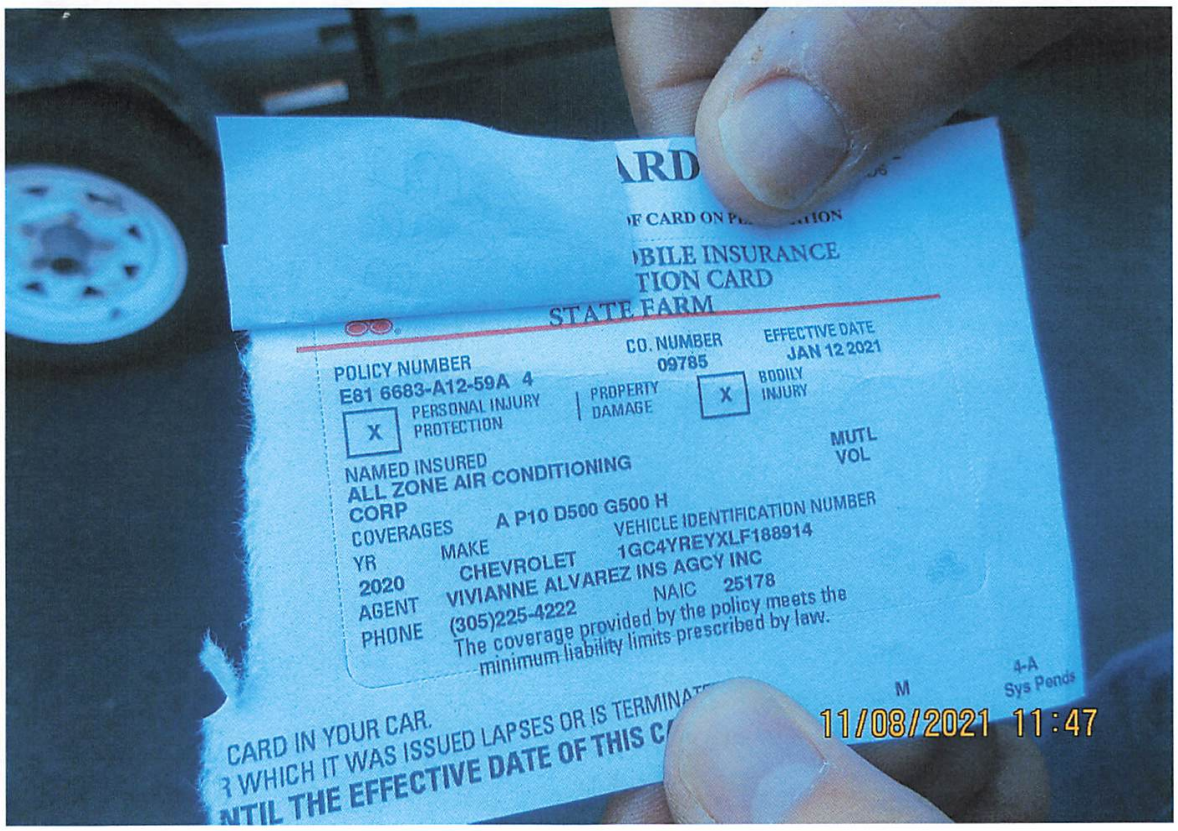
11/08/2021 11:44

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
OF 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
MAKE
VEHICLE IDENTIFICATION NUMBER
2020
CHEVROLET
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.
CARD IN YOUR CAR.
WHICH IT WAS ISSUED LAPSES OR IS TERMINA
NTIL THE EFFECTIVE DATE OF THIS C
M
4-A
Sys Pends
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
ROLO
TRANSPORT
"Final Mile Experts"
11/08/2021 11:43

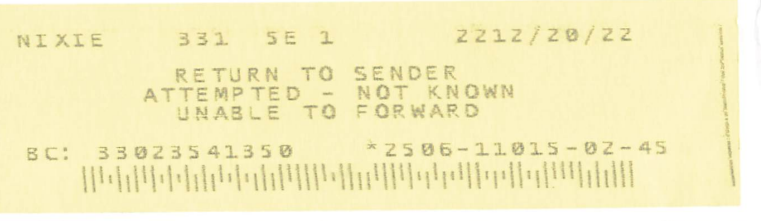
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
12/02/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

NSN

DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
3500 SW 20 STREET,
PEMBROKE PARK FL 33023



ANK
33023-94700
33023>5413

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:

DCT/CE II LLC C/O PROLOGIS RE TAX
NOH#6512
3500 SW 20 STREET,
PEMBROKE PARK FL 33023

9590 9402 4729 8344 1623 10

7022 2410 0002 7328 1975

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
20 DEC 2022 PM 5 L

7022 0410 0002 5496 4589

Hasler
12/23/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

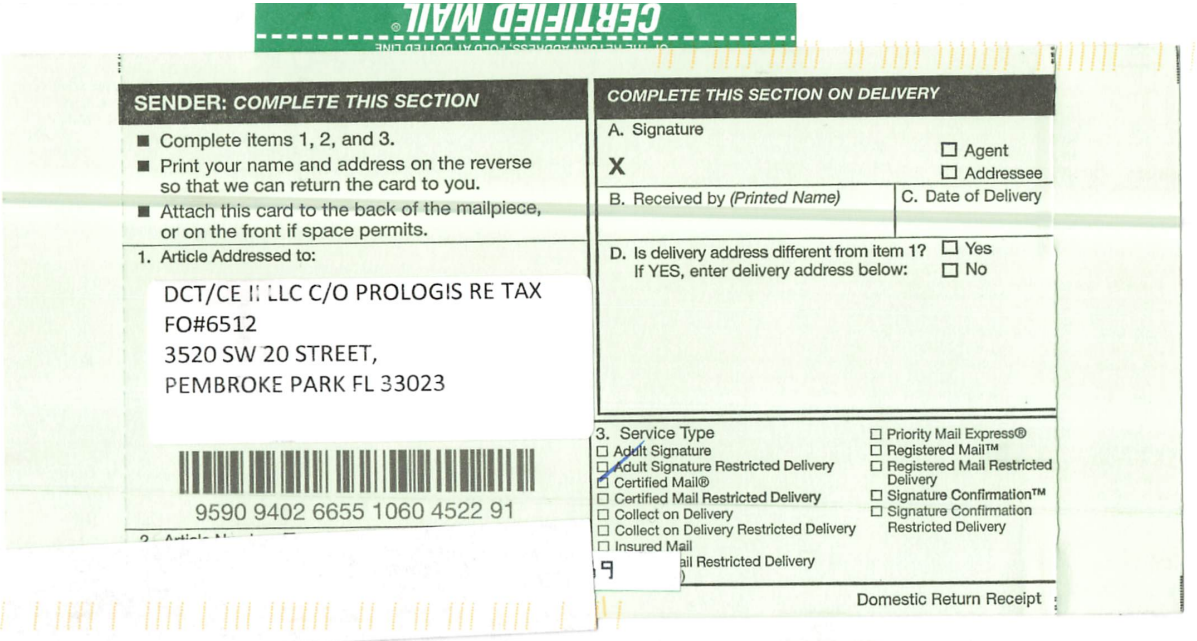
DCT/CE II LLC C/O PROLOGIS RE TAX
FO#6512
3520 SW 20 STREET,
PEMBROKE PARK FL 33023

NIXIE 331 DE 1270 ZZ01/05/23
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33630302828 *1787-04117-04-41

..9326010723505459

33023-347020

33630>302:


CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DCT/CE I LLC C/O PROLOGIS RE TAX
FO#6512
3520 SW 20 STREET,
PEMBROKE PARK FL 33023

9590 9402 6655 1060 4522 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
23 DEC 2022 PM 2 L
7022 0410 0002 5496 4572

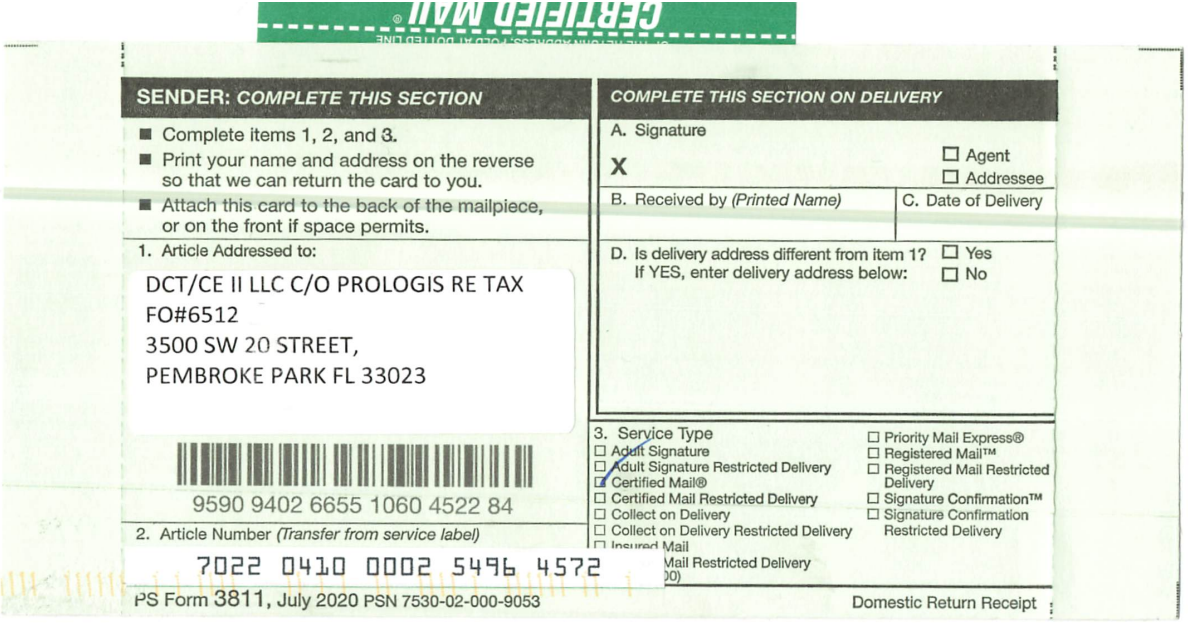
Hasler
12/23/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

DCT/CE II LLC C/O PROLOGIS RE TAX
FO#6512
3500 SW 20 STREET,
PEMBROKE PARK FL 33023

NIXIE 331 DE 1 0012/30/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2106-08709-23-45

ANK
33023-[redacted]013



CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DCT/CE II LLC C/O PROLOGIS RE TAX
FO#6512
3500 SW 20 STREET,
PEMBROKE PARK FL 33023

9590 9402 6655 1060 4522 84

2. Article Number *(Transfer from service label)*

7022 0410 0002 5496 4572

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ISRAEL FAMILY PARK ROAD 1 LLC	1922 NE 149 ST NORTH MIAMI, FL 33181	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

Folio

514229000068

Legal Description

Case Status Closed **Case #** 6955

Notes VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/15/2022		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
1/13/2023		Affidavit of Compliance	Hand
3/2/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Email

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	1/13/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/13/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/13/2023

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/13/2023	$22,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$22,350.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 10, 2023
INVOICE # 435
FOR:

Case # 6955
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:

ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105 and 5-17.		
	Final Order 08/17/2022		
1	Admin Fee	$ 100.00	$ 100.00
89	Day(s) of Per Diem from (10/16/2022-01/13/2023)	$ 250.00	$ 22,250.00
	Recommend to Abate Per Diem Fine by 85%		$ 3,338
	$100+$3,338		$ 3,438
		Balance	$ 22,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ISRAEL FAMILY PARK ROAD 1 LLC CASE NO. 6955

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISRAEL FAMILY PARK ROAD 1 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2641 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISRAEL FAMILY PARK ROAD 1 LLC AT 11:06 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23

AFFIANT

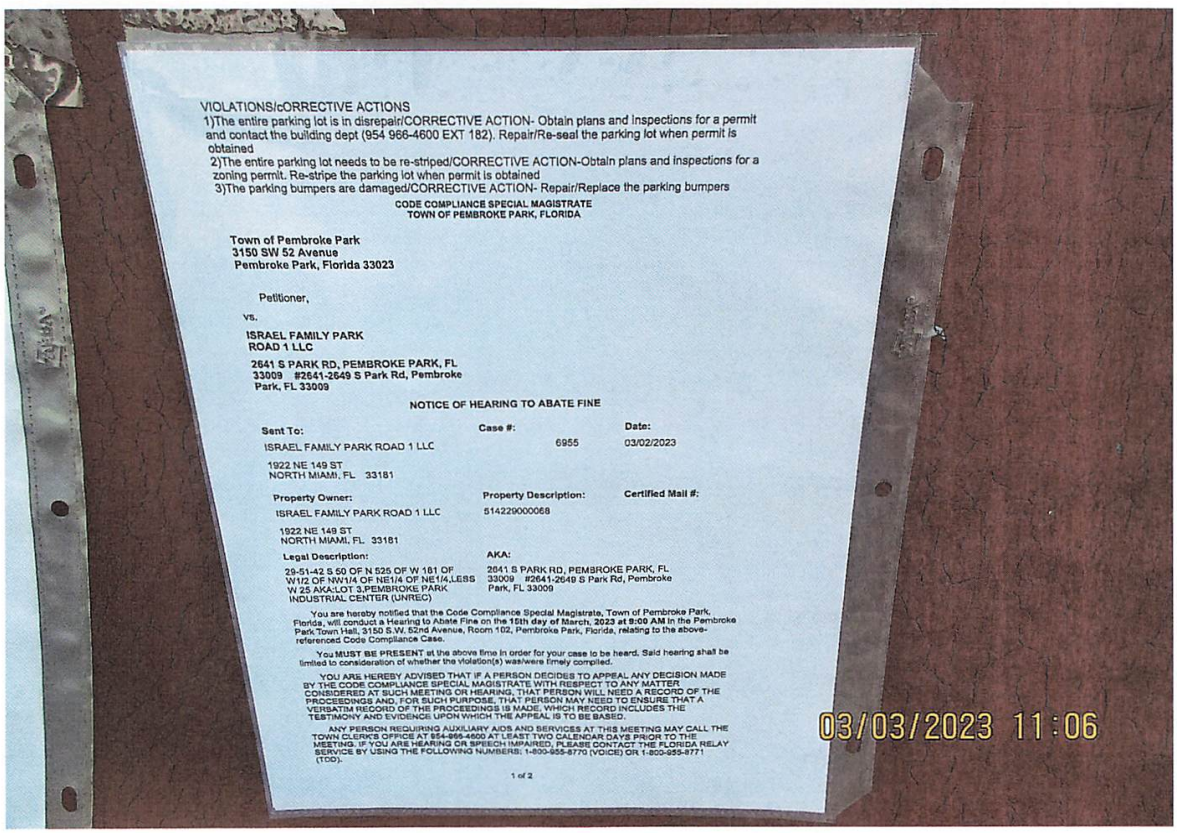
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2022 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

2641
03/03/2023 11:06


VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and Inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ISRAEL FAMILY PARK ROAD 1 LLC
2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
ISRAEL FAMILY PARK ROAD 1 LLC
1922 NE 149 ST
NORTH MIAMI, FL 33181
Case #:
6955
Date:
03/02/2023
Property Owner:
ISRAEL FAMILY PARK ROAD 1 LLC
1922 NE 149 ST
NORTH MIAMI, FL 33181
Property Description:
514229000068
Certified Mail #:
Legal Description:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of March, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
03/03/2023 11:06

DocuSign Envelope ID: 40E05B04-1A5C-4F83-8325-ED4465C0700D

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: March 2, 2023

Phone #: (305) 377-6224

Case # 6955

E-mail: mmarrero@brzoninglaw.com; gcrow@brzoninglaw.com

Address of Violation: 2641 S. Park Road, Pembroke Park, Florida 33009 A/K/A #2641-2681 S Park Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Michael J. Marrero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6955 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 15, 2023 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 8/18/2022 imposing the fine of $ 22,350.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-103; Sec. 5-105; Sec. 5-17

Brief summary for request: Property owner purchased the property in November 2022. The property was cited for multiple violations in April 2021 under the previous owner. The property owner has diligently worked with the Town to pull any and all necessary permits and bring the property into compliance. The property owner is seeking to improve the property and respectfully requests mitigation of these fines at this time.

Michael J. Marrero on behalf of Isreal Family Park 1, LLC
Petitioner's Name (Print)

DocuSigned by: Michael Marrero ED0F2827F5D245C...
Petitioner's Signature

State of Florida, County of ~~Broward~~ Miami- Dade
Personally appeared before me the undersigned authority, Michael J. Marrero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 3/3/2023.

Notary Public State of Florida: Signed on 2023/03/03 09:38:31 -8:00 My Commission expires: 1-24-2025

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Notary Stamp 2023/03/03 10:38:31 PST 85A1261A75D

4B2B89A8-4E3C-48FB-AB3B-570A4875AD81 — 2023/03/03 09:37:41 -8:00

DocVerify ID: 4B2B89A8-4E3C-48FB-AB3B-570A4875AD81
www.docverify.com

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 3, 2023
INVOICE # 435
FOR:

Case # 6955
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105 and 5-17.		
	Final Order 08/17/2022		
1	Admin Fee	$ 100.00	$ 100.00
89	Day(s) of Per Diem from (10/16/2022-01/13/2023)	$ 250.00	$ 22,250.00
	Recommend to Abate Per Diem Fine by 85%		$ 3,337.50
		Balance	$ 22,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

VIOLATIONS/cORRECTIVE ACTIONS
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3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ISRAEL FAMILY PARK ROAD 1 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ISRAEL FAMILY PARK ROAD 1 LLC 1922 NE 149 ST NORTH MIAMI, FL 33181	6955	03/02/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
ISRAEL FAMILY PARK ROAD 1 LLC 1922 NE 149 ST NORTH MIAMI, FL 33181	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: March 2, 2023

Phone #: (305) 377-6224

Case # 6955

E-mail: mmarrero@brzoninglaw.com; gcrow@brzoninglaw.com

Address of Violation: 2641 S. Park Road, Pembroke Park, Florida 33009 A/K/A #2641-2681 S Park Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Mickey Marrero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6955 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 15, 2023 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 8/18/2022 imposing the fine of $ 22,350.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-103; Sec. 5-105; Sec. 5-17

Brief summary for request: Property owner purchased the property in November 2022. The property was cited for multiple violations in April 2021 under the previous owner. The property owner has diligently worked with the Town to pull any and all necessary permits and bring the property into compliance. The property owner is seeking to improve the property and respectfully requests mitigation of these fines at this time.

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 _____.

Notary Public State of Florida: _____ My Commission expires: _____

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
E&M PROPERTIES 2665 LLC
Respondent(s)

Case No.: 6955

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: 2641- 2649 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC

FOLIO NO.: 514229000068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k); 5-105 And 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-105 And 5-17. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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

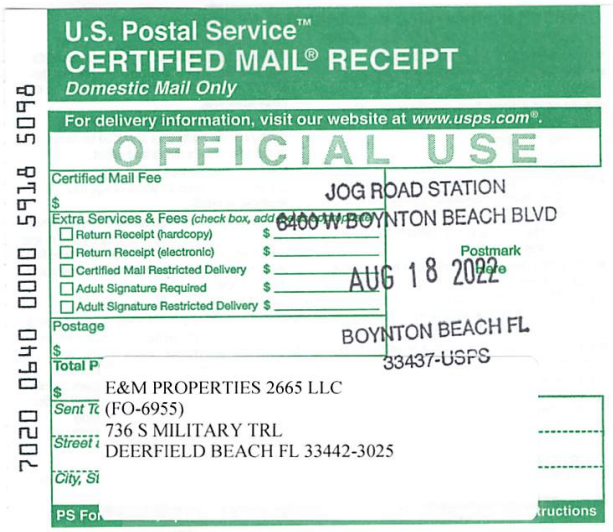
This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No J

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 18 day of August, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
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
$

Total P
$

Sent To
E&M PROPERTIES 2665 LLC
(FO-6955)

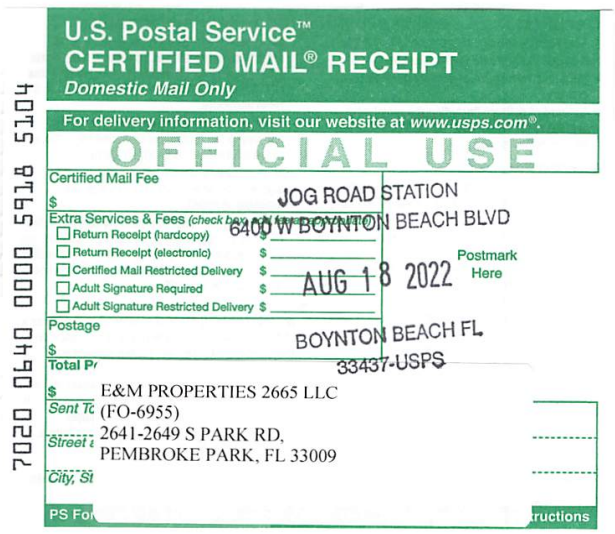
Street a
736 S MILITARY TRL
DEERFIELD BEACH FL 33442-3025

City, St

PS Fo ructions

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

7020 0640 0000 5918 5098



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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To
E&M PROPERTIES 2665 LLC
(FO-6955)

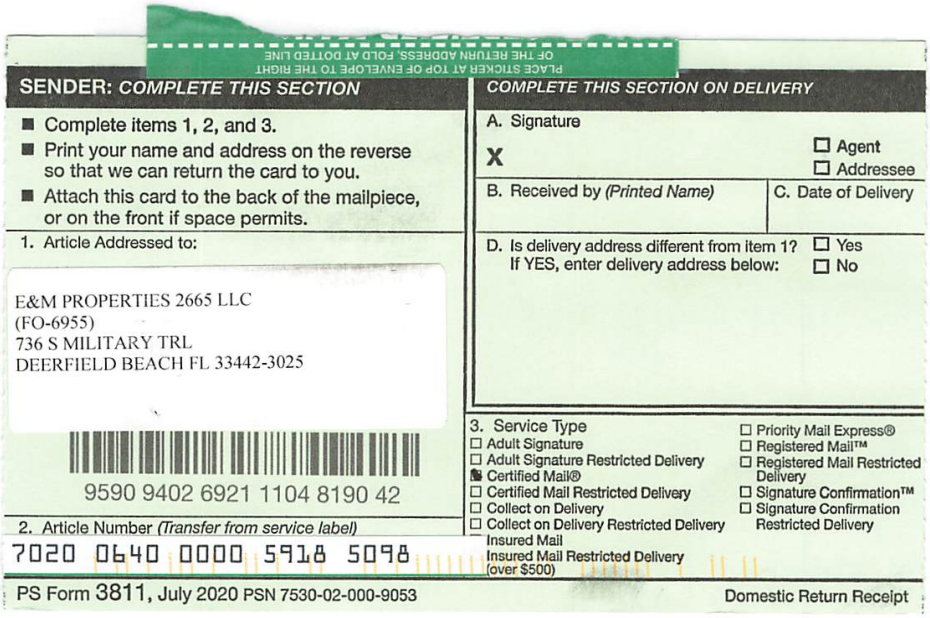
Street a
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

City, St

PS Fo ructions

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

7020 0640 0000 5918 5104



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:

E&M PROPERTIES 2665 LLC
(FO-6955)
736 S MILITARY TRL
DEERFIELD BEACH FL 33442-3025

9590 9402 6921 1104 8190 42

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5098

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

Legal Description

Case Status Open **Case #** 6955 **Date Next Inspection** 8/17/2022

Notes VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/15/2022		Notice of Violation	Regular Mail 4/15/22
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022
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: 8/17/2022

7021 1970 0000 4565 6780

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☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
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City, State, ZIP+4
PS Form 3800,

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E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 6797

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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
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City, State, ZIP+4
PS Form 3800, A

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E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

7021 1970 0000 4565 4113

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage and
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Sent To
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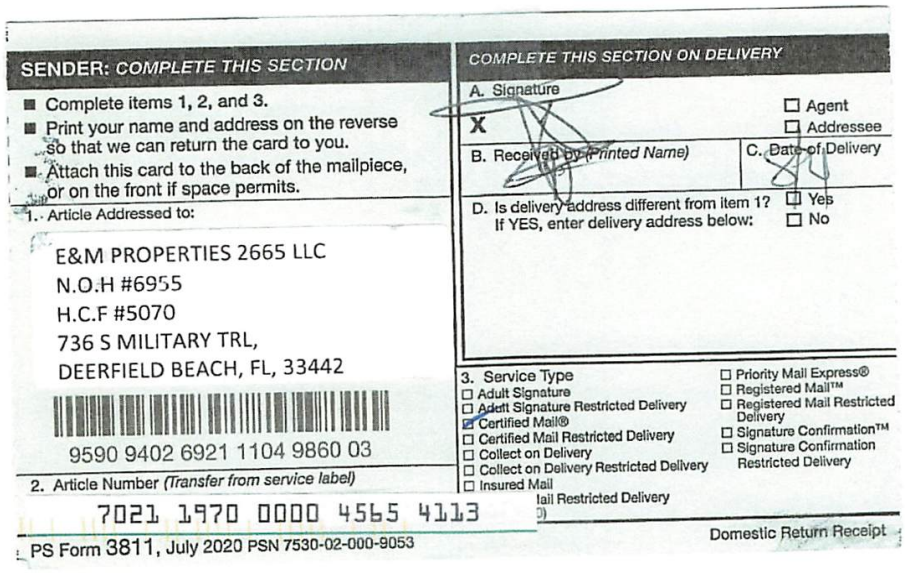
City, State, ZIP+4
PS Form 3800, A

Postmark Here

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 03

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4113

PS Form 3811, July 2020 PSN 7530-02-000-9053

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A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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- ☐ Certified Mail Restricted Delivery
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 1970 0000 4565 6797

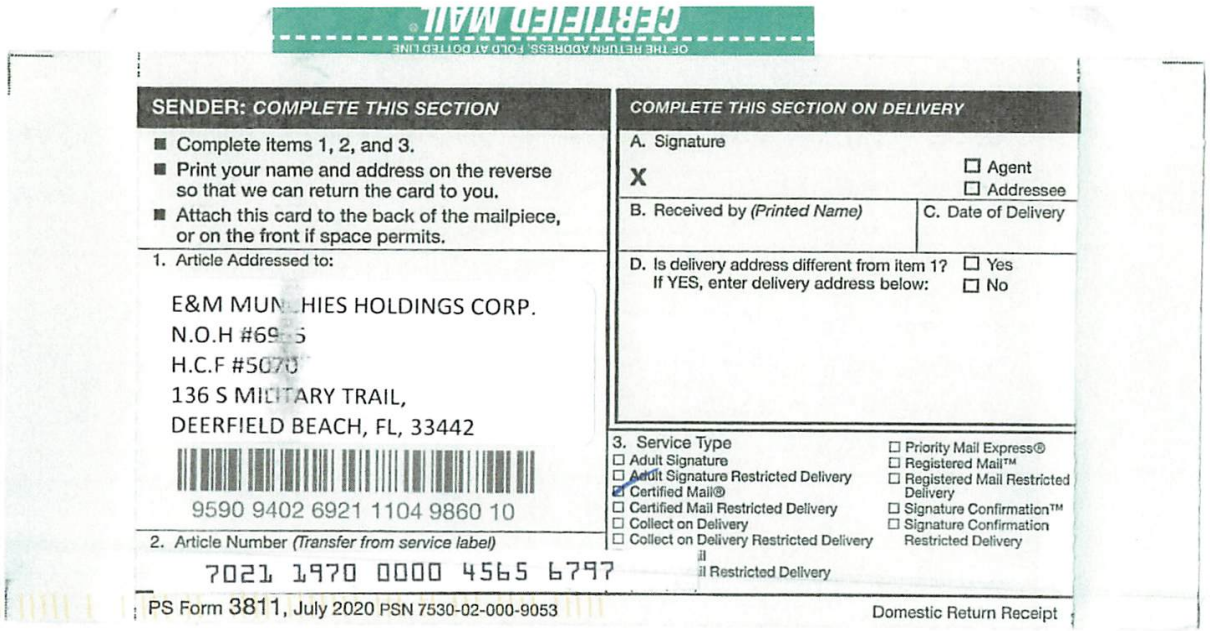
Hasler
08/02/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

NIXIE 331 FE 1 0008/09/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2506-01488-03-00

ANK



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N.O.H #69 5
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 10

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6797

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A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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il 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.	)	
	)	
E&M PROPERTIES 2665 LLC		CASE NO. 6955

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ~~2641~~ J.L -2649 S PARK RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: ~~2641~~ J.L -2649 S PARK RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 09:41A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC CASE NO. 6955

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2641- 2649 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2641- 2649 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 9:41 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.

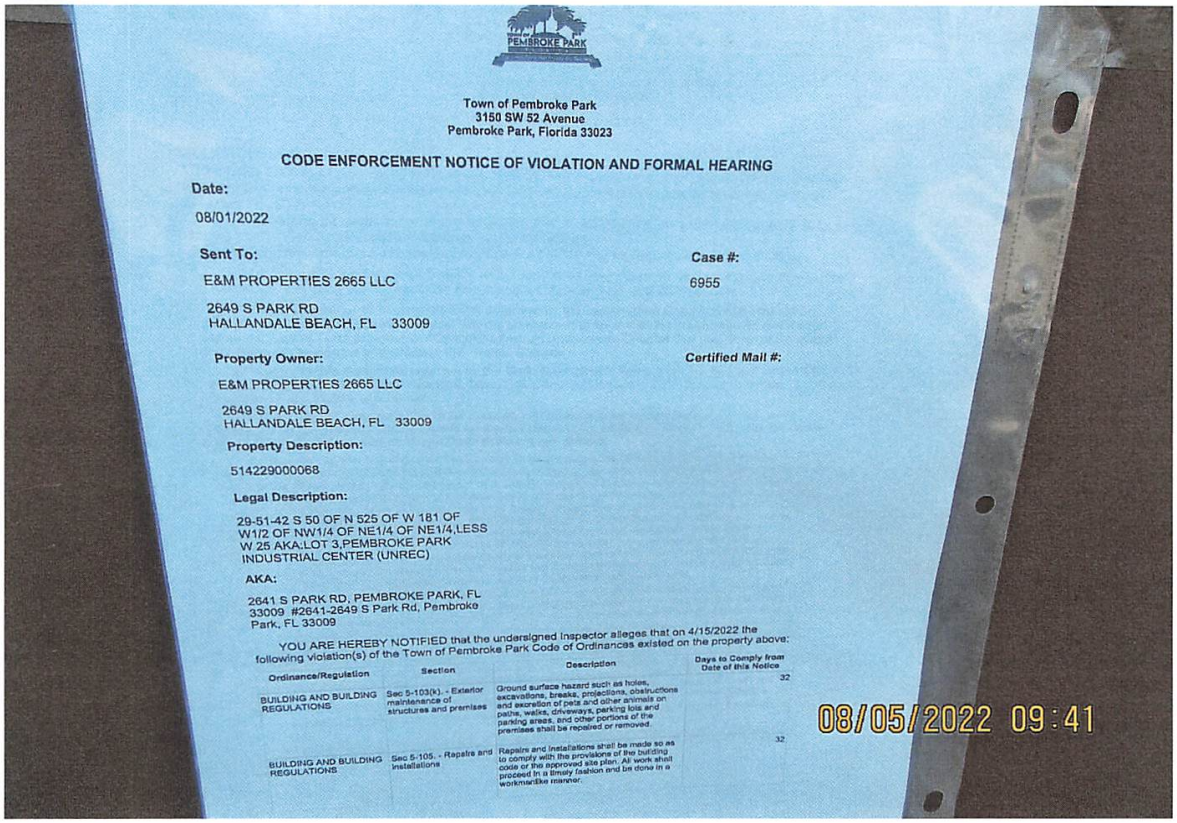
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

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.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

6955

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2022 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 5-103(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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

08/05/2022 09:41

7021 1970 0000 4565 6780

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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
$ 7.82

Total Postage an
$

Sent To E&M PROPERTIES 2665 LLC
Street and Apt. N N.O.H #6955
H.C.F #5070
City, State, ZIP+4 2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here

AUG - 7 2022

7021 1970 0000 4565 6797

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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 E&M MUNCHIES HOLDINGS CORP.
Street and Apt. No. N.O.H #6955
H.C.F #5070
City, State, ZIP+4 136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

PS Form 3800, Ap

Postmark Here

AUG - 7 2022

7021 1970 0000 4565 4113

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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 E&M PROPERTIES 2665 LLC
Street and Apt. N N.O.H #6955
H.C.F #5070
City, State, ZIP+4 736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

PS Form 3800,

Postmark Here

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955
1922 NE 149 ST NORTH MIAMI FL
33181

9590 9402 7912 2234 7755 66

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8271

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

2.3.23

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage ar
$

Sent To
ISRAEL, KENNETH
HAF #5771, #6955

Street and Apt. N
615 OCEAN BEACH BLVD

City, State, ZIP+
GOLDEN BEACH, FL 33160

PS Form 3800,

Postmark Here

7022 2410 0002 7328 8264

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955

Street and Apt. No
1922 NE 149 ST NORTH MIAMI FL
33181

City, State, ZIP+4

PS Form 3800, A

Postmark Here

7022 2410 0002 7328 8271

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage a
$

Sent To
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5771, #6955

Street and Apt. I
2641 S PARK RD,

City, State, ZIP+
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

7022 2410 0002 7328 8288

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage an
$

Sent To
ISRAEL, KENNETH
HAF #6955

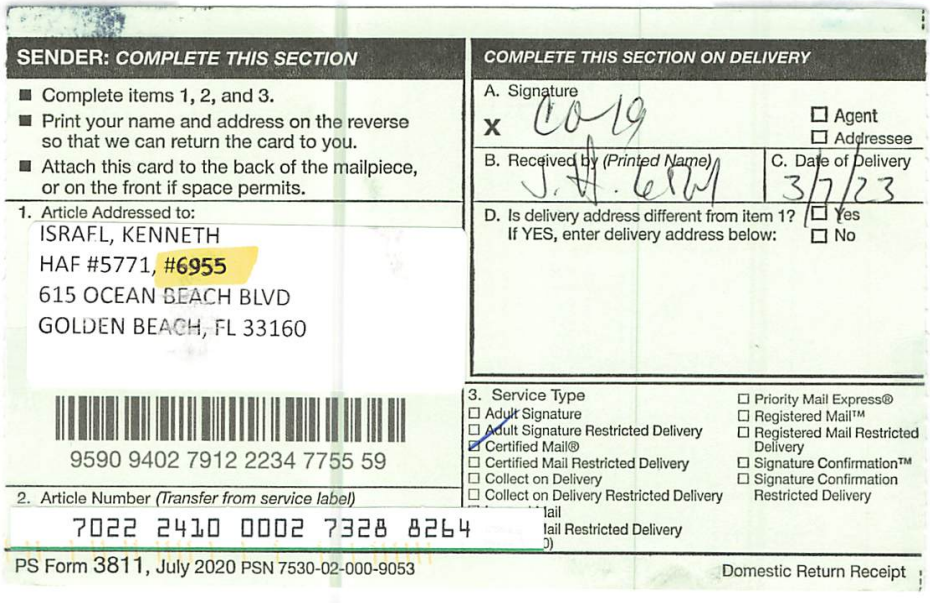
Street and Apt. N
2649 S PARK RD,

City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

7022 2410 0002 7328 8257



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
ISRAEL, KENNETH
HAF #5771, #6955
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

9590 9402 7912 2234 7755 59

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8264

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) J. H. [illegible]
C. Date of Delivery 3/7/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

6955

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2022 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 5-103(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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

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.

Erik Richwagen

Code Enforcement Officer

8/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 2649 S PARK RD HALLANDALE BEACH, FL 33009	6955	04/15/2022

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2022 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 5-103(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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

Notes/Means of Correction:

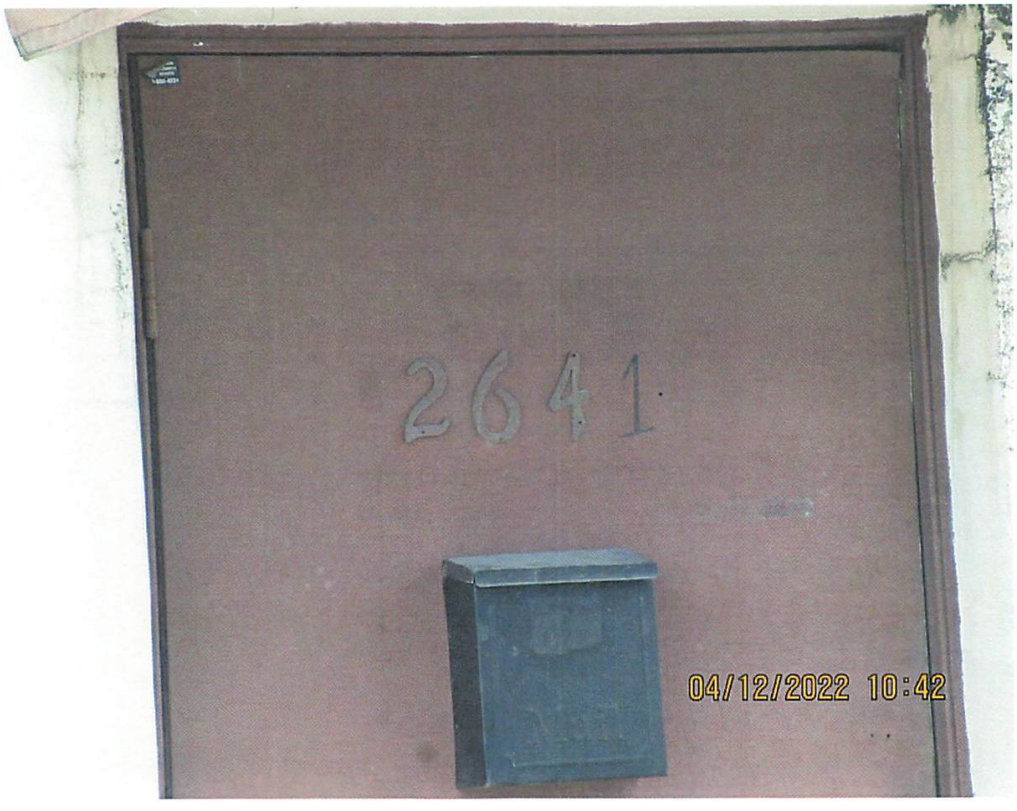
VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

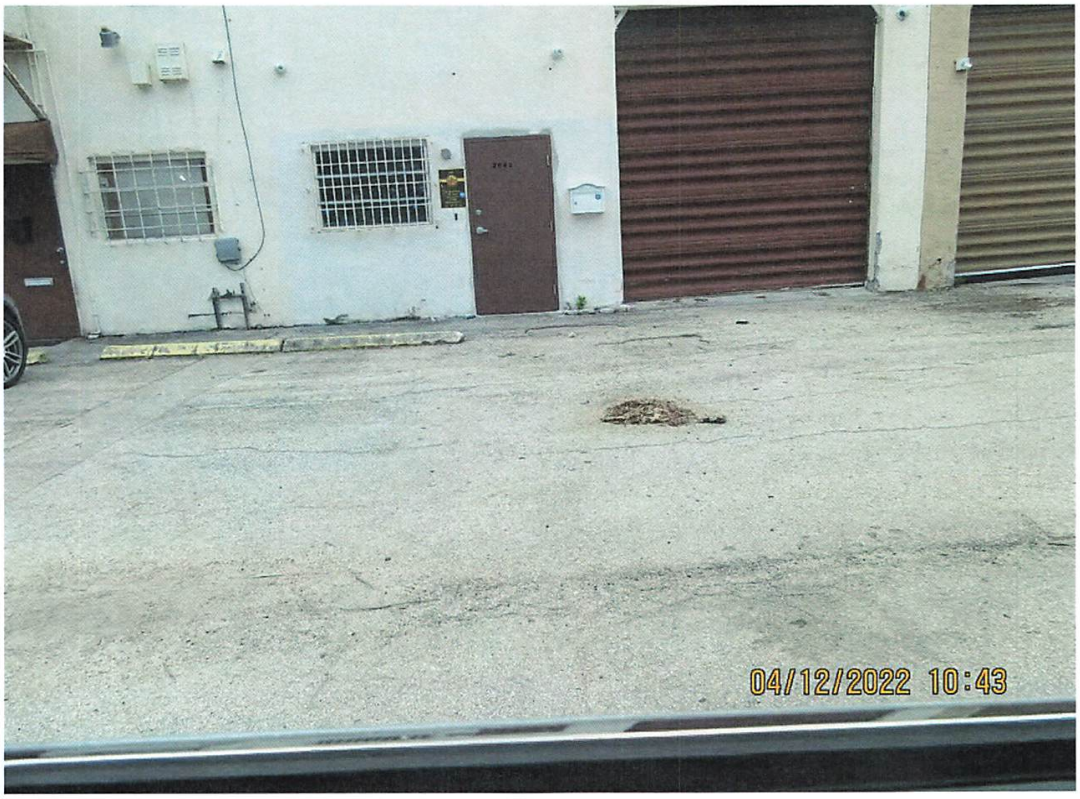
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

2649
04/12/2022 10:43


2641
04/12/2022 10:42


04/12/2022 10:43

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	736 S MILITARY TRL DEERFIELD BEACH FL 33442-3025	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
ISRAEL FAMILY PARK ROAD 1, LLC

Filing Information

Document Number	L22000437988
FEI/EIN Number	NONE
Date Filed	10/12/2022
State	FL
Status	ACTIVE

Principal Address

1922 NE 149 ST, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Mailing Address

1922 NE 149 ST, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

Annual Reports

No Annual Reports Filed

Document Images

10/12/2022 -- Florida Limited Liability View image in PDF format

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

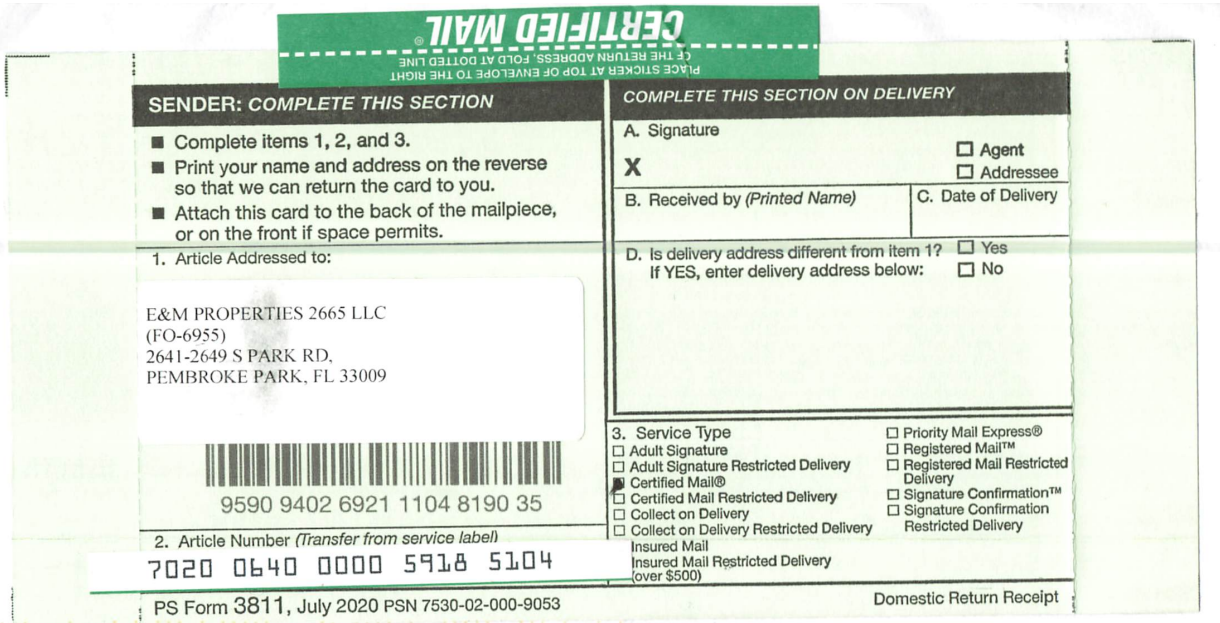
WEST PALM BCH FL 334
18 AUG 2022PM 4 L
7020 0640 0000 5918 5104

Hasler
08/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

E&M PROPERTIES 2665 LLC
(FO-6955)
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0009/04/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
IA BC: 33023541350 *0575-07086-18-39
33009301554113



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
(FO-6955)
2641-2649 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8190 35

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 5104

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514229000121

Legal Description

Case Status Closed **Case #** 7832

Notes

1. Pronto Waste Service, Inc. commercial dumpster on premise. Dumpster must be removed and a commercial dumpster from the Town's exclusive Franchise Waste Management must be obtained. Contact Kay Hurley to set up account at 954-439-4067.
2. Front parking lot is in disrepair and requires maintenance. Pave and re-stripe with plans, permit and inspections. Contact the Building Dept. for permit inquiries.
3. Adjacent swales has overgrown weeds. Trim all overgrown weeds.
4. Outdoor storage of racks, hose, cables, and construction materials. Remove all outdoor storage and store inside building. Repeat violation ref Case 6489 & 6874.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/3/2022		Notice of Violation	Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail Hand
12/8/2022		Affidavit of Compliance	Hand
1/13/2023		Affidavit of Compliance	Hand
2/22/2023	3/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	1/13/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	1/13/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	1/13/2023
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	1/13/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	12/8/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/8/2022	$11,000.00
Individual Violation		Individual Violation	1/13/2023	$7,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 7832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEDINA LAND HOLDINGS 12 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2570 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC AT 11:07 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 7, 2023
INVOICE # 430
FOR:

Case # 7832
MEDINA LAND HOLDINGS 12 LLC
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

Bill To:
MEDINA LAND HOLDINGS 12 LLC
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinanc Sec.5-103(h)(k)(m); 11-42(a) and 12-48		
	Final Order 11/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
22	Day(s) of Per Diem from Sec. 12-48 (11/16/22 - 12/08/2022)	$ 500.00	$ 11,000.00
	Recommend to Abate Per Diem Fine by 80%		$ 2,200.00
28	Day(s) of Per Diem from 5-103(h)(k)(m) and11-42(a) (12/16/2022 - 01/13/2023)	$ 250.00	$ 7,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 1,050.00
	2,200.00 + 1,050.00 + 100.00 =		**$ 3,350.00**
		Balance	$ 18,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEDINA LAND HOLDINGS 12 LLC Respondent(s)	)	Case No.: 7832

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2570 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC

FOLIO NO.: 5142 29 00 0121

LEGAL DESCRIPTION: 29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(h)(k)(m); 11-42(a) and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S):

REPEAT VIOLATION: 12-48 ~~**WITHIN 13 DAYS OF**~~ beginning on JLR **THE DATE OF THE NOTICE OF VIOLATION** issued on November 3, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500 — PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date ~~set for compliance herein.~~ of violation beginning on 11-3-2022 to date of compliance JLR

5-103(h)(k)(m); 11-42(a) **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

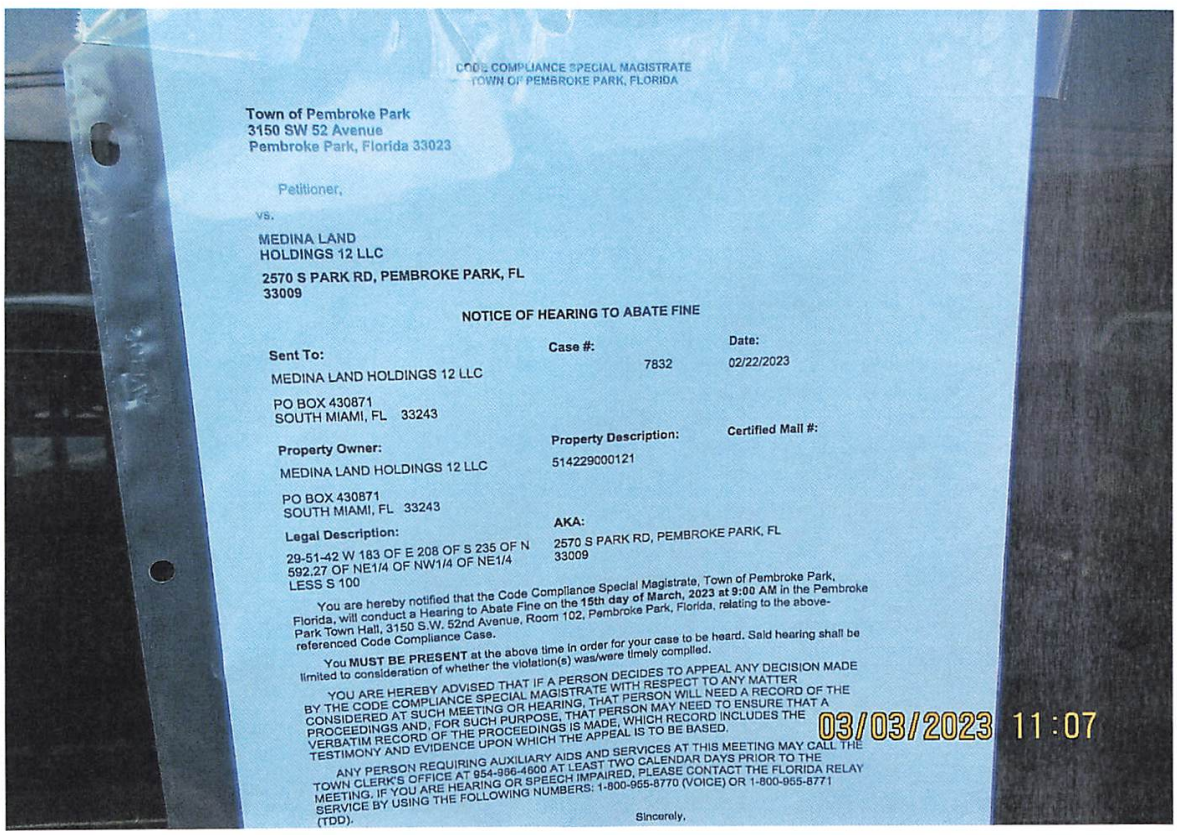
Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

2570
03/03/2023 11:07


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MEDINA LAND
HOLDINGS 12 LLC
2570 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Case #:
7832
Date:
02/22/2023
Property Owner:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Property Description:
514229000121
Certified Mail #:
Legal Description:
29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100
AKA:
2570 S PARK RD, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of March, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
03/03/2023 11:07

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEDINA LAND
HOLDINGS 12 LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEDINA LAND HOLDINGS 12 LLC PO BOX 430871 SOUTH MIAMI, FL 33243	7832	02/22/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA LAND HOLDINGS 12 LLC PO BOX 430871 SOUTH MIAMI, FL 33243	514229000121	

Legal Description:	**AKA:**
29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100	2570 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 2/20/23 Phone #: 305-606-0094

Case # 7832 E-mail: ariel@mtxgroupone.com

Address of Violation: 2570 S Park Rd Hallandale FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Ariel Rodriguez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7832 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 15, 2023 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 $ 18,100.00 for violation(s)of the Town's Code of Ordinances: Striping, dumpster, outside storage, and Grass
Building & Building Reg. Sec 5-103(h), 5-103(k), 5-103(m) Garbage & Refuse Sec 11-42(a)
Health & Sanitation Sec 12-48

Brief summary for request: Grass - Was mowed & cleaned up vegitation same week of violation. Dumpster - replaced with Waste Managment Dumpster 2 weeks after violation, Striping - repaved ad painted in January 2023, and Outside storage - all material was removed 3 weeks after violation.

Ariel Rodriguez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Ariel Rodriguez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 02/20/2023.

Notary Public State of Florida: Eunice Parker My Commission expires: 8/5/25

EUNICE PARKER
Commission # HH 161827
Expires August 5, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7832 **Date Next Inspection** 11/16/2022

Notes

1. Pronto Waste Service, Inc. commercial dumpster on premise. Dumpster must be removed and a commercial dumpster from the Town's exclusive Franchise Waste Management must be obtained. Contact Kay Hurley to set up account at 954-439-4067.
2. Front parking lot is in disrepair and requires maintenance. Pave and re-stripe with plans, permit and inspections. Contact the Building Dept. for permit inquiries.
3. Adjacent swales has overgrown weeds. Trim all overgrown weeds.
4. Outdoor storage of racks, hose, cables, and construction materials. Remove all outdoor storage and store inside building. Repeat violation ref Case 6489 & 6874.

Documents Issued

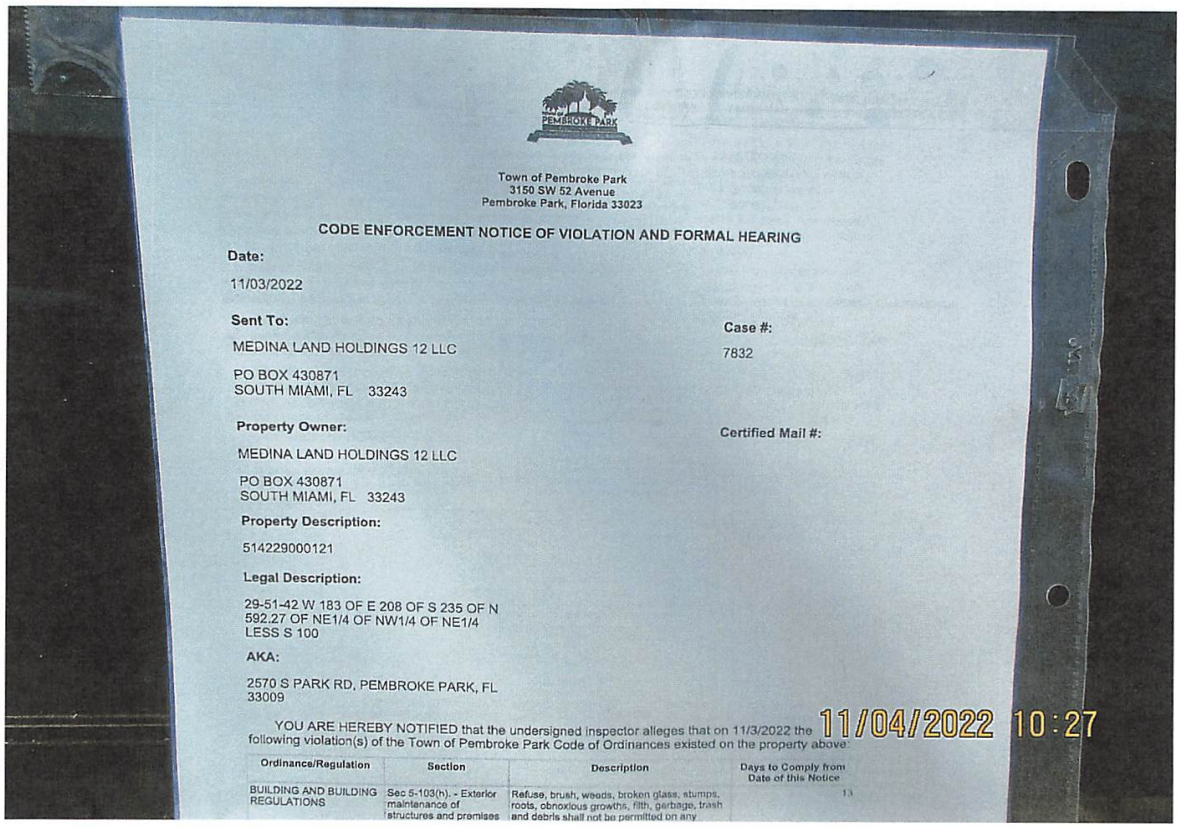
Date Issue	Hearing Date	Document Type	Delivery
11/3/2022		Notice of Violation	Certified Mail 11/3/22
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	Not in Compliance - Reinspection Date: 11/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/16/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

7832

Property Owner:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any	13

11/04/2022 10:27

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
MEDINA LAND HOLDINGS 12 LLC		CASE NO. 7832
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2570 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2570 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC AT 10:27 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

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(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

7832

Property Owner:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

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2. Front parking lot is in disrepair and requires maintenance. Pave and re-stripe with plans, permit and inspections. Contact the Building Dept. for permit inquiries.
3. Adjacent swales has overgrown weeds. Trim all overgrown weeds.
4. Outdoor storage of racks, hose, cables, and construction materials. Remove all outdoor storage and store inside building. Repeat violation ref Case 6489 & 6874.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

11/3/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA LAND HOLDINGS 12 LLC	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48-01
Abbr Legal Description	29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$173,800	$622,540	$796,340	$796,340	
2022	$173,800	$622,540	$796,340	$796,340	$16,819.00
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$796,340	$796,340	$796,340	$796,340
Portability	0	0	0	0
Assessed/SOH	$796,340	$796,340	$796,340	$796,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$796,340	$796,340	$796,340	$796,340

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2021	QC*-T	$100	117693152
9/1/1999	WD*	$435,000	29844 / 1861
8/13/1998	WD*	$285,000	28753 / 118
5/1/1968	WD	$45,700	1953 / 957
11/1/1964	WD	$16,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		6858
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

7022 2410 0002 7328 8158

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No HAF #7832
PO BOX 430871

City, State, ZIP+4 SOUTH MIAMI FL 33243

PS Form 3800, A

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FEB 23 2023
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HOLLYWOOD FL 33021

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

Sent To RAUL, MEDINA, JR.

Street and Apt. No., HAF #7832
7487 SW 50TH TERR

City, State, ZIP+4 MIAMI, FL 33155

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE
FEB 23 2023
Postmark Here
HOLLYWOOD FL 33021

7022 2410 0002 7328 8165

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No. HAF #7832
2570 S PARK RD,

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, Apr

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FEB 23 2023
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HOLLYWOOD FL 33021

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
HAF #7832
PO BOX 430871
SOUTH MIAMI FL 33243

9590 9402 7912 2234 7840 32

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 8158

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)* Chris Medina

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
F.O. #783[illegible]
PO BOX [illegible]871,
SOUTH[illegible]MI, FL 33243

9590 9402 4729 8344 1617 57

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 7115

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)* Chris Medina

C. Date of Delivery 11/25/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RAUL MEDINA JR
F.O. #7832
7487 SW 50TH TERR,
MIAMI, FL, 33155

9590 9402 4729 8344 1617 33

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 7139

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

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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:

MEDINA LAND HOLDINGS 12 LLC
HAF #7832
2570 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7840 49

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 8165

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
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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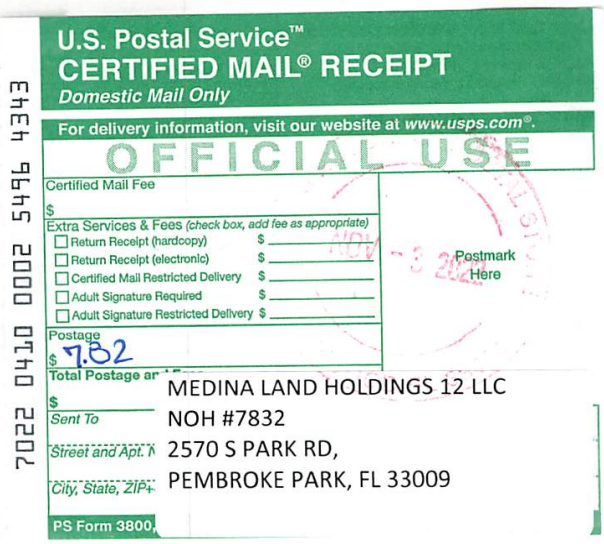
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage ar
$
Sent To
Street and Apt. N
City, State, ZIP+

MEDINA LAND HOLDINGS 12 LLC
NOH #7832
PO BOX 430871,
SOUTH MIAMI, FL 33243

PS Form 3800,

7022 0410 0002 5496 4336



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Postage
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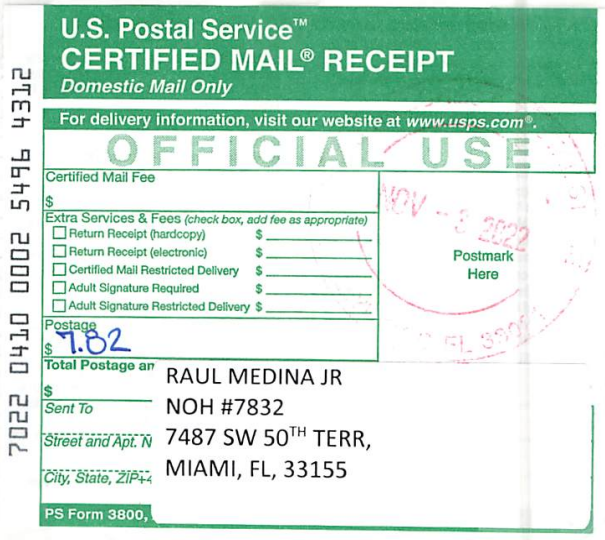
Street and Apt. N
City, State, ZIP+

MEDINA LAND HOLDINGS 12 LLC
NOH #7832
2570 S PARK RD,
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 0410 0002 5496 4343



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Total Postage ar
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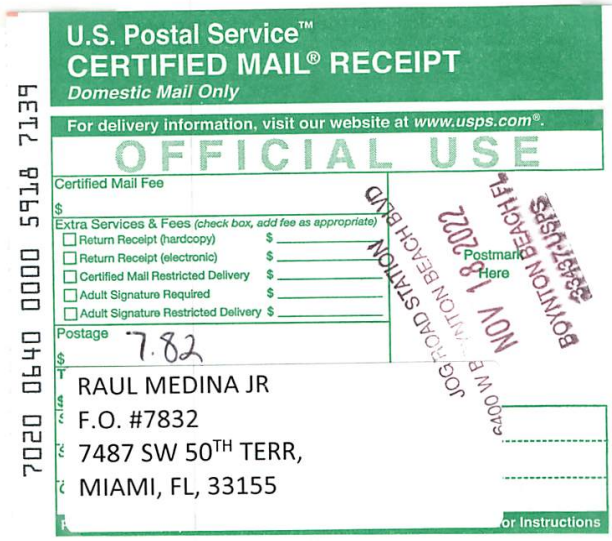
Sent To
Street and Apt. N
City, State, ZIP+

RAUL MEDINA JR
NOH #7832
7487 SW 50TH TERR,
MIAMI, FL, 33155

PS Form 3800,

7022 0410 0002 5496 4312



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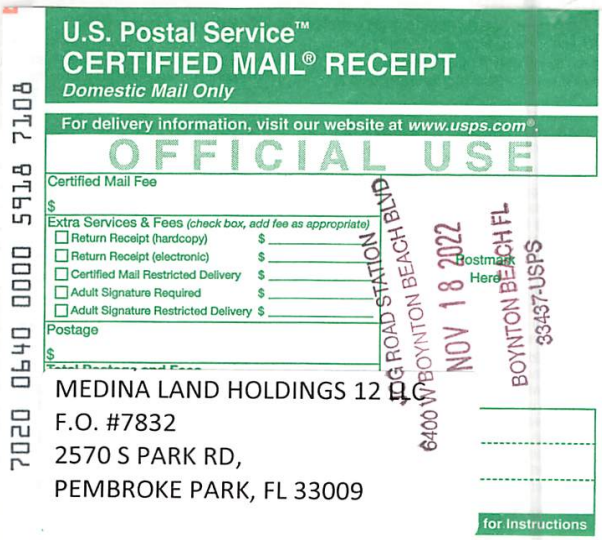
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

RAUL MEDINA JR
F.O. #7832
7487 SW 50TH TERR,
MIAMI, FL, 33155

for Instructions

7020 0640 0000 5918 7139



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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MEDINA LAND HOLDINGS 12 LLC
F.O. #7832
2570 S PARK RD,
PEMBROKE PARK, FL 33009

for Instructions

7020 0640 0000 5918 7108

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$

MEDINA LAND HOLDINGS 12 LLC
F.O. #7832
PO BOX 430871,
SOUTH MIAMI, FL 33243

for Instructions

7020 0640 0000 5918 7115

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, May 11, 2022 4:23 PM
To: ariel@mtxgroupone.com
Subject: FW: 2570 S Park Rd
Attachments: IMG_3087.jpg

Hi Ariel,

Per our discussion last Friday, I mentioned I was going to inquire with Broward County about the tree/bush in front of your property. Below he mentioned that you can remove it without permit because it's a nuisance tree. Therefore, you may proceed with removal. As for the parking lot, you do require a permit to black top and re-stripe.

Thank you for your attention to this matter, have a great day.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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-----Original Message-----
From: Schore, Alex <ASCHORE@broward.org>
Sent: Tuesday, May 10, 2022 11:54 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: 2570 S Park Rd

That appears to be a Brazilian Pepper (Schinus terebinthifolia) tree which is considered a nuisance and is exempt from licensing requirements. To be considered a tree (as defined in Sec. 27-404, Broward County Code) a tree must have a trunk diameter of at least 3" measured at breast height (4 1/2' from the ground) and grow to a height of at least 10' in South Florida.

ALEX SCHORE, PROGRAM PROJECT COORDINATOR Resilient Environment Department ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1282 Fax: (954) 519-1412
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fBroward.org%2fEnvironment&c=E,1,npVjxvXPDSMIWcl9sJhAP9wEPWOmMDg-

BU7UMP9qjFxYTgaihPIilQXHaejC1yFajOVLo2AZaYTbw6oky1t2Bso36ly1CJ5s8ChRge_BClegcTzkDLzd4-w,&typo=1 | ePermits

FL-5616A
We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!

-----Original Message-----
From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Tuesday, May 10, 2022 11:08 AM
To: Schore, Alex <ASCHORE@broward.org>
Subject: 2570 S Park Rd

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Hi Alex,

I hope to find you well, can you please advise if a permit is required to remove the bush on the picture attached?

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,6P1RGGRzcG_EJcGMXAzUnYcdLKGU9RqcGuWK71RAV2kFNrDcmsYDwFYfeQp0xZJRWfuyk7zZ0KWzUY7_Q2fHAXTY7dYh82wtHYaXR-6MdjGLbqCw7i4,&typo=1

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.
WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Joseline Ramirez
Sent: Friday, September 2, 2022 10:06 AM
To: ariel@mtxgroupone.com
Subject: Courtesy Warning - Prohibited dumpster - Replace with Waste Management dumpster
Attachments: IMG_4560.jpg

Good afternoon Ariel,

We spoke a couple weeks ago regarding the dumpster on your property, per the Town Ordinance, only Waste Management dumpsters are allowed.

Sec. 11-42. - Disposal of solid waste restricted.
(a)The disposal of solid waste is restricted as follows:(1)It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook / www.townofpembrokepark.com

Joseline Ramirez

From: Ariel Rodriguez <ariel@mtxgroupone.com>
Sent: Friday, September 2, 2022 1:10 PM
To: Joseline Ramirez
Subject: Re: 2570 S Park Rd - Courtesy Warning - Reminder

Wednesday will be removed .

Ariel Rodriguez
Chief Operating Officer
MTX Group One LLC
C: 305-606-0094
O: 305-964-7973

> On Sep 2, 2022, at 10:10 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>
> Good morning Ariel,
>
> Per our discussion below on 05/11/22, it was mentioned that the front parking lot has to be repaved and re-stripe with a permit. Please advise at your earliest convenience when you obtained a permit.
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,78BpVM9QRC9hXTcHKHnRtfgpUiE5TTgicFfLEWelKorw9hYvU1qQnv_AnW19oBeB-1Xwm41ylGpgbLaY1OBLQaipZY9s1Vg3DLC5rWWByAeq06o,&typo=1
>
>
> -----Original Message-----
> From: Joseline Ramirez
> Sent: Wednesday, May 11, 2022 4:23 PM
> To: ariel@mtxgroupone.com
> Subject: FW: 2570 S Park Rd
>
> Hi Ariel,
>
> Per our discussion last Friday, I mentioned I was going to inquire with Broward County about the tree/bush in front of your property. Below he mentioned that you can remove it without permit because it's a nuisance tree. Therefore, you may proceed with removal. As for the parking lot, you do require a permit to black top and re-stripe.

>
> Thank you for your attention to this matter, have a great day.
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,-ji0Q9B4geEHwFAHBNHmbuZXdqk6HF0NST8Jh_-94y_sxL7irbOwGHS0ybbh47ZUuv1AKWgDfmVzi4ST3FooaG5SyZwsjOip8XuDCsHOr4aM2JFH7PDHud2j6n3T&typo=1
>
>
> -----Original Message-----
> From: Schore, Alex <ASCHORE@broward.org>
> Sent: Tuesday, May 10, 2022 11:54 AM
> To: Joseline Ramirez <jramirez@tppfl.gov>
> Subject: RE: 2570 S Park Rd
>
> That appears to be a Brazilian Pepper (Schinus terebinthifolia) tree which is considered a nuisance and is exempt from licensing requirements. To be considered a tree (as defined in Sec. 27-404, Broward County Code) a tree must have a trunk diameter of at least 3" measured at breast height (4 1/2' from the ground) and grow to a height of at least 10' in South Florida.
>
>
>
> ALEX SCHORE, PROGRAM PROJECT COORDINATOR Resilient Environment Department ENVIRONMENTAL PERMITTING DIVISION
> 1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
> Office: (954) 519-1282 Fax: (954) 519-1412
>
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fBroward.org%2fEnvironment&c=E,1,npVjxvXPDSMIWcl9sJhAP9wEPWOmMDg-BU7UMP9qjFxYTgaihPIiIQXHaejC1yFajOVLo2AZaYTbw6oky1t2Bso36ly1CJ5s8ChRge_BClegcTzkDLzd4-w,&typo=1 | ePermits
>
> FL-5616A
> We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!
>
> -----Original Message-----
> From: Joseline Ramirez <jramirez@tppfl.gov>
> Sent: Tuesday, May 10, 2022 11:08 AM
> To: Schore, Alex <ASCHORE@broward.org>
> Subject: 2570 S Park Rd

>
> External Email Warning:
> This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETSSecurity@broward.org <mailto:ETSSecurity@broward.org>.
>
> Hi Alex,
>
> I hope to find you well, can you please advise if a permit is required to remove the bush on the picture attached?
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,6P1RGGRzcG_EJcGMXAzUnYcdLKGU9RqcGuWK71RAV2kFNrDcmsYDwFYfeQp0xZJRWfuyk7zZ0KWzUY7_Q2fHAXTY7dYh82wtHYaXR-6MdjGLbqCw7i4,&typo=1
>
>
>
> This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.
>
> _____
>
> Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.
> 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.
>
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.

4

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
3 NOV 2022 PM 2 L

7022 0410 0002 5496 4312

Hasler
11/03/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

RAUL MEDINA JR
NOH #7832
7487 SW 50TH TERR,
MIAMI, FL, 33155

NIXIE 331 FE 1 0011/09/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2106-07586-03-45

ANK
33[illegible]

CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RAUL MEDINA JR
NOH #7832
7487 SW 50TH TERR,
MIAMI, FL, 33155

9590 9402 6921 1104 9971 15

2. Article Number *(Transfer from service label)*

7022 0410 0002 5496 4312

COMPLETE THIS SECTION

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
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7020 0640 0000 5918 7108

Hasler
11/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

MEDINA LAND HOLDINGS 12 LLC
F.O. #7832
2570 S PARK RD,
PEMBROKE PARK, FL 33009

UNC

RECEIVED DEC 27 2022

LN / PT

NIXIE 331 DE 1 0012/23/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0375-05183-18-40

UNC
33008-38170
33023541350

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDI[illegible]LAND HOLDINGS 12 LLC
F.O. #7832
2570 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1617 71

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 7108

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- [illegible]sured Mail
- [illegible]sured Mail Restricted Delivery
- [illegible]er $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

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** 3/15/2023

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
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
12/19/2022		Affidavit of Non-Compliance	Hand
12/21/2022	12/21/2022	Final Order	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/15/2023

Case Overview

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: 3/15/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$5,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,350.00**

Payments

Date	Payment Type Name	Amount
1/10/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$5,250.00**

CODE COMPLIANCE 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: MEASA I LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEASA I LLC AT 09:55 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23

AFFIANT

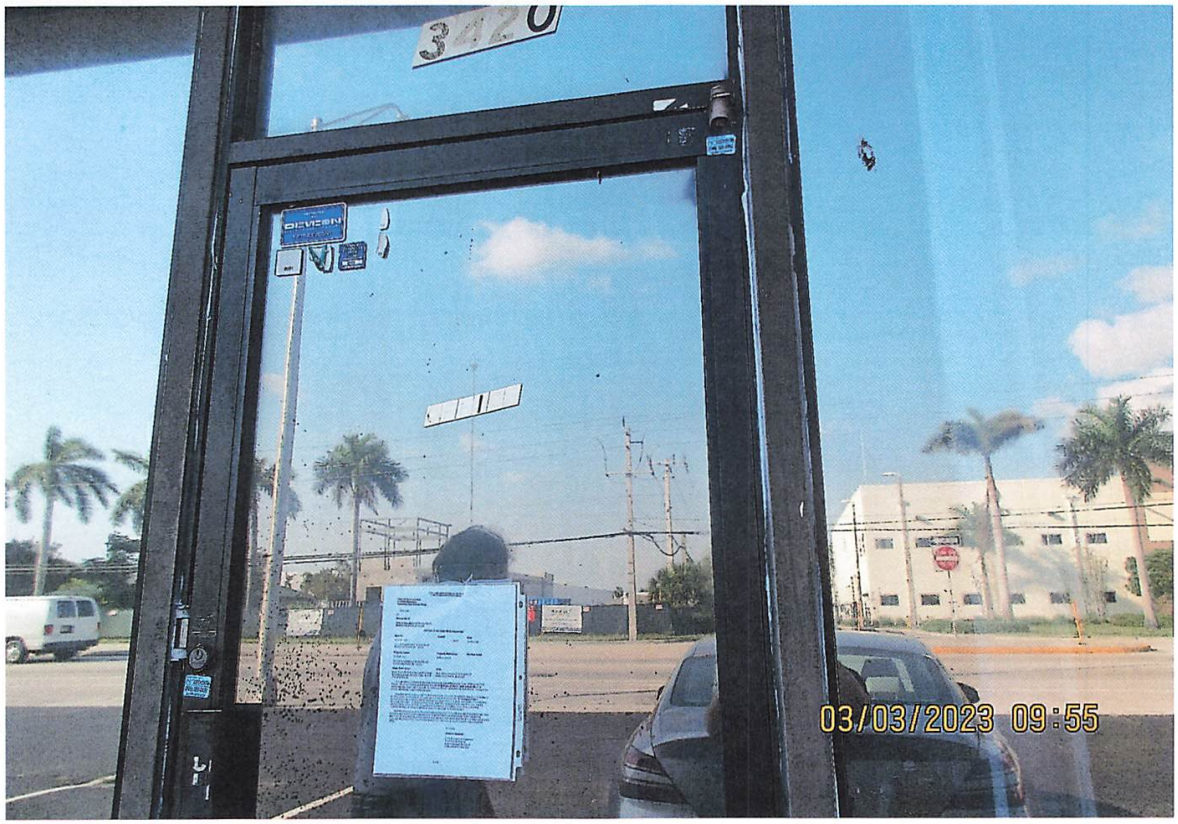
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

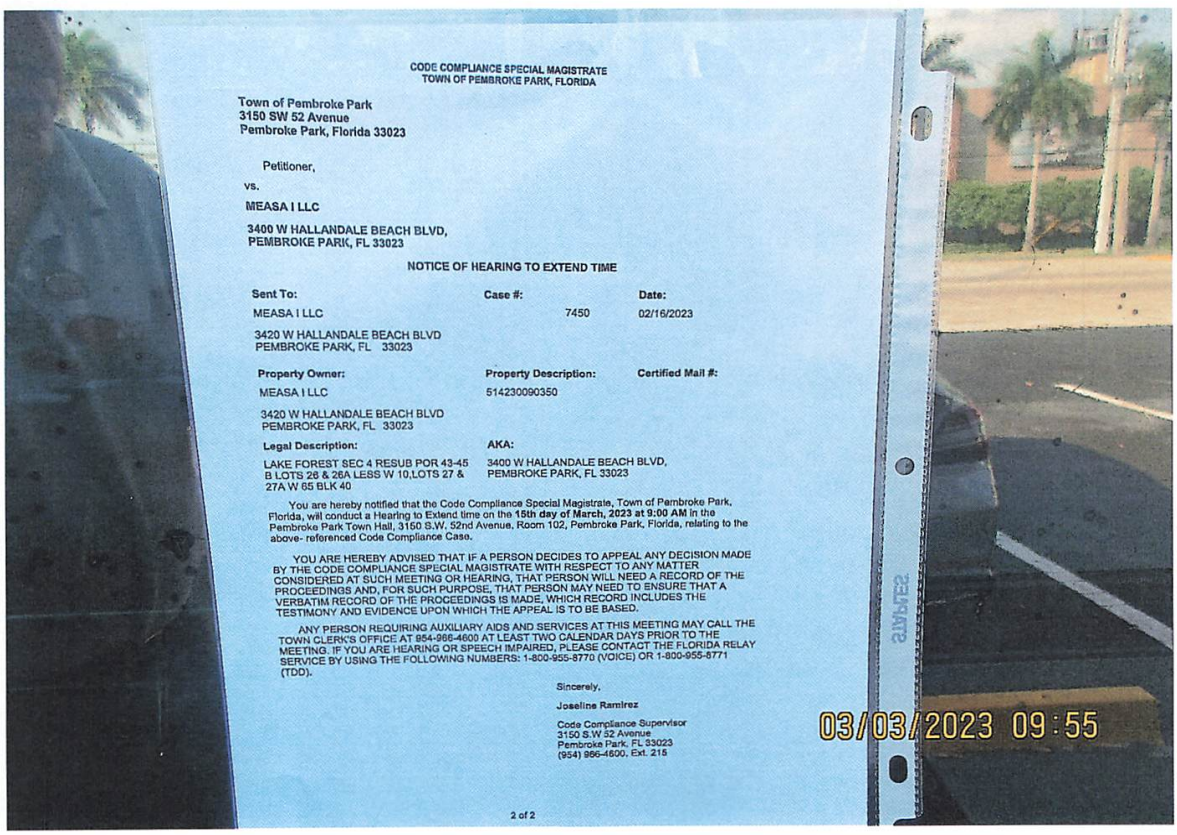
2023

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEASA I LLC

3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MEASA I LLC 3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	7450	02/16/2023

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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To MEASA I LLC
MOSCOVITCH, AARON
HET #7450

Street and Apt. No 3420 W HALLANDALE BEACH BLVD

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800, A

Postmark Here
FEB 17 2023
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7022 2410 0002 7328 7984

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To MEASA I LLC
HET #7450

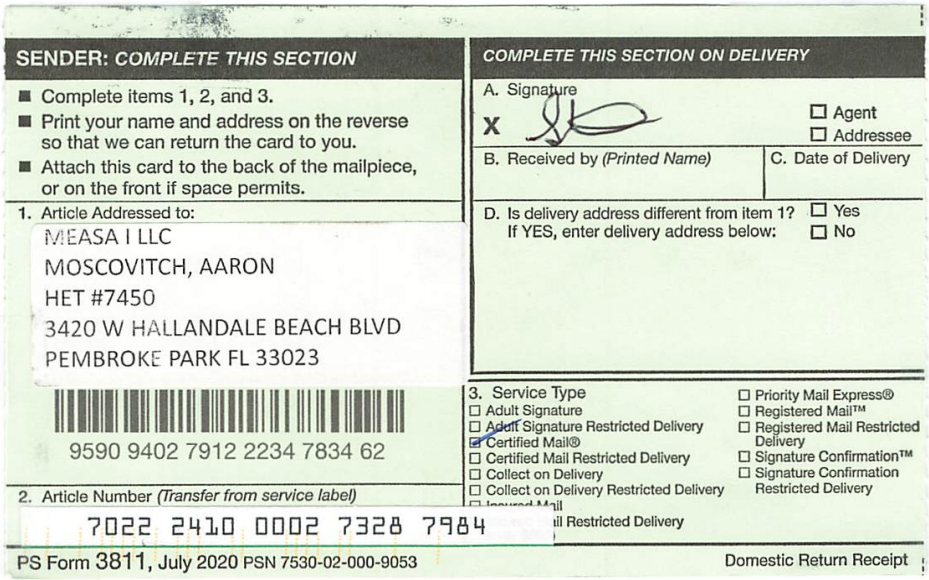
Street and Apt. No 3400 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800, A

Postmark Here
FEB 17 2023
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7022 2410 0002 7328 7991



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
MOSCOVITCH, AARON
HET #7450
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7834 62

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7984

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEASA I LLC

3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEASA I LLC 3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	7450	02/16/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MEASA I LLC 3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090350	

Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2.15.23 Phone: 954-261-7015

Email: aaron@appetitescateringg.com

Property Address: 3420 W. HALLANDALE BCH BLVD

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, AARON MOSCOVITCH (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7450 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 3.15.23 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 12.21.22 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances:

5-105
5-17
31-243

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.

AARON MOSCOVITCH
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Aaron Moscovitch and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Feb, 2023.

Notary
My Commission expires Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

MEASA I LLC
3420 W HALLANDALE BEACH
PEMBROKE PARK, FL 33023

Site Address:

3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Date 1/10/2023 9:31:23 AM
Invoice # 26724
For Code Enforcement Case# 7450

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	2/20/2023		$250.00	0	$0.00
Admin Fixed	12/21/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
1/10/2023	Credit	$100.00
Total		$100.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7450
Petitioner,)
)
)
vs.)
)
)
MEASA I LLC
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MEASA I LLC

FOLIO NO.: 5142 30 09 0350

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17; 5-103(g)(j);5-105 and 21-24(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 5-103(g)(j);5-105 and 21-24(b). **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 21st day of December 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 2958

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

MEASA I LLC
(FO-7450)
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 2965

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- ☐ Adult Signature Restricted Delivery $

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MEASA I LLC
(FO-7450)
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

for Instructions

7022 2410 0002 7328 2972

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

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MOSCOVITCH, AARON
(FO-7450)
3420 W HALLANDALE BCH BLVD
PEMBROKE PINES, FL 33023

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:

MEASA I LLC
HET #7450
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7833 01

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 7991

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
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 8/25/22
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 12/7/22 Certified Mail 12/1/22
12/19/2022		Affidavit of Non-Compliance	Hand 12/19/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	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

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- 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

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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:

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
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Postage
$ 7.82

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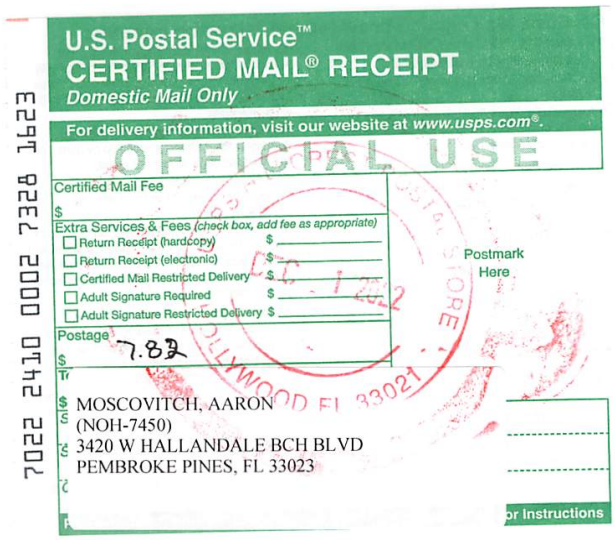
DEC 1 2022

HOLLYWOOD FL 33021

MEASA I LLC
(NOH-7450)
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

or Instructions

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

DEC 1 2022

HOLLYWOOD FL 33021

MOSCOVITCH, AARON
(NOH-7450)
3420 W HALLANDALE BCH BLVD
PEMBROKE PINES, FL 33023

or Instructions

7022 2410 0002 7328 1623

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- ☐ 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

MEASA I LLC
(NOH-7450)
3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

or Instructions

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

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

MoscoVitch, AARoN
3420 W. HALLANDALE BEACH BLVD

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
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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

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 _____

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

Instr# 118401755 , Page 1 of 7, Recorded 09/14/2022 at 12:16 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

Case No.: **5619**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16, 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 X?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

PROPERTY OWNER: MS INVEST US LLC

FOLIO NO.: 5142 30 AA 0080

1. The Special Magistrate entered a Final Order on June 16, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16, 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 June 16, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$17,100.00** (SEVENTEEN THOUSAND ONE HUNDRED ~~00/100~~ FIFTY 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:

CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Ass'n

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen
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.: 5619
vs.	
MS INVEST US LLC Respondent(s)	

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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 5142 30 AA 0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 (**WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 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 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hiplet, 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 15 day of September 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MS INVEST US LLC Respondent(s)	Case No.: 5619

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 (**WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MS INVEST US LLC Respondent(s)	Case No.: 5619

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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 5142 30 AA 0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 (**WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 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 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, 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 15 day of September 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023