



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, January 15, 2025
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

8 - 23

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - Nov 20 2024](#)

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

5.1. CASE 5316 - REMOVED FROM AGENDA, RESPONDENT PAID
OUTSTANDING FINE, CASE IS CLOSED

5.2. CASE 6619 - ADDED TO THE AGENDA TO ABATE FINE

5.3. CASE 9195 - ADDED TO THE AGENDA FOR AN EXTENSION OF
TIME

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

- 24 - 53 7.1. **CASE 9071** - DALE VILLAGE INC - 4901 SW 27 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-346(a)(b)(3)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**
[Case Overview 9071](#)
- 54 - 73 7.2. **CASE 9116** - WILBORN, JAMES ROBERT JR - 3868 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9116](#)
- 74 - 94 7.3. **CASE 9156** - DINH, OANH LE, THUY - 5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9156](#)
- 95 - 133 7.4. **CASE 9157** - ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ - 135 STEVEN STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED OF CORRECTION; 5-17 - PERMIT APPLICATION; 12-76(a)(b)(c) - NUISANCES: DUTY OF PROPER OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 9157](#)
- 134 - 163 7.5. **CASE 9269** - PEMBROKE ROAD CENTER LLC - 3940 PEMBROKE RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
[Case Overview 9269](#)

- 164 - 182 7.6. **CASE 9380** - 3520W LLC - 3520 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 9380](#)
- 183 - 209 7.7. **CASE 9399** - PEMBROKE VILLAS APARTMENTS LTD - 4809 SW 41
STREET, APT 108, PEMBROKE PARK, FL 33009 - FORMAL
HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF
STRUCTURES AND PREMISES; 5-105 - REPAIRS AND
INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) -
NUISANCES: DUTY OF PROPER OWNERS AND TENANTS TO
PREVENT - **FIRST OFFENSE**
[Case Overview 9399](#)
- 210 - 227 7.8. **CASE 9401** - HUTCHINSON, CONRAD A - 3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-
105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
- **FIRST OFFENSE**
[Case Overview 9401](#)
- 228 - 248 7.9. **CASE 9433** - ISRAEL FAMILY 3900 W HALLANDALE LLC - 3900 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 9433](#)
- 249 - 266 7.10. **CASE 9436** - MORIN, JEAN-FRANCOIS - 4910 SW 28 CT, 4-13,
PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-
105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
- **FIRST OFFENSE**
[Case Overview 9436](#)
- 267 - 294 7.11. **CASE 9700** - PEMBROKE ROAD CENTER LLC - 3936 PEMBROKE
RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)
5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT
APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175
- CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL
CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40(c) DELINQUENT
BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 9700](#)
- 295 - 325 7.12. **CASE 9963** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE
RD PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s)
5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT
APPLICATION - **FIRST OFFENSE**
[Case Overview 9963](#)

326 - 342 7.13. **CASE 9989** - PEMBROKE ROAD CENTER LLC - 3930-3948
PEMBROKE RD PEMBROKE PARK, FL 33021 - FORMAL HEARING -
SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT
APPLICATION - **FIRST OFFENSE**
[Case Overview 9989](#)

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

8.1. **CASE 5316** - CARMEN RODRIGUEZ - 108 LONE PINE LANE,
PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE -
SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) -
NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S
RESPONSIBILITIES - **FIRST OFFENSE**

343 - 405 8.2. **CASE 5329** - MARIO RAMIREZ/LUIZ DE ALMEIDA - 3100 W
HALLANDALE BEACH BLVD, LOT NO. 21, PEMBROKE PARK, FL
33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS
AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL
BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5329](#)

406 - 432 8.3. **CASE 5370** - APPLEBY, VERONICA & WARREN, STACEY
WARREN, DUEANE - 3924 SW 52 AVE, C4, PEMBROKE PARK, FL
33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS
AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL
BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5370](#)

433 - 489 8.4. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE
PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 -
REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -
FIRST OFFENSE
[Case Overview 5812](#)

490 - 571 8.5. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P
LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM
FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 13-2 -
STORAGE OF ABANDONED PROPERTY IN THE OPEN
PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 -
DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES
AND PENALTIES - **FIRST OFFENSE**
[Case Overview 6009](#)

572 - 620 8.6. **CASE 8721** - 3520W LLC - 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 8721](#)

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

621 - 677 9.1. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
[Case Overview 5812](#)

678 - 728 9.2. **CASE 6619** - RAMON HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 334, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-32.1 - ENFORCEMENT - **FIRST OFFENSE**
[Case Overview 6619](#)

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

729 - 810 10.1. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 6009](#)

811 - 867 10.2. **CASE 6622** - MIGUEL ROMERO - 131 JANIS BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6622](#)

868 - 904 10.3. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 4302 HOLLYWOOD BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8365](#)

- 905 - 936 10.4. **CASE 9628** - JAHOOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 9628](#)
- 937 - 973 10.5. **CASE 9195** - LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9195](#)

11. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

- 974 - 1027 11.1. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8812](#)
- 1028 - 1059 11.2. **CASE 9768** - MAXIMILLANO GUILLERMO PINOL - 3140 W HALLANDALE BEACH BLVD, LOT NO. 434, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 9768](#)

12. ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN

THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 20, 2024

COUNCIL CHAMBERS

3150 SW 52 AVE,

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez

CODE COMPLIANCE OFFICER: Jean Gustin

CODE COMPLIANCE CLERK: Aimara Fontalva

PERMIT TECHNICIAN: Nehemie Paul-Sauveur

TOWN ATTORNEY: Brian Sherman

4. ADOPTION OF MINUTES

10 - 18

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Oct 16 2024 - Minutes - Html](#)

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

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

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

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

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

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

- 5.6. **CASE 9377** - ADDED TO AGENDA FOR ABATEMENT OF FINE
- 5.7. **CASE 9652** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.8. **CASE 9977** - REMOVED FROM AGENDA, RESPONDENT WAS APPROVED FOR AMNESTY
- 5.9. **CASE 10195** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.10. **CASE 10197** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE COMPLIANCE OFFICER JEAN GUSTIN

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

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent complied before the hearing date

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

[Case Overview 9066](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Barbara Garces Carlos Garces	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent complied before the hearing date

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

[Case Overview 9694](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	12/20/2024

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

[Case Overview 9698](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	10 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	11/30/2024

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

[Case Overview 9768](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/20/2024

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

[Case Overview 9828](#)

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent complied before the hearing date

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

[Case Overview 9976](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent was approved for amnesty

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

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent complied before the hearing date

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

Respondent or Representative	Case removed
Absent	Removed from the agenda, the respondent complied before the hearing date

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

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

[Case Overview 6134](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$18,600.00

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

[Case Overview 6137](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Angela Exposito	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	01/19/2025

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

[Case Overview 7710](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Ron Barr	Confirmed Fine of \$152,600.00

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

[Case Overview 8714](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$53,850.00

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

[Case Overview 8789](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$13,000.00

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

[Case Overview 8966](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$69,600.00

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

[Case Overview 8994](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Iris Wooters	Confirmed Fine of \$53,850.00

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

[Case Overview 9069](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Leison Maldonado	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

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

[Case Overview 9222](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

[Case Overview 9596](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Cristian Conte	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	01/19/2025

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Richard Paece Samuel Korab	90 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

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

[Case Overview 9377](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Dayli Abreu	Fine Abated to \$2,200.00 Payable in 90 Days or Reverts to \$18,300.00	02/18/2025

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

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

[Case Overview 7379](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

[Case Overview 8393](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

[Case Overview 8441](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

[Case Overview 9160](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Cynthia Rodriguez	30 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	12/20/2024

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

[Case Overview 8825](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Armando Pares	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/18/2025

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

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

[Case Overview 4469](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yosef Wassermann Nancy Romero	Fine Abated to \$8,500.00 Payable in 90 Days or Reverts to \$93,000.00	02/18/2025

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

[Case Overview 4746](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nancy Romero	Fine Abated to \$4,000.00. Payable in 30 Days or Reverts to \$57,050.00	12/20/2024

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

[Case Overview 5707](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Ping Lin Lisa-Kay Sutherland	Fine Abated to \$6,800.00 Payable in 30 Days or Reverts to \$134,100.00	12/20/2024

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

[Case Overview 5996](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Carolina Guzman	Fine Abated to \$2,500.00 Payable in 120 Days or Reverts to \$36,700.00	03/20/2025

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

[Case Overview 6308](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent	Fine Abated to \$11,745.00 Payable in 60 Days or Reverts to \$77,350.00	01/19/2025

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.

Special Magistrate Hearing Check in
Please Print Name and Last Name

Date 11/20/24

1. Case # 4069 Name Leison MP / Donato
2. Case # 5707 Name PING LIN
3. Case # 6137 Name Amanda Exposito
4. Case # 8786 Name Richard Price - Att Samuel Korab
5. Case # ⁷⁷¹⁰ 8810 Name Forfeiture - App. Acquisitions
6. Case # 4469 Name Josef Wassermann
7. Case # 9160 Name Cynthia Rodriguez
8. Case # 9066 Name Barbara Garces & Carlos Garces
9. Case # ⁸⁹⁹⁴ 8966 Name Iris Wooters
Pembroke Crown II
10. Case # 8825 Name Alexander Pares

11. Case # 4746+4469 Name Nancy Romero

12. Case # 9377 Name Dayli Abreu

13. Case # 5996 Name Carolina Guzman

14. Case # 5707 Name Lisa-Kay Sultherland

15. Case # 9885 Name CHRISTIAN CONTRAS

16. Case # _____ Name _____

17. Case # _____ Name _____

18. Case # _____ Name _____

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
DALE VILLAGE INC	4901 SW 27 CT PEMBROKE PARK, FL 33023	4901 SW 27 AVE, PEMBROKE PARK, FL 33023

Folio
514230192520

Legal Description

TELEVISION PARK 70-8 B PARCEL Z, LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL

Case Status	Open	Case #	9071	Date Next Inspection	1/15/2025
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Notes

1. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
2. Install a/c mini split without a permit. Obtain plans for an after the fact permit and inspections.
3. There is a shed with a damaged hanging door. Repair door.
4. Portable containers are prohibited unless a permit is obtained. Remove portable container.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/16/2023		Notice of Violation	Regular Mail
8/14/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	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.	8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DALE VILLAGE INC

CASE NO. 9071

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DALE VILLAGE INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4901 SW 27 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: DALE VILLAGE INC AT 10:25 A.M. ON
THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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

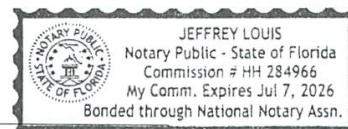
STATE OF FLORIDA
COUNTY OF BROWARD

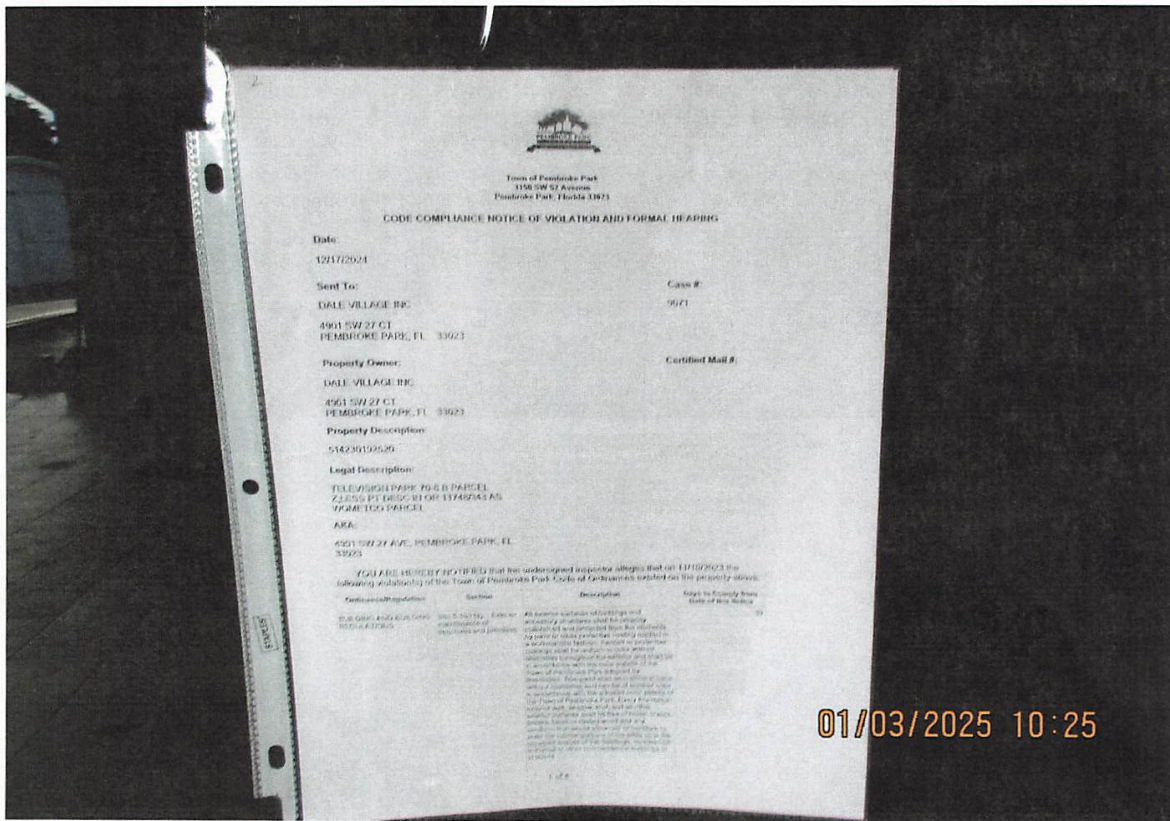
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #:

9071

Property Owner:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230192520

Legal Description:

TELEVISION PARK 70-8 B PARCEL
Z,LESS PT DESC IN OR 11748/343 AS
WOMETCO PARCEL

AKA:

4901 SW 27 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2023 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.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	30
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	30

(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site.

(Ord. No. 1...

1. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
2. Install a/c mini split without a permit. Obtain plans for an after the fact permit and inspections.
3. There is a shed with a damaged hanging door. Repair door.
4. Portable containers are prohibited unless a permit is obtained. Remove portable container. Double permit fee assessed. Contact the Building Dept. for permit inquiry 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 January, 2025 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.

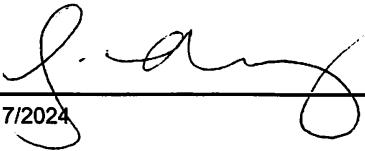
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer



12/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9071

Petitioner,

vs.

DALE VILLAGE INC
4901 SW 27 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 8/14/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: DALE VILLAGE INC
Address: 4901 SW 27 CT PEMBROKE PARK, FL 33023
Folio: 514230192520
Site Address: 4901 SW 27 AVE, PEMBROKE PARK, FL 33023
Legal Description: TELEVISION PARK 70-8 B PARCEL Z, LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/14/2024

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/14/2024
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	Not in Compliance - Reinspection Date: 8/14/2024
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	Not in Compliance - Reinspection Date: 8/14/2024
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 8/14/2024

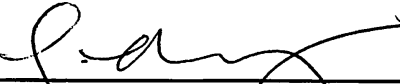
Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and inspections. Pre-fabricated shed does not have a permit.
 2. Install a/c mini split without a permit. Obtain plans for an after the fact permit and inspections. ~~Not Connected.~~
 3. There is a shed with a damaged hanging door. Repair door. Shed was removed, violation corrected.
 4. Portable containers are prohibited unless a permit is obtained. Remove portable container. Not corrected.
- Contact Code Compliance for re-inspection.

Further, Affiant sayeth naught

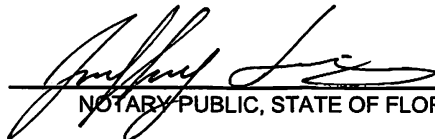
STATE OF FLORIDA

COUNTY OF BROWARD

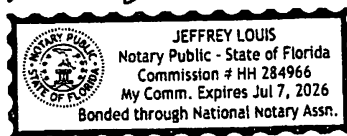


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/14/2024



NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1814 1909 39

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

DALE VILLAGE INC
HOLLANDER, GOODE & LOPEZ PLLC
NO. 9071
314 S FEDERAL HIGHWAY
DANIA BEACH, FL 33004

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

9589 0710 5270 1814 1909 22

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

DALE VILLAGE INC
NO. 9071
4901 SW 27 AVE
PEMBROKE PARK, FL 33023

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: DALE VILLAGE INC
4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #: 9071

Date: 11/16/2023

Property Owner: DALE VILLAGE INC
4901 SW 27 CT
PEMBROKE PARK, FL 33023

Property Description: 514230192520

Certified Mail #:

Legal Description: TELEVISION PARK 70-8 B PARCEL
Z,LESS PT DESC IN OR 11748/343 AS
WOMETCO PARCEL

AKA: 4901 SW 27 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2023 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.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

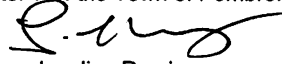
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
ZONING	Sec. 28-346 (a) - Portable storage units	(Ord. No. 13-09-01, § 2, 9-11-13) (a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	30
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	30
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
2. Install a/c mini split without a permit. Obtain plans for an after the fact permit and inspections.
3. There is a shed with a damaged hanging door. Repair door.
4. Portable containers are prohibited unless a permit is obtained. Remove portable container. Double permit fee assessed. Contact the Building Dept. for permit inquiry 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 Compliance Officer at (954) 966-4600 ext. 215.

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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

HOLLANDER, GOODER &
LOPEZ PLLC
NOV #9071
34 S. FEDERAL HIGHWAY,
DANIA BEACH, FL 33004.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
11/17/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
11/17/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #:

9071



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
DALE VILLAGE, INC.

Filing Information

Document Number	H01526
FEI/EIN Number	59-2412411
Date Filed	05/01/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/16/1984
Event Effective Date	NONE

Principal Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 06/20/1995

Mailing Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 03/07/2008

Registered Agent Name & Address

Hollander, Goode & Lopez PLLC
314 S. Federal Highway
Dania Beach, FL 33004

Name Changed: 03/17/2023

Address Changed: 03/17/2023

Officer/Director Detail

Name & Address

Title President, Treasurer



Site Address	4901 SW 27 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 19 2520
Property Owner	DALE VILLAGE INC	Millage	0613
Mailing Address	4901 SW 27 CT PEMBROKE PARK FL 33023	Use	09
Abbr Legal Description	TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL		

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

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024	\$10		\$10	\$10		
2023	\$10		\$10	\$10		
2022	\$10		\$10	\$10		
2024 Exemptions and Taxable Values by Taxing Authority						
		County	School Board	Municipal	Independent	
Just Value		\$10	\$10	\$10	\$10	
Portability		0	0	0	0	
Assessed/SOH		\$10	\$10	\$10	\$10	
Homestead		0	0	0	0	
Add. Homestead		0	0	0	0	
Wid/Vet/Dis		0	0	0	0	
Senior		0	0	0	0	
Exempt Type 20		\$10	\$10	\$10	\$10	
Taxable		0	0	0	0	
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1984	WD*	\$4,470,000	11748 / 343	\$10	1.89	AC
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



Certificate of Completion



This Certificate has been issued in accordance with the 2010 Edition of the Florida Building Code with Broward County Amendments Section 111.2.

Permit No.: 114191-0

Property Owner: DALE VILLAGE INC

Tenant: DALE VILLAGE INC

Contractor: Marcon Enterprises

Building Address: 4901 SW 27 Ct Pembroke Park, FL

Lot: 000 Block: 000 Sub Division: Dale Village

Square Footage: 170 Folio No.: 514230192520

Use: Storage & Equipment for cable tv

Type of Construction: Install New shed

Occupancy Type: Commercial

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approval plans and the applicable codes.

Building Official: EDWARD BAZIK

Building Official: Edward Bazik

Date: 7/26/12

Owner's Signature: _____

Owner's Representative Signature: _____

Date: _____























Case Overview

Property/Incident Information

Owner	Address	Site Address
WILBORN,JAMES ROBERT JR	3868 SW 52 AVE PEMBROKE PINES, FL 33023	3868 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230220160

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB
AKA: LOT 16 FOREST PARK VILLAS

Case Status	Open	Case #	9116	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed new windows and glass sliding door without a building permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/30/2023		Notice of Violation	Regular Mail
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

WILBORN, JAMES ROBERT JR
Respondent

CASE NO. 9116

AFFIDAVIT OF SERVICE

TO BE SERVED: WILBORN, JAMES ROBERT JR

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3868 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: WILBORN, JAMES ROBERT JR AT 10:11
A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

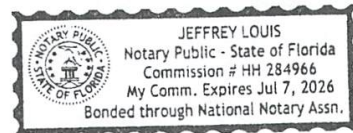

AFFIANT

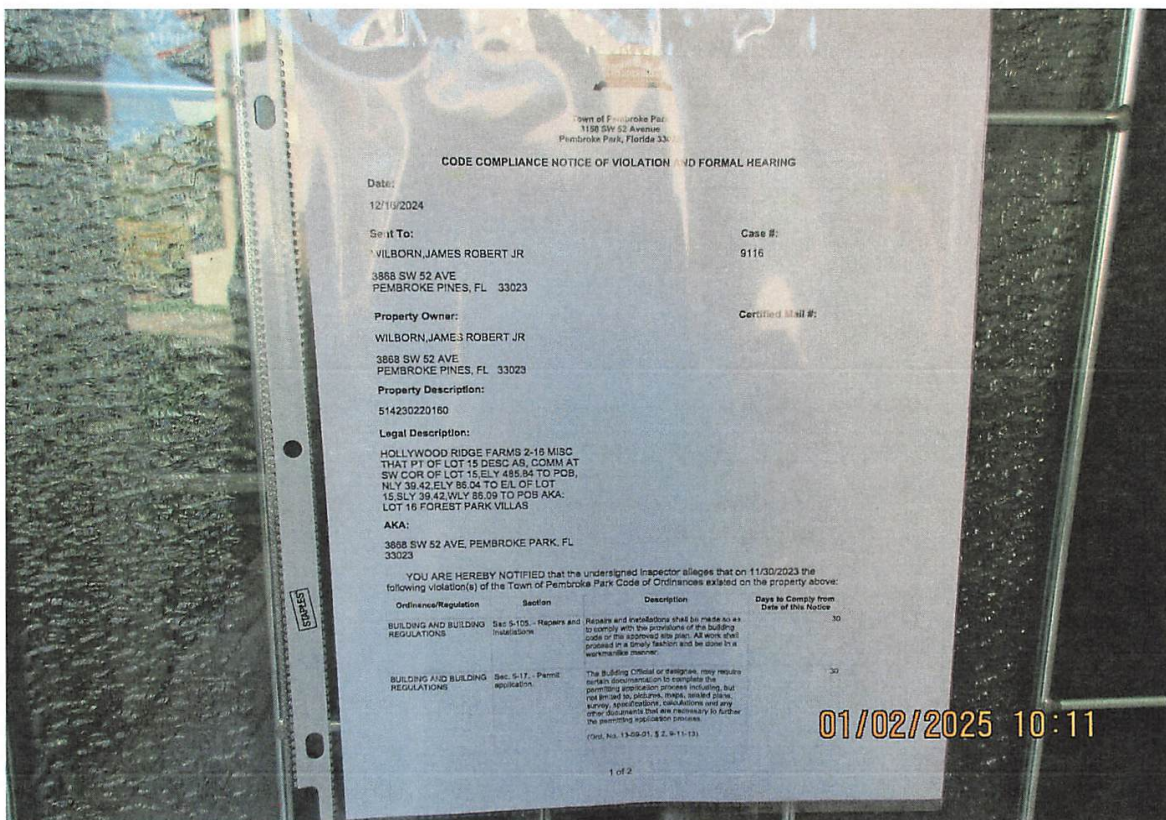
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/16/2024

Sent To:

WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #:

9116

Property Owner:

WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Certified Mail #:

Property Description:

514230220160

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT
15,SLY 39.42,WLY 86.09 TO POB AKA:
LOT 16 FOREST PARK VILLAS

AKA:

3868 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed new windows and glass sliding door without a building permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 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.

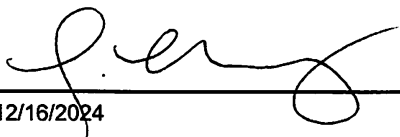
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer


12/16/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9116

Petitioner,

vs.

WILBORN,JAMES
ROBERT JR

3868 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)



On 12/16/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: WILBORN,JAMES ROBERT JR
Address: 3868 SW 52 AVE PEMBROKE PINES, FL 33023
Folio: 514230220160
Site Address: 3868 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15
DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09
TO POB AKA: LOT 16 FOREST PARK VILLAS

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: 12/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/16/2024

Notes/Mean of Correction:

1. Installed new windows and glass sliding door without a building permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected

Further, Affiant sayeth naught

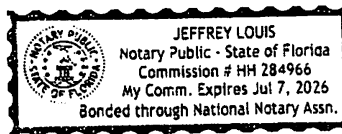
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1614 1909 53

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

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

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

JAMES ROBERT JR WILBORN
FOH NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021



Postmark
Here

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #: 9116

Date: 11/30/2023

Property Owner: WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Property Description: 514230220160

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB AKA: LOT 16 FOREST PARK VILLAS

AKA: 3868 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
(Ord. No. 13-09-01, § 2, 9-11-13)			

Notes/Mean of Correction:

1. Installed new windows and glass sliding door without a building permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

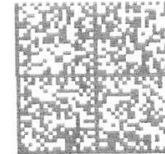
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/01/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

WILBORN, JAMES ROBERT JR

3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #:

9116



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

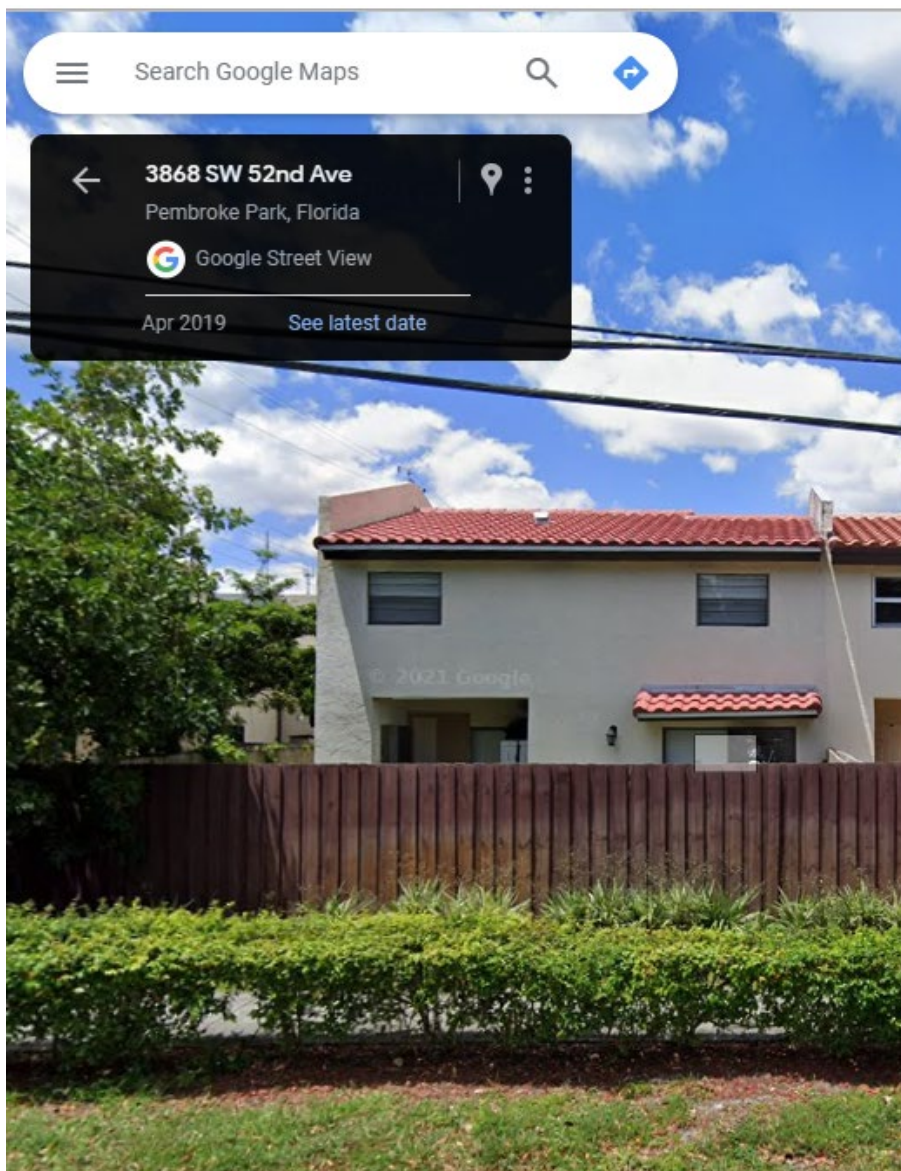
Site Address	3868 SW 52 AVENUE, PEMBROKE PARK FL 33023-6905	ID #	5142 30 22 0160
Property Owner	WILBORN, JAMES ROBERT JR	Millage	0613
Mailing Address	3868 SW 52 AVE PEMBROKE PINES FL 33023-6905	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB AKA: LOT 16 FOREST PARK VILLAS		

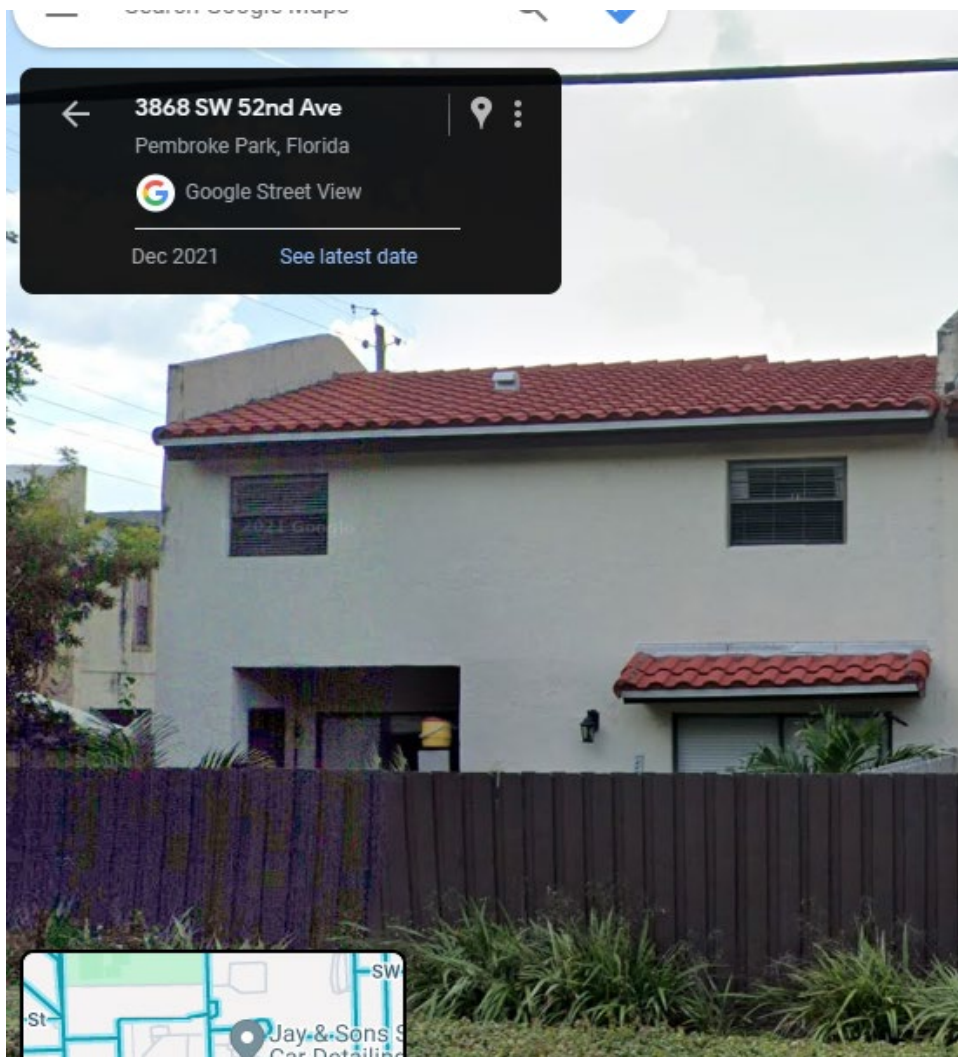
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$16,970	\$253,820	\$270,790	\$208,450				
2023	\$16,970	\$253,820	\$270,790	\$189,500	\$4,628.56			
2022	\$16,970	\$205,410	\$222,380	\$172,280	\$3,946.14			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$270,790	\$270,790	\$270,790	\$270,790				
Portability	0	0	0	0				
Assessed/SOH	\$208,450	\$270,790	\$208,450	\$208,450				
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	\$208,450	\$270,790	\$208,450	\$208,450				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/25/2017	WD-Q	\$141,000	114630711	\$5.00	3,393	SF		
11/1/1992	SWD	\$44,000	20128 / 998					
9/1/1992	SWD							
10/1/1992	CET	\$100						
6/1/1990	D			Adj. Bldg. S.F. (Card, Sketch)		1274		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1984/1983				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

















Case Overview

Property/Incident Information

Owner	Address	Site Address
DINH,OANH LE,THUY	5500 SW 32 CT, A & B PEMBROKE PARK, FL 33023	5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B

Folio

514230120120

Legal Description

LEE-MILL SUB 50-25 B LOT 4 BLK 2

Case Status	Open	Case #	9156	Date Next Inspection	1/15/2025
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Notes

1. Bulk trash and cable on swale area. Remove construction cable and trash from swale area and keep swale area in a neat order.
2. Installed chain-link fence with gate doors without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed screen room on backend of property without a permit. Obtain plans for an after the fact permit and inspections.
5. Construction silt on fence. Remove construction silt from fence.
6. Overgrown trees. Trim overgrown trees.

Double permit fee assessed.
Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/6/2023		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	1/17/2024
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.	1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	1/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	1/17/2024

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

CASE NO. 9156

AFFIDAVIT OF SERVICE

TYPE OF SERVICE

- City Hall.
- 
- AFFIANT

Signature _____

 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 VIOLATION AND FORMAL HEARING

Date: 12/17/2024

Sent To: DINH, OANH LE, THUY Case #: 9158

5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Property Owner: DINH, OANH LE, THUY Certified Mail #:

5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Property Description: 514230120120

Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 2

AKA: 5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 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(h) - Exterior maintenance of structures and premises	Refuse, trash, weeds, broken glass, clutter, nails, structural growth, etc. garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is contained in approved receptacles for separate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-102(f) - Exterior maintenance of structures and premises	Problems and debris on property shall be kept contained, stacked and maintained in good issue. All landscaping on exterior of property shall be in compliance with Sec 5-103, 205, 206 and 207. The area of a property shall be kept free of any debris, trash, weeds or other material which is not in compliance with the ordinance in effect at the time of the notice unless said person applies for and is granted a special permit by the Town Commission.	30

1 of 3

01/02/2025 10:07



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

DINH,OANH LE,THUY

5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Case #:

9156

Property Owner:

DINH,OANH LE,THUY

5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230120120

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 2

AKA:

5500 SW 32 CT, PEMBROKE PARK, FL
33023 1-2 #A & B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 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(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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	30
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	30

1. Bulk trash and cable on swale area. Remove construction cable and trash from swale area and keep swale area in a neat order.
 2. Installed chain-link fence with gate doors without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed screen room on backend of property without a permit. Obtain plans for an after the fact permit and inspections.
 5. Construction silt on fence. Remove construction silt from fence.
 6. Overgrown trees. Trim overgrown trees.
- Double permit fee assessed.
Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 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.

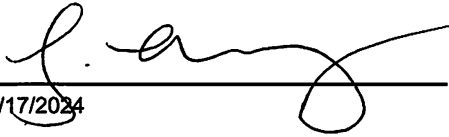
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


12/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9156

Petitioner,

vs.

DINH,OANH LE,THUY

5500 SW 32 CT, PEMBROKE PARK, FL
33023 1-2 #A & B

Respondent(s)

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: DINH,OANH LE,THUY
Address: 5500 SW 32 CT, A & B PEMBROKE PARK, FL 33023
Folio: 514230120120
Site Address: 5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B
Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 2



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.	1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - 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.	1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	1/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	1/17/2024

Notes/Mean of Correction:

1. Bulk trash and cable on swale area. Remove construction cable and trash from swale area and keep swale area in a neat order. Trash has been removed. Cable needs to be removed.
2. Installed chain-link fence with gate doors without a permit. Obtain plans for an after the fact permit and inspections. Permit application # 1021977 in progress. Not corrected.
3. Installed screen room on backend of property without a permit. Obtain plans for an after the fact permit and inspections. Permit application # 1021977 in progress. Not corrected.
5. Construction silt on fence. Remove construction silt from fence. Corrected.
6. Overgrown trees. Trim overgrown trees. Corrected.

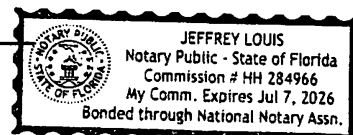
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024

NOTARY-PUBLIC, STATE OF FLORIDA



9589 0710 5270 1814 1909 46

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4

OANH DINH

THUY LE

NO. 9156 Fc H

5500 SW 52 CT #A & #B

PEMBROKE PARK, FL 33009

Postmark
Here

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: DINH,OANH LE,THUY
Case #: 9156
Date: 12/06/2023
5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Property Owner: DINH,OANH LE,THUY
Property Description: 514230120120
Certified Mail #:
5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 2
AKA: 5500 SW 32 CT, PEMBROKE PARK, FL
33023 1-2 #A & B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 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(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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County.	30
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	(Ord. No. 82-1-1, § 2, 1-13-82) It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82)	30

Notes/Mean of Correction:

1. Bulk trash and cable on swale area. Remove construction cable and trash from swale area and keep swale area in a neat order.
 2. Installed chain-link fence with gate doors without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed screen room on backend of property without a permit. Obtain plans for an after the fact permit and inspections.
 5. Construction silt on fence. Remove construction silt from fence.
 6. Overgrown trees. Trim overgrown trees.
- Double permit fee assessed.
Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

DINH, OANH LE, THUY

5500 SW 32 CT, A & B
PEMBROKE PARK, FL 33023

Case #:

9156

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

DINH, OANH LE, THUY

NOV #9156.

5500 SW 32CT 1-2 #ARB,
Pembroke Park, FL 33023.



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5500 SW 32 COURT #A-B, PEMBROKE PARK FL 33023	ID #	5142 30 12 0120
Property Owner	DINH, OANH LE, THUY	Millage	0613
Mailing Address	5500 SW 32 CT PEMBROKE PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$12,000	\$539,180	\$551,180	\$551,180				
2023	\$12,000	\$539,180	\$551,180	\$551,180	\$11,898.42			
2022	\$63,000		\$63,000	\$63,000	\$1,330.58			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$551,180	\$551,180	\$551,180	\$551,180				
Portability	0	0	0	0				
Assessed/SOH	\$551,180	\$551,180	\$551,180	\$551,180				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$551,180	\$551,180	\$551,180	\$551,180				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/7/2022	WD-Q	\$613,000	118079860	\$2.00	6,000	SF		
6/22/2020	DRR-T	\$100	116572606					
3/18/2020	WD-Q	\$70,000	116424577					
3/17/2020	DRR-T	\$100	116416111					
3/17/2020	DRR-T	\$100	116416064					
				Adj. Bldg. S.F. (Card, Sketch)		1800		
				Units		2		
				Eff./Act. Year Built: 2023/2022				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								

Joseline Ramirez

From: Joseline Ramirez
Sent: Monday, November 4, 2024 12:59 PM
To: oanh dinh
Subject: RE: Case 9156

Thank you for the update, you have until the Special Magistrate hearing in January 2025.

Regards,

Joseline Ramirez
Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

-----Original Message-----

From: oanh dinh <oanhdinh_55@yahoo.com>
Sent: Tuesday, October 22, 2024 9:44 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 9156

Dear Jramirez

My name Oanh Dinh, I'm owner property 5500 sw 32 ct, Pembroke park fl 33023 Can I request 90 days more from today 10/22/24 to obtain permits and cure violation. The engineer and city still work together and we waiting for final approval to do the work Thank you Jramirez

Sent from my iPhone

> On Mar 21, 2024, at 11:21 AM, oanh dinh <oanhdinh_55@yahoo.com> wrote:
>
> Case 9156. 03/21/24
> Good morning Jramirez
> My name is Oanh Dinh, I'm owner property 5500sw 32ct , Pembroke park,
> fl,33023 Can I request 90 days more from today 03/21/24 to obtain permits and cure the violation.
> I'm working with engineers and contractor getting the permits to keep the patio screen and fence
> Thank
> you Regards Oanh Dinh
>
> Sent from my iPhone
>

>> On Jan 10, 2024, at 9:20 AM, oanh dinh <oanhdinh_55@yahoo.com> wrote:

>>

>> Good morning,

>>

>> I am requesting 90 days to obtain permits and cure the violation. I already cleaned up the property.

>>

>> Regards,

>>

>> Oanhdinh

>>

>>

>> Sent from my iPhone

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.











Case Overview

Property/Incident Information

Owner	Address	Site Address
ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ	135 Steven St, Lot 19 Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street, Pembroke Park, FL 33009

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status	Open	Case #	9157	Date Next Inspection	1/15/2025
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Notes

Vin # V451513942410
 1. Mobile home ceilings are caved in. Repair ceiling damage with building permits.
 2. Mobile home has substantial water damage, mold like substance nuisance and unsanitary nuisances are present. Repair all water damaged structure with building permits, remove mold like substance and provide remediation report, clean and sanitize entire mobile home.
 3. Mobile home is uninhabitable and unsafe. Health and safety hazard nuisances are present. Ensure that mobile home is rehabilitated for use.
 Obtain plans for permit and inspection of all repairs to mobile. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/6/2023		Notice of Violation	Hand
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 1/15/2025
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ	135 Steven St, Lot 19 Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street, Pembroke Park, FL 33009

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status	Open	Case #	9157	Date Next Inspection	1/15/2025
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Notes

Vin # V451513942410
 1. Mobile home ceilings are caved in. Repair ceiling damage with building permits.
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 Obtain plans for permit and inspection of all repairs to mobile. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/6/2023		Notice of Violation	Hand
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 1/15/2025
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HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 1/15/2025

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ

CASE NO. 9157

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ AT 11:07 A.M. ON THE 02 DAY OF JANUARY 2025.

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

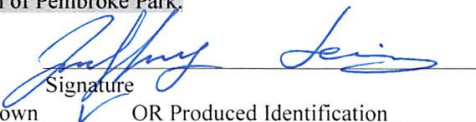
T Y P E O F S E R V I C E

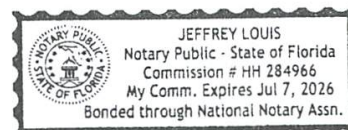
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in 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 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature
Personally Known OR Produced Identification
Type of Identification Produced






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/16/2024

Sent To:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:
9157

Property Owner:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
135 Steven St, Lot 19
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, Pembroke
Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 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(b) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure wash or chemical), repaired or re-covered with like material when between five (5) 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 available color and style to the	30

01/02/2025 11:07



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/16/2024

Sent To:

ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ

135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:

9157

Property Owner:

ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ

135 Steven St, Lot 19
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, Pembroke
Park, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	30

Vin # V451513942410

1. Mobile home ceilings are caved in. Repair ceiling damage with building permits.
 2. Mobile home has substantial water damage, mold like substance nuisance and unsanitary nuisances are present. Repair all water damaged structure with building permits, remove mold like substance and provide remediation report, clean and sanitize entire mobile home.
 3. Mobile home is uninhabitable and unsafe. Health and safety hazard nuisances are present. Ensure that mobile home is rehabilitated for use.
- Obtain plans for permit and inspection of all repairs to mobile. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 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



12/16/2024

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

T# 1921938723

B# 1030498

Identification Number FLA67360	Year 0	Make UNKNOW	Body HS	WT-L-BHP 59'1"	Vessel Regis. No.	Title Number 112519861
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Registered Owner: ANA MARIA GONZALEZ TORRES OR YUNIESKY PADILLA GONZALEZ
Date of Issue 02/09/2024

135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

IMPORTANT INFORMATION

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

Mail To:

ANA MARIA GONZALEZ TORRES
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

Case 614
Case 4635
Case 9157

CERTIFICATE OF TITLE

Identification Number FLA67360	Year 0000	Make UNKN	Body HS	WT-L-BHP 59'1"	Vessel Regis. No.	Title Number 112519861
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Lien Release
Interest in the described vehicle is hereby released

Prev State FL	Color	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 01/03/2024
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By _____

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue 02/09/2024
--	--------------	---------------	------	-----------------------------

Title _____

Date _____

Registered Owner

ANA MARIA GONZALEZ TORRES OR YUNIESKY PADILLA GONZALEZ
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director



Control Number 166116559

10 /12 166116559

David M. Kerner

David M. Kerner
Executive Director

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

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

Seller Must Enter Purchaser's Name: _____

Address: _____

Seller Must Enter Selling Price: _____

Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must

Sign Here: _____

CO-SELLER Must

Sign Here: _____

Print Here: _____

Print Here: _____

Selling Dealer's License Number: _____

Tax No. _____

Tax Collected: _____

Auction Name: _____

License Number: _____

PURCHASER Must

Sign Here: _____

CO-PURCHASER Must

Sign Here: _____

Print Here: _____

Print Here: _____

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

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

MTF602

9589 0710 5270 1814 1909 60

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 9.64

Sent To
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
FOH NO. 9157
135 STEVEN STREET, PEMBROKE
PARK, FL 33009

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

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

9589 0710 5270 1814 1909 77

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 9.92

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

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

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

9589 0710 5270 1814 1909 84

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 9.92

Sent To
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
6400 TELEGRAPH RD NO.2000
BLOOMFIELD TOWNSHIP, MI 48301

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 7288 2028 9903 35

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1909 77

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent
☐ Addressee

B. Received by (Printed Name)

DEC 27 2024

C. Date of Delivery

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

3. Service Type

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

Mail
Restricted Delivery
(0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
6400 TELEGRAPH RD NO.2000
BLOOMFIELD TOWNSHIP, MI 48301



9590 9402 7288 2028 9903 28

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1909 84

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail
Restricted Delivery
(0)

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

Case #:
9157

Petitioner,

vs.

ANA MARIA GONZALEZ
OR YUNIESKY PADILLA
GONZALEZ
2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, Pembroke
Park, FL 33009

Respondent(s)

On 12/16/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ
Address:	135 Steven St, Lot 19 Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street, Pembroke Park, FL 33009
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
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Notes/Mean of Correction:

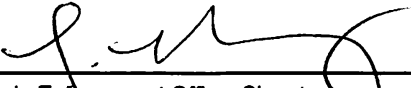
Vin # V451513942410

1. Mobile home ceilings are caved in. Repair ceiling damage with building permits. Permit #24370259-0 for roof in progress.
2. Mobile home has substantial water damage, mold like substance nuisance and unsanitary nuisances are present. Repair all water damaged structure, remove mold like substance and provide remediation report, clean and sanitize entire mobile home. Call for re-inspection.
3. Mobile home is uninhabitable and unsafe. Health and safety hazard nuisances are present. Ensure that mobile home is rehabilitated for use. Call for re-inspection.

Further, Affiant sayeth naught

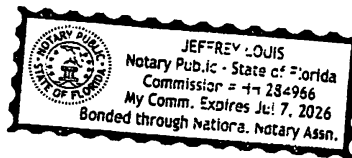
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/16/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Deborah Lisa Vaughn
135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:

9157

Date:

12/06/2023

Property Owner:

Deborah Lisa Vaughn
135 Steven St, Lot 19
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, Pembroke
Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01)	30
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	30

Notes/Mean of Correction:

Vin # V451513942410

1. Mobile home ceilings are caved in. Repair ceiling damage with building permits.
 2. Mobile home has substantial water damage, mold like substance nuisance and unsanitary nuisances are present. Repair all water damaged structure with building permits, remove mold like substance and provide remediation report, clean and sanitize entire mobile home.
 3. Mobile home is uninhabitable and unsafe. Health and safety hazard nuisances are present. Ensure that mobile home is rehabilitated for use.
- Obtain plans for permit and inspection of all repairs to mobile. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$3,565,990	\$217,900	\$3,783,890	\$3,180,340				
2023	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220	\$68,318.90			
2022	\$2,765,790	\$217,900	\$2,983,690	\$2,628,390	\$57,693.60			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890				
Portability	0	0	0	0				
Assessed/SOH	\$3,180,340	\$3,783,890	\$3,180,340	\$3,180,340				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,180,340	\$3,783,890	\$3,180,340	\$3,180,340				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/2/2002	SW*	\$220,000	33474 / 1458	\$10.00	355,645	SF		
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF		
8/20/1997	WD*	\$3,262,200	26945 / 137					
2/22/1989	CP*	\$100	16299 / 977					
				Adj. Bldg. S.F. (Card, Sketch)		550		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number L02000014024
FEI/EIN Number 42-1541005
Date Filed 06/07/2002
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/19/2014
Event Effective Date NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0600

T# 1037878758
B# 1893016

Identification Number FLA67360	Year 0	Make UNKN	Body HS	WT-L-BHP 59'1"	Vessel Regs. No.	Title Number 112519861
--	------------------	---------------------	-------------------	--------------------------	------------------	----------------------------------

Registered Owner:

DEBORAH LISA VAUGHN
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

Date of Issue **07/21/2018**

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

IMPORTANT INFORMATION

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

Mail To:

DEBORAH LISA VAUGHN
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

CERTIFICATE OF TITLE

Identification Number FLA67360	Year 0000	Make UNKN	Body HS	WT-L-BHP 59'1"	Vessel Regs. No.	Title Number 112519861	Lien Release Interest in the described vehicle is hereby released
Prev State FL	Color	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 02/18/2017	By _____ Title _____
Odometer Status or Vessel Manufacturer or OH use				Hull Material	Prop	Date of Issue 07/21/2018	Date _____

Registered Owner

DEBORAH LISA VAUGHN
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director



Terry L. Rhodes

Terry L. Rhodes
Executive Director

Control Number **133681611**
1 / 29 133681611

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

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

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1 reflects ACTUAL MILEAGE ☐ 2 is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3 is NOT THE ACTUAL MILEAGE.

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

SELLER Must

Sign Here

CO-SELLER Must

Sign Here

Print Here

Print Here

Selling Dealer's License Number:

Tax No.

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

Sign Here

CO-PURCHASER Must

Sign Here

Print Here

Print Here

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

LIEN SATISFACTION

VOID IF ALTERED

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 1 / 18

T# 918878957
B# 935421

DECAL 19876922

Expires Midnight Sat 12/31/2016

YR/MK 0/UNKNOWN BODY HS
VIN FLA67360
LENGTH 59'1" LOCATION 10 66

TITLE 112519861

2ND DL# G655009898910

Reg. Tax	26.10	Class Code	51
Init. Reg.		Tax Months	5
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	29.10		

DL/FEID V451513942410
Date Issued 8/2/2016

KEVIN MANUEL VILLANUEVA, ALEXA IVANA GERONIMO
135 STEVEN ST LOT 19
HALLANDALE BEACH, FL 33009-3824

IMPORTANT INFORMATION

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



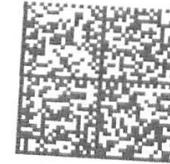
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



Lakeshore Mobile Home
Park LLC

NOV #9157.
2701 S Park Road,
Pembroke Park, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



Lakeshore Mobile Home
Park LLC

NOV #9157
6400 Telegraph Rd #2000
Bloomfield, Township, MI 48301



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

V Corp SERVICES LLC

Nov #9157.

1200 S Pine Island Rd,
Plantation, FL 33324.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Nov

Sent To:

Deborah Lisa Vaughn

135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:

9157































Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3940 PEMBROKE RD PEMBROKE PARK, FL 33009	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3940 Pembroke Rd, Pembroke Park, FL 33009

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS: COMM NE COR PAR A, NWLY 7.43, NWLY 162.30, S 12, WLY 105.05 TO POB, S 317.49, W 295.78, N 93.39, W 34.69, N 235.12, N 0.78, E 51.24, SELY 50, E 229.95 TO POB, LESS 205 SF DED R/W PER PLAT, LESS DOT R/W PER OR 38014/153

Case Status	Open	Case #	9269	Date Next Inspection	1/15/2025
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Notes

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout.
4. Digital/animated sign prohibited. Remove digital/animated sign.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Regular Mail
11/25/2024		Affidavit of Non-Compliance	Regular Mail
12/17/2024	1/15/2025	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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025

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: 1/15/2025
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 residence...	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC

CASE NO. 9269

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3940 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:12 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

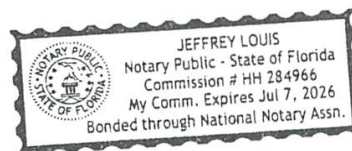

AFFIANT

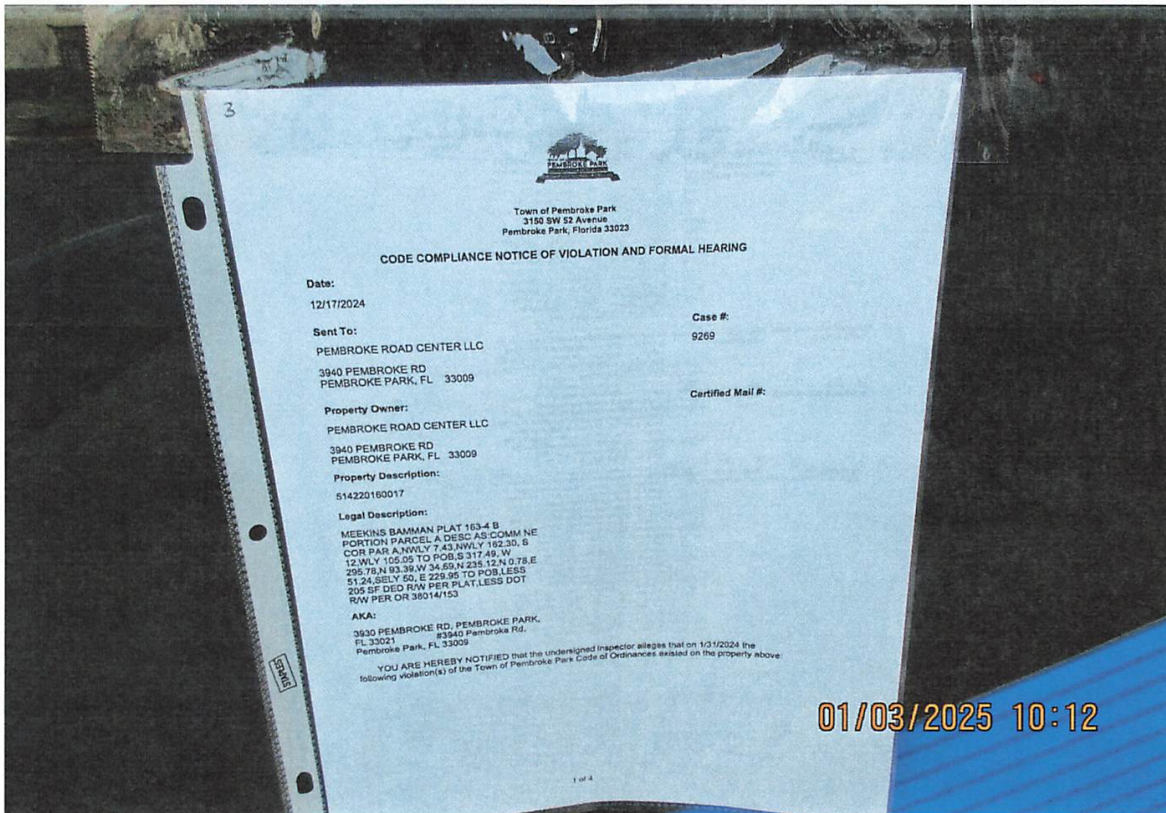
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Case #:

9269

Property Owner:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
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

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout.
4. Digital/animated sign prohibited. Remove digital/animated sign.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 January, 2025 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.

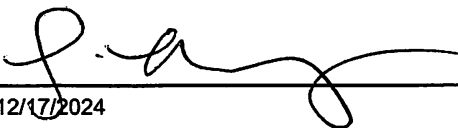
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer


12/17/2024

9589 0710 1814 1908 85

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$

Total Postage and
\$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NO. 9963, 9700, 9989, 9269 Fort
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Street and Apt. No.
City, State, ZIP+4[®]

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

9589 0710 1814 1909 15

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$

Total Postage and
\$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
NO. 9269 Fort
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

Street and Apt. No.
City, State, ZIP+4[®]

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

9589 0710 1814 1909 15

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
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NO. 9269 Fort
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
PEMBROKE ROAD CENTER LLC
NO. 9269 Fort
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

Street and Apt. No.
City, State, ZIP+4[®]

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
 NS COMPANY SERVICES LLC
 NO. 9963, 9700, 9989, 9269 ~~FOH~~
 1110 BRICKELL AVE SUITE 310
 MIAMI, FL 33131



9590 9402 9016 4122 6500 84

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 92

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery (00)

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9269

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009

Respondent(s)

On 11/25/2024 I **JOSELINE RAMIREZ** as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3940 PEMBROKE RD PEMBROKE PARK, FL 33009
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3940 Pembroke Rd, Pembroke Park, FL 33009
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/25/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 11/25/2024

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-28. - Display.

Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)

Not in Compliance -
Reinspection Date:
11/25/2024

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:
11/25/2024

Notes/Mean of Correction:

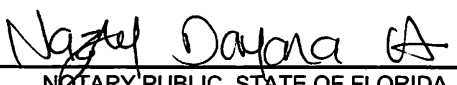
1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit. BTR is not up to date. Not corrected.
2. Obtain a certificate of use. Display Certificate of Use in unit. CU is not up to date. Not corrected.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout. Not corrected, no permit application submitted.
4. Digital/animated sign prohibited. Remove digital/animated sign. Not corrected.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling. Call for re-inspection.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept. Call for re-inspection.

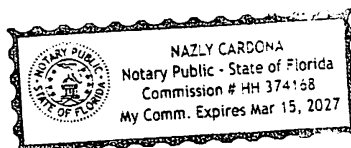
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/25/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS M
IMI
\$000.69
11/26/2024 ZIP 3
043M30245597

Sent To:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Case #:

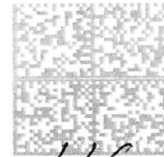
9269

TOWN OF PEMBROKE PARK

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

ANC 9989
9269


Pembroke Road Center LLC
12895 Sw 132 St
Unit 202
Miami, FL 33186



quadiant
FIRST-CLASS
IMI
\$000.6
11/26/2024 Z
043M302455

TOWN OF PEMBROKE PARK

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

ANC 9989
9269


NS Company Services LLC
1110 Brickell Ave
Suite 310
Miami, FL 33131



quadiant
FIRST-CLASS
IMI
\$000.69
11/26/2024 ZIP
043M30245597



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #: 9269

Date: 01/31/2024

Property Owner: PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Property Description: 514220160017

Certified Mail #:

Legal Description: MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS: COMM NE
COR PAR A, NWLY 7.43, NWLY 162.30, S
12, WLY 105.05 TO POB, S 317.49, W
295.78, N 93.39, W 34.69, N 235.12, N 0.78, E
51.24, SELY 50, E 229.95 TO POB, LESS
205 SF DED R/W PER PLAT, LESS DOT
R/W PER OR 38014/153

AKA: 3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

- (1) 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...

Notes/Mean of Correction:

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout.
4. Digital/animated sign prohibited. Remove digital/animated sign.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin

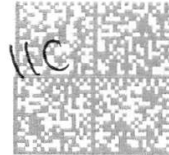
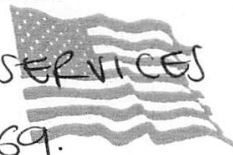


TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

NS COMPANY SERVICES LLC
NOV #9269.

1110 BRICKELL AVE, STE 310
MIAMI, FL 33131



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁹

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE ROAD CENTER LLC
NOV #9269.

3940 PEMBROKE ROAD,
PEMBROKE PARK, FL 33021



quadiant

FIRST-CLASS MAIL
IMI

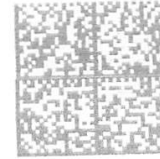
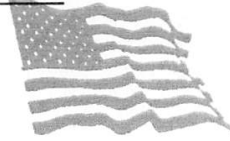
\$000.64⁹

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/01/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

PEMBROKE ROAD CENTER LLC

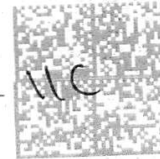
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

9269

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/01/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC

NOV #9269.

3930 PEMBROKE ROAD,
PEMBROKE PARK, FL 33021.



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).

Page 154 of 1059



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

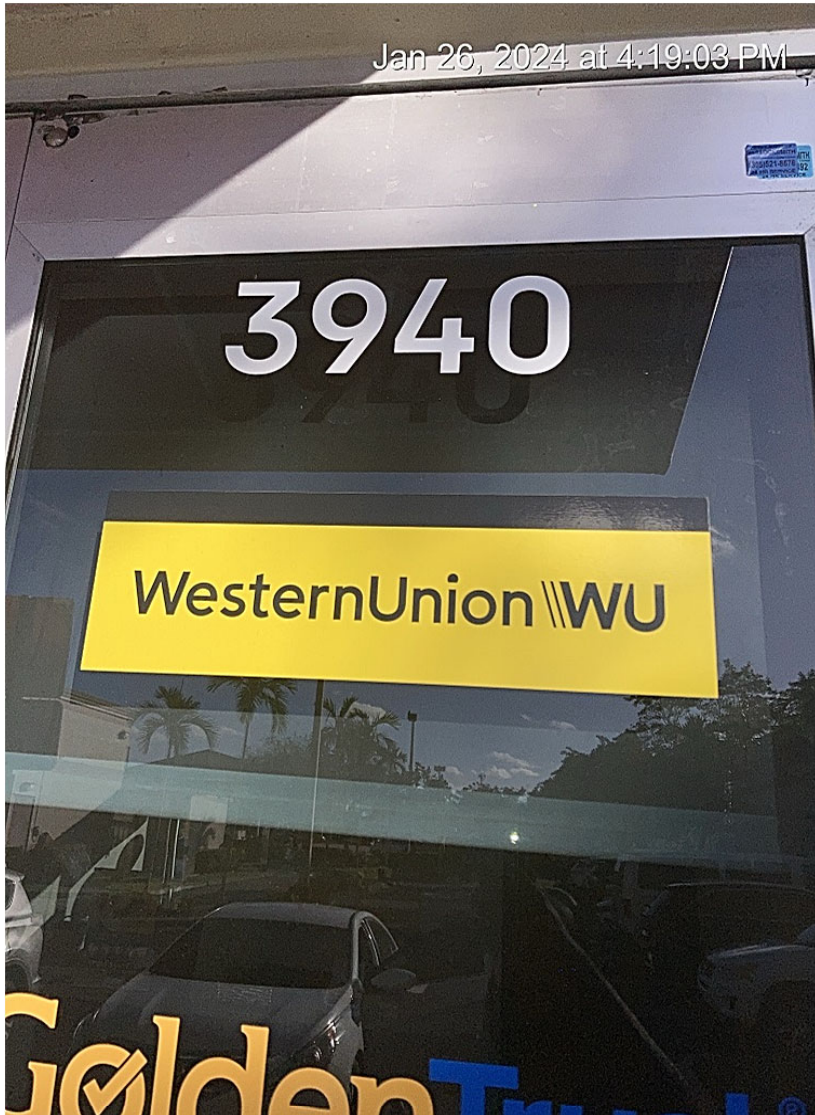
Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.

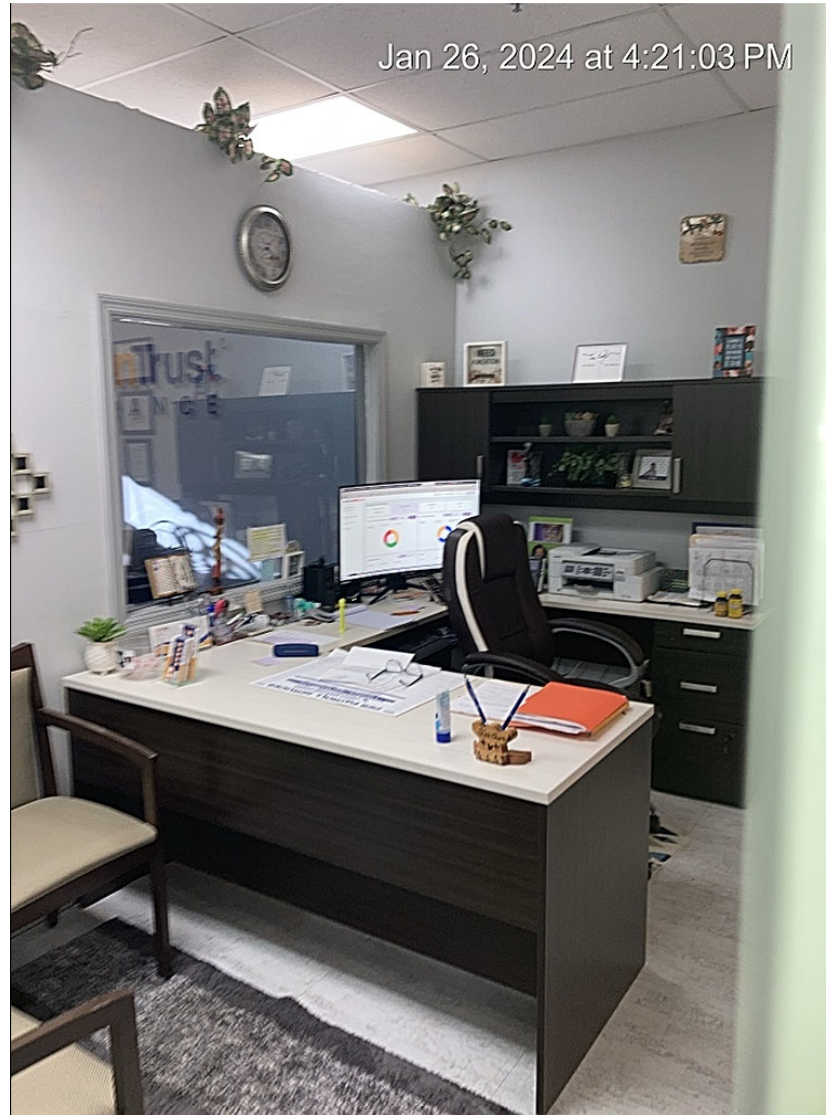


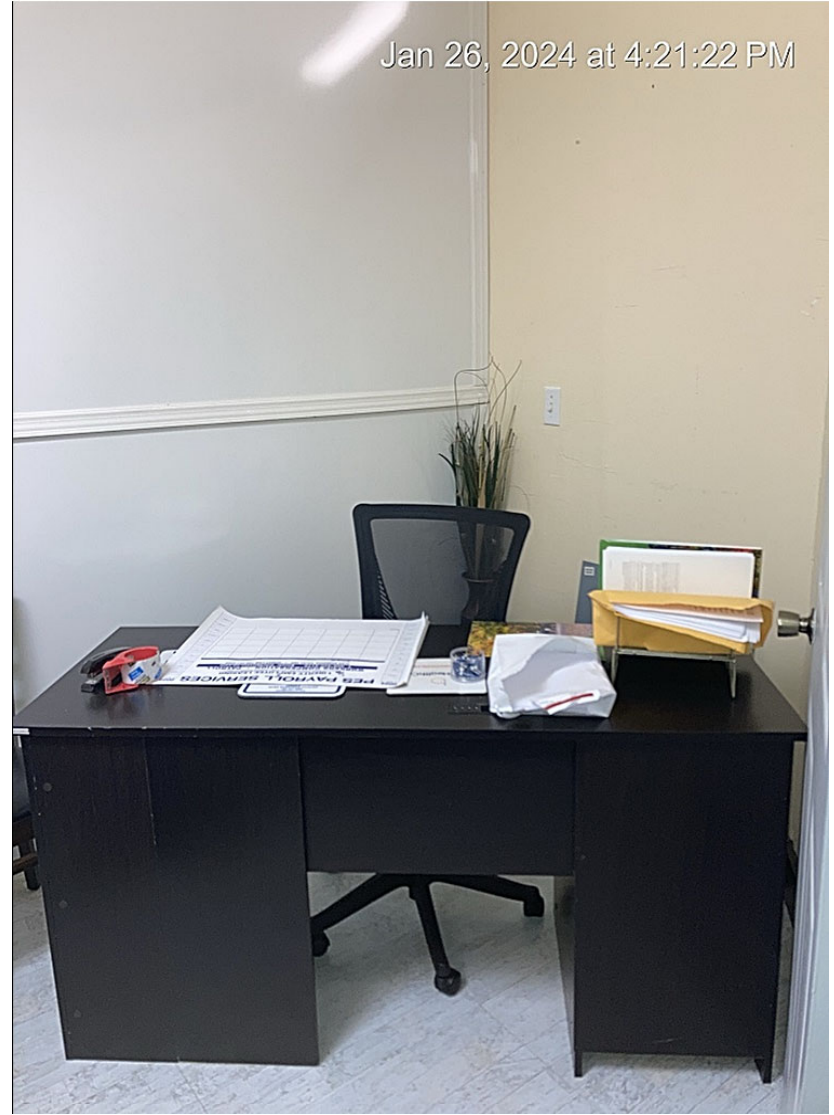
Jan 26, 2024 at 4:20:37 PM



Jan 26, 2024 at 4:20:44 PM















Case Overview

Property/Incident Information

Owner	Address	Site Address
3520W LLC	3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, Flori 33023	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090280

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22
W 11,22 A W 11 BLK 40

Case Status	Open	Case #	9380	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Regular Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3520W LLC

CASE NO. 9380

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: 3520W LLC AT 10:29 A.M. ON THE 02
DAY OF JANUARY 2025.

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

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in 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.

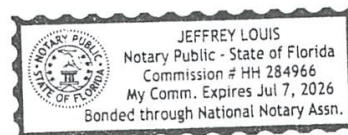

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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






Town of Pembroke Park
3150 SW 62 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/17/2024

Sent To: 3520W LLC Case #: 9380

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner: 3520W LLC Certified Mail #:

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description:
514230080280

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions 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

01/02/2025 10:29



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

3520W LLC

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, Flori 33023

Case #:

9380

Property Owner:

3520W LLC

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, Flori33023

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 January, 2025 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.

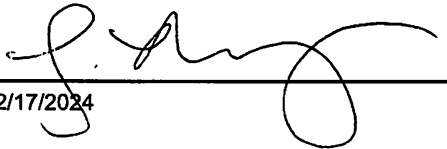
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer


12/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9380

Petitioner,

vs.

3520W LLC
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3520W LLC

Address: 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK,
Flori33023

Folio: 514230090280

Site Address: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33023

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A
E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024

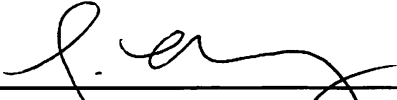
Notes/Mean of Correction:

1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing. Not permits obtains, violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

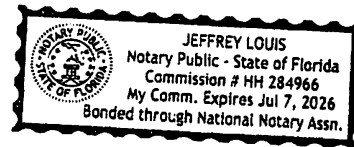


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024



NOTARY PUBLIC, STATE OF FLORIDA



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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

3520W LLC
YEHUDA GABAY
NO. 9380 FCH
470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

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

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

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

Certified Mail Fee

\$

Extra Services & Fees (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

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

3520W LLC
NO. 9380 FCH
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, Flori 33160

Case #:

9380

Date:

03/05/2024

Property Owner:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, Flori33160

Property Description:

514230090280

Certified Mail #:**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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Notes/Mean of Correction:

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Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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Joseline Ramirez
Chief Code Compliance Officer



Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	3520W LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680				
2023	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$30,409.46			
2022	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$29,751.89			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
Portability	0	0	0	0				
Assessed/SOH	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
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	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/10/2021	SWD-Q	\$1,565,000	117733104	\$11.00	30,869	SF		
11/9/2021	WD-T	\$100	117733100					
11/9/2021	DRR-T	\$100	117733099					
3/1/1991	QCD	\$100	18346 / 540					
9/1/1985	WD	\$130,000		Adj. Bldg. S.F. (Card, Sketch)		8480		
				Eff./Act. Year Built: 1990/1989				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	87-2695733
Date Filed	09/14/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/08/2024

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

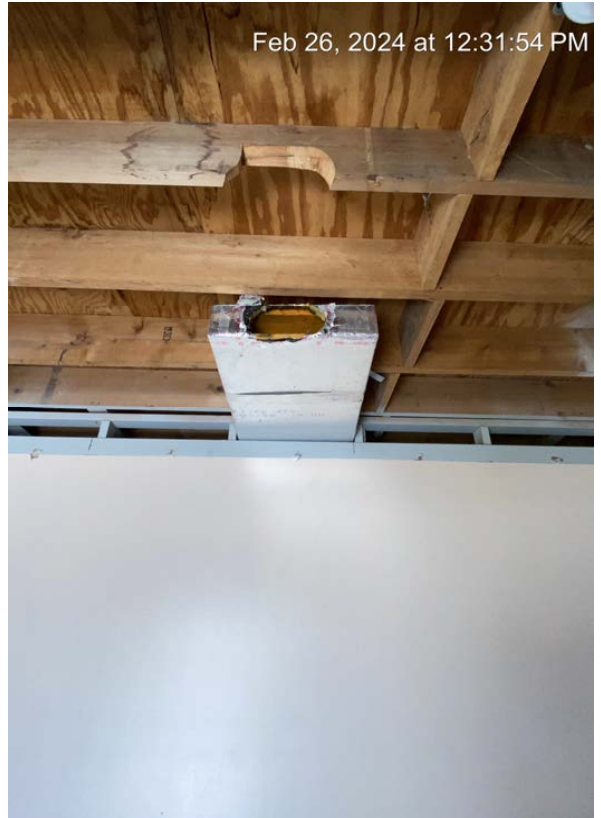
Name & Address

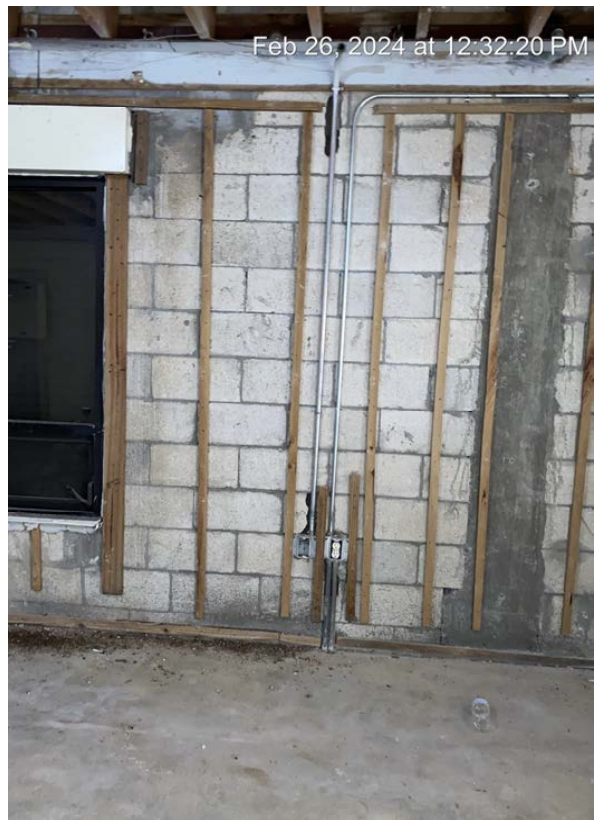
Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

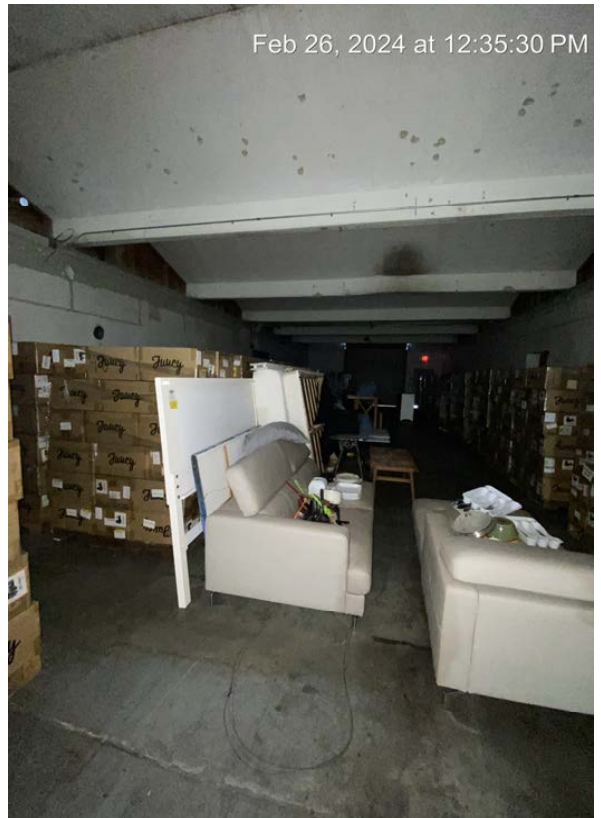
WARDAK, MASOUD
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009















Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	4809 SW 41 Street, apt. 108 Pembroke Park, Flori 33023	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108

Folio

514230130220

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Case Status	Open	Case #	9399	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.
3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/11/2024		Notice of Violation	Regular Mail
3/11/2024		Complaint	
11/7/2024		Affidavit of Non-Compliance	Regular Mail
12/18/2024	1/15/2025	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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025
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Case Overview

HEALTH AND SANITATION

Sec. 12-76. (b)
Nuisances; duty of
property owners and
tenants to prevent.

The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.

Not in Compliance -
Reinspection Date:
1/15/2025

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD

CASE NO. 9399

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4809 SW 41 ST APT 108, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE VILLAS APARTMENTS LTD
AT 10:19 A.M. ON THE 02 DAY OF JANUARY 2025.

- (X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

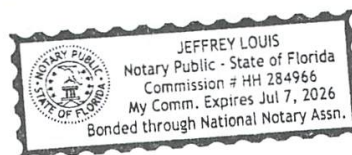

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

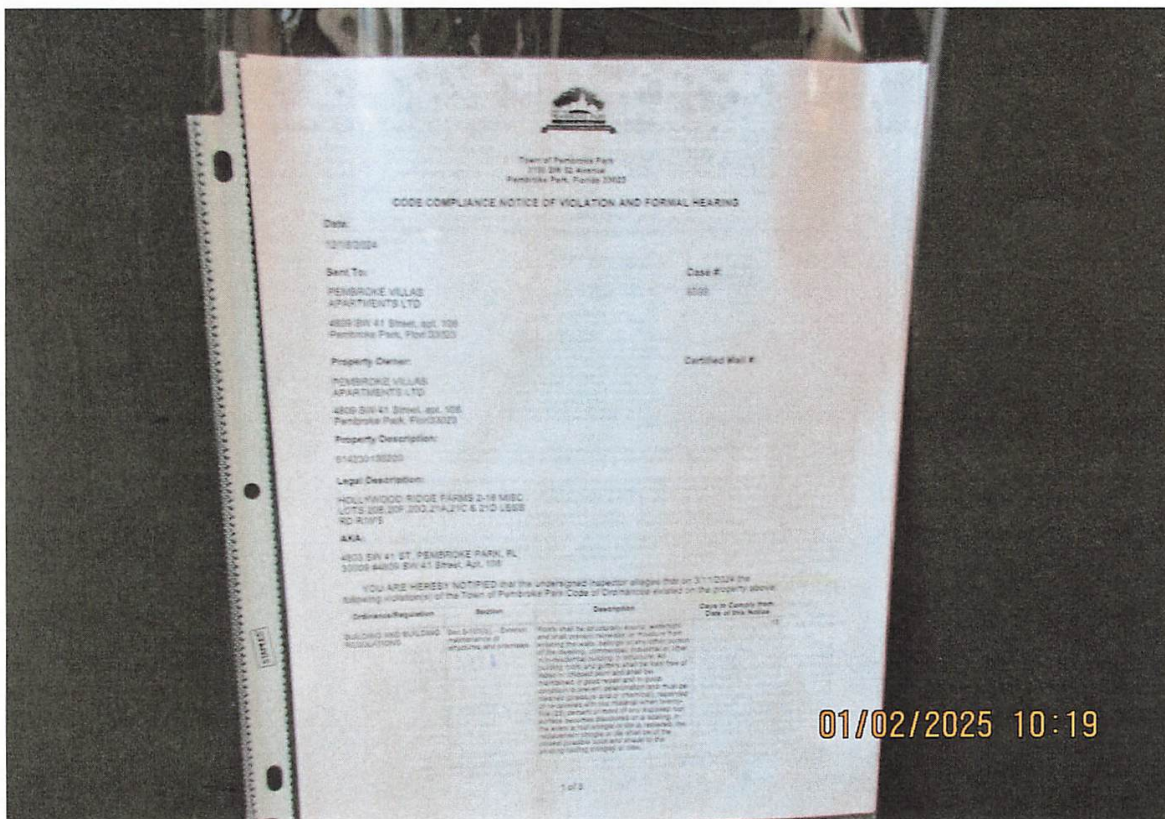
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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



9399





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/18/2024

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori33023

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.

2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.

3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within 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 January, 2025 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.

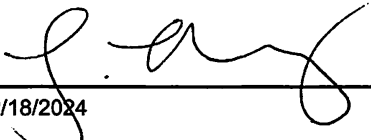
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


12/18/2024

9589 0710 5270 1814 1908 47

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

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

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

Postmark Here

Postage \$
 Total Postage and \$ **9.64**
 Sent To **PEMBROKE VILLAS APTS LTD**
LEWIS V SWEZY
NO. 9399 F0H
 Street and Apt. No. **7735 NW 146TH STREET STE 306**
 City, State, ZIP+4® **MIAMI LAKES, FL 33016**

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

9589 0710 5270 1814 1908 23

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

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

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

Postmark Here

Postage \$
 Total Postage and \$ **9.64**
 Sent To **PEMBROKE VILLAS APTS LTD**
NO. 9399 F0H
 Street and Apt. No. **4809 SW 41 ST APT 108**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33023**

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, *no front-side permits.*

1. Article Address

PEMBROKE VILLAS APTS LTD
LEWIS V SWEZY
NO. 9399 F0H
7735 NW 146TH STREET STE 306
MIAMI LAKES, FL 33016



9590 9402 9016 4122 6501 38

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 47

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

COMPLETE THIS SECTION ON DELIVERY

A. 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
☐ Mail Restricted Delivery (00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 4809 SW 41 Street, apt. 108 Pembroke Park, Flori 33023	9399	03/11/2024
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 4809 SW 41 Street, apt. 108 Pembroke Park, Flori33023	514230130220	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	15
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	(Ord. No. 13-09-01, § 2, 9-11-13) The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

Notes/Mean of Correction:

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.

3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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

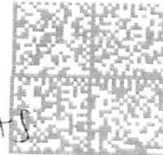

Joseline Ramirez
Chief Code Compliance Officer



Finance Department

TOWN OF PEMBROKE PARK

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



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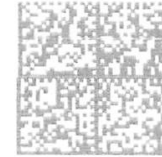
03/13/2024 ZIP 33023
043M30245597

US POSTAGE

Pembroke villas Apartments
1td
Nov #9399.
4803 SW 41 st.
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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



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03/13/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

PEMBROKE VILLAS APARTMENTS
LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

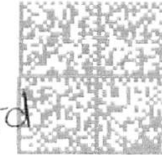
9399



Finance Department

TOWN OF PEMBROKE PARK

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



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Swezy, Lewis V
Pembroke villas Apartments Ltd

Nov #9399.
7735 NW 146 St #306.
Miami Lakes, FL 33016.



Site Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03-03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$926,190	\$14,210,750	\$15,136,940	\$7,568,830	
2023	\$926,190	\$14,210,750	\$15,136,940	\$6,880,760	
2022	\$926,190	\$14,210,750	\$15,136,940	\$6,255,240	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,136,940	\$15,136,940	\$15,136,940	\$15,136,940
Portability	0	0	0	0
Assessed/SOH	\$7,568,830	\$15,136,940	\$7,568,830	\$7,568,830
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 36-26	\$7,568,830	\$15,136,940	\$7,568,830	\$7,568,830
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/7/2001	DRR	\$100	31578 / 654	\$2.00	463,094	SF
10/2/2000	WD	\$595,000	30909 / 449			
3/15/1996	WD	\$245,000	24617 / 608			
6/12/1985	WD	\$100	12621 / 411			
				Adj. Bldg. S.F. (Card, Sketch)		158683
				Units		180
				Eff./Act. Year Built: 2004/2003		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
180								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number A99000000760
FEI/EIN Number 65-0983522
Date Filed 05/11/1999
State FL
Status ACTIVE
Last Event LP AMENDMENT
Event Date Filed 09/22/2017
Event Effective Date NONE

Principal Address

7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
 7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
 7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016



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

Case #:
9399

Petitioner,

vs.

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

Respondent(s)

On 11/7/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE VILLAS APARTMENTS LTD
Address:	4809 SW 41 Street, apt. 108 Pembroke Park, Flori33023
Folio:	514230130220
Site Address:	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Ordinance/Regulation	Section	Description	Date Compiled
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/7/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/7/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/7/2024

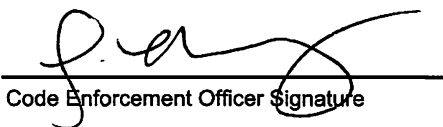
Notes/Mean of Correction:

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Removed mold like substance and provide a mold remediation report. Not corrected.
2. A/C unit is not operating. Maintenance unit as required by a licensed a/c contractor. Permit #24367017-0 complete.
3. Water heater installed without a permit. Obtain plans for permit and inspections. Not corrected.

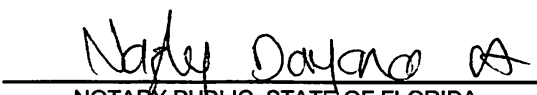
Further, Affiant sayeth naught

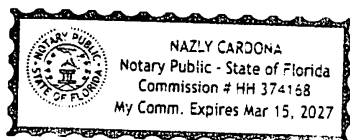
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant

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\$000.69⁹

11/08/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC
9399

Pembroke Villas Apartments LTD
4803 Sw 41st St
Pembroke Park, FL 33009



TOWN OF PEMBROKE PARK

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



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11/08/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC
9399

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69

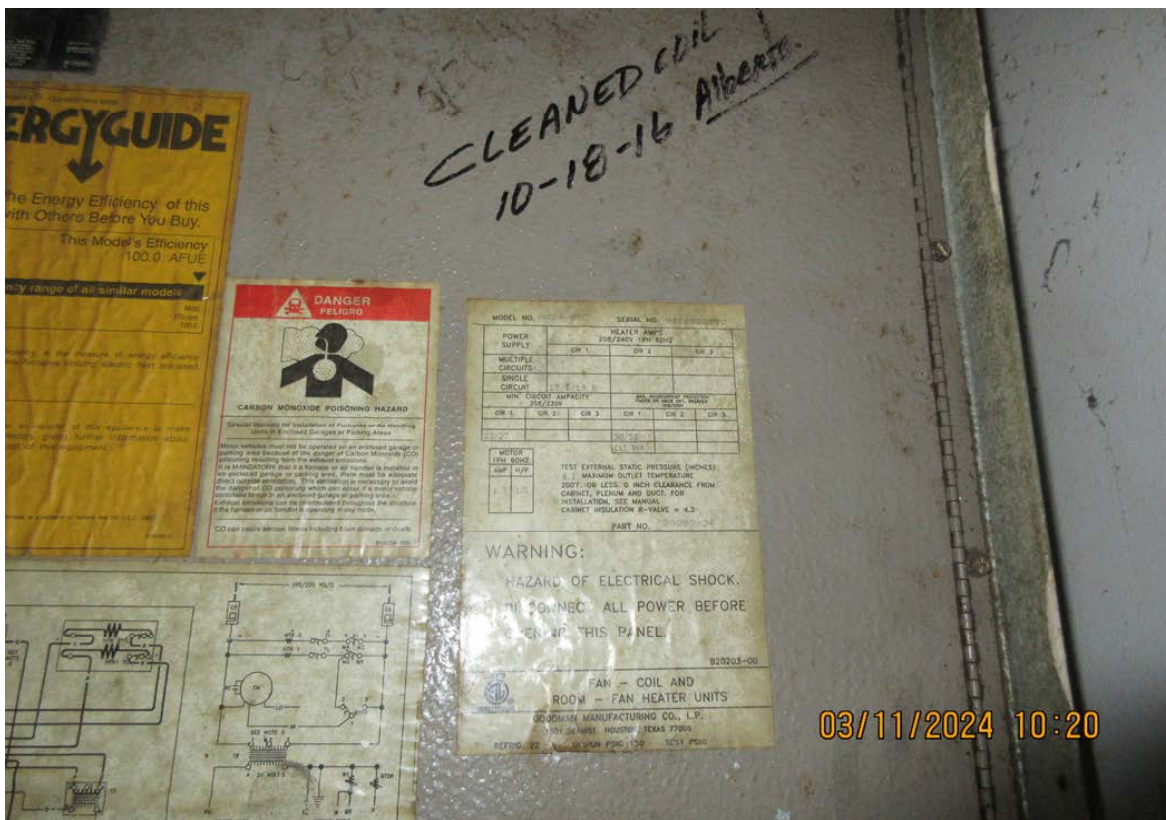
11/08/2024 ZIP 33023
043M30245597

US POSTAGE

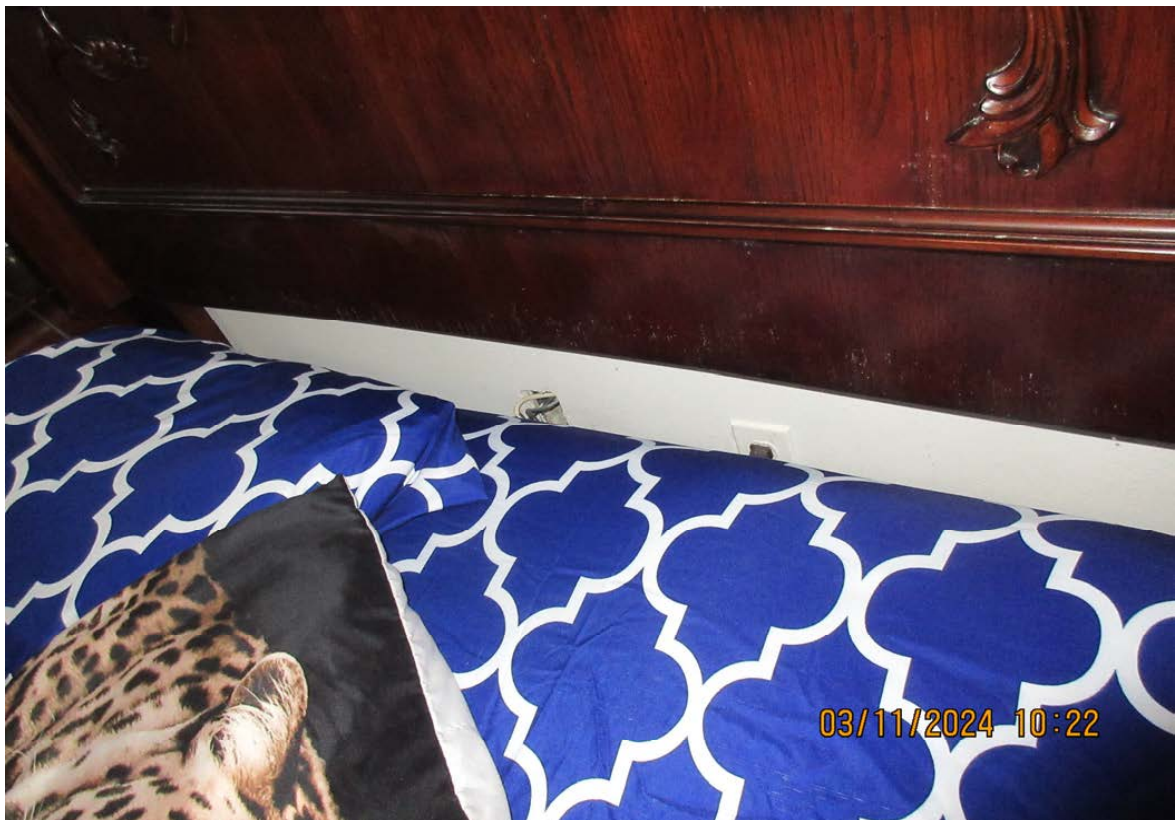
ANOC
9399

Pembroke Villas Apartments LTD
Lewis V Swazy
7735 NW 146th St
306
Miami Lakes, FL 33016



















Case Overview

Property/Incident Information

Owner	Address	Site Address
HUTCHINSON, CONRAD A	3900 SW 52 AVE #203 PEMBROKE PARK, FL 33023	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 203

Folio

514230200060

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS: W 30.75 OF E 195.27 OF S 71.50 OF TR 16, LESS N 54.67 OF W 10 THEREOF AKA: UNIT 3 BLDG 2 GLENWOOD CORT TOWNHOMES

Case Status	Open	Case #	9401	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Major water leak repair done without a permit by VC & Associates Plumbing Services. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/12/2024		Notice of Violation	Regular Mail
12/18/2024		Affidavit of Non-Compliance	Certified Mail
12/18/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HUTCHINSON, CONRAD A

CASE NO. 9401

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HUTCHINSON, CONRAD A

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3900 SW 52 AVE #203 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: HUTCHINSON, CONRAD A AT 10:13 A.M.
ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

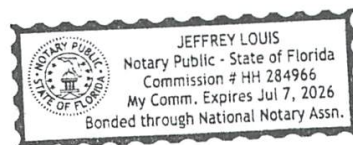

AFFIANT

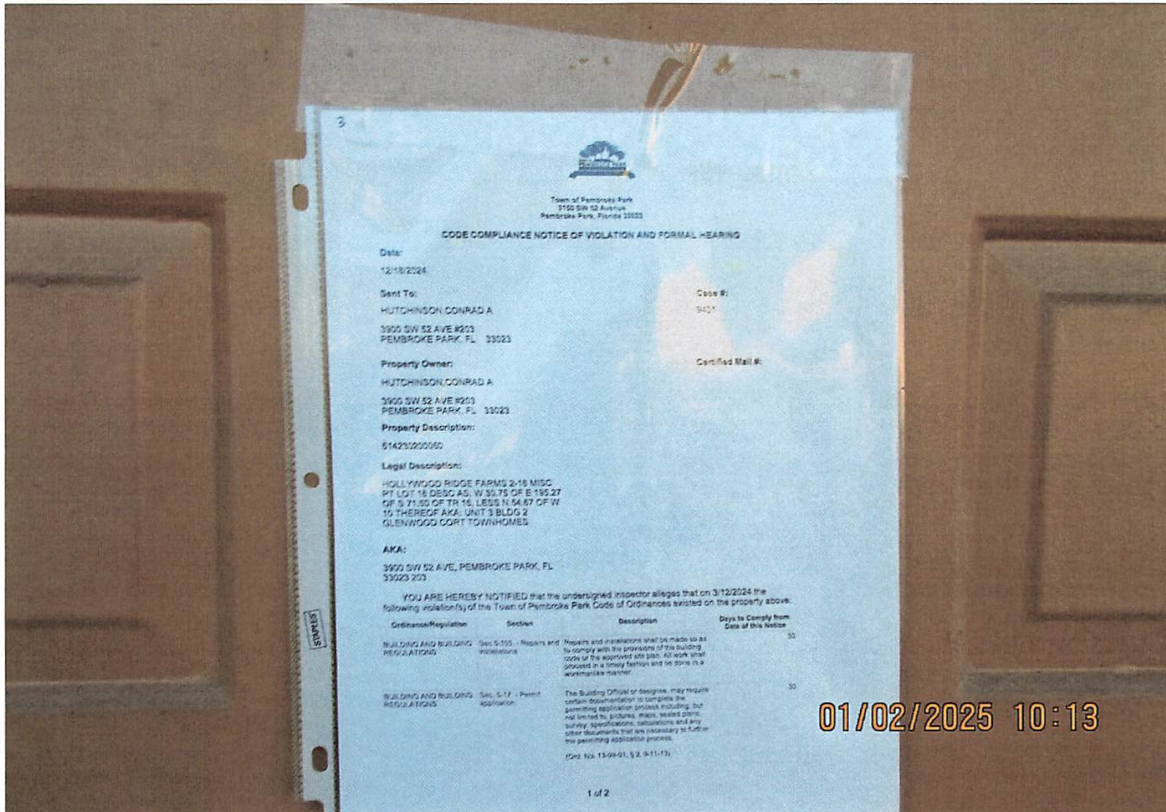
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

SHADY OAKS MHP LLC

NO. 9401 FOTH

12345 SW 100 AVE

MIAMI, FL 33176

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

CONRAD HUTCHINSON

NO. 9401 FOTH

3900 SW 52ND AVE UNIT 203

PEMBROKE PARK, FL 33023

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

SHADY OAKS MHP LLC

GORDON C WATT

NO. 9401 FOTH

4500 LE JEUNE ROAD

CORAL GABLES, FL 33146

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SHADY OAKS MHP LLC NO. 9401 NO. 9401 <i>Fort HCF 5812</i> 12345 SW 100 AVE MIAMI, FL 33176  9590 9402 9016 4122 6512 89 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1908 16	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Brandon Rubin</i> <i>12/23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024 3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SHADY OAKS MHP LLC GORDON C WATT NO. 9401 NO. 9401 <i>Fort HCF 5812</i> 4500 LE JEUNE ROAD CORAL GABLES, FL 33146  9590 9402 9016 4122 6512 72 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1908 09	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>G. Watt</i> <i>12/23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024 3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail 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:

12/18/2024

Sent To:

HUTCHINSON, CONRAD A

Case #:

9401

3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023

Property Owner:

HUTCHINSON, CONRAD A

3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230200060

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS: W 30.75 OF E 195.27
OF S 71.50 OF TR 16, LESS N 54.67 OF W
10 THEREOF AKA: UNIT 3 BLDG 2
GLENWOOD CORT TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Major water leak repair done without a permit by VC & Associates Plumbing Services. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within 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 January, 2025 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.

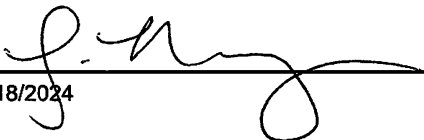
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


12/18/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9401

Petitioner,

vs.

HUTCHINSON, CONRAD A

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 203

Respondent(s)

On 12/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HUTCHINSON, CONRAD A
Address: 3900 SW 52 AVE #203 PEMBROKE PARK, FL 33023
Folio: 514230200060
Site Address: 3900 SW 52 AVE, PEMBROKE PARK, FL 33023 203
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS:
W 30.75 OF E 195.27 OF S 71.50 OF TR 16, LESS N 54.67 OF W
10 THEREOF AKA: UNIT 3 BLDG 2 GLENWOOD CORT
TOWNHOMES

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: 12/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/18/2024

Notes/Mean of Correction:

1. Major water leak repair done without a permit by VC & Associates Plumbing Services. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
Permit #24367949-0 expired, inspections were not completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

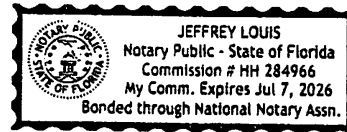


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/18/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HUTCHINSON, CONRAD A
3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023

Case #: 9401

Date: 03/12/2024

Property Owner: HUTCHINSON, CONRAD A
3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023

Property Description: 514230200060

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS: W 30.75 OF E 195.27 OF S 71.50 OF TR 16, LESS N 54.67 OF W 10 THEREOF AKA: UNIT 3 BLDG 2 GLENWOOD CORT TOWNHOMES

AKA: 3900 SW 52 AVE, PEMBROKE PARK, FL 33023 203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Major water leak repair done without a permit by VC & Associates Plumbing Services. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

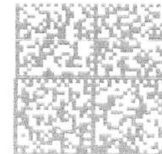
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IM!

\$000.64 ⁰/₁₀₀

03/13/2024 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

HUTCHINSON, CONRAD A

3900 SW 52 AVE #203
PEMBROKE PARK, FL 33023

Case #:

9401



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3900 SW 52 AVENUE #203, PEMBROKE PARK FL 33023-6904	ID #	5142 30 20 0060
Property Owner	HUTCHINSON, CONRAD A	Millage	0613
Mailing Address	3900 SW 52 AVE #203 PEMBROKE PARK FL 33023-6904	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS: W 30.75 OF E 195.27 OF S 71.50 OF TR 16, LESS N 54.67 OF W 10 THEREOF AKA: UNIT 3 BLDG 2 GLENWOOD CORT TOWNHOMES		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$8,260	\$229,190	\$237,450	\$232,260				
2023	\$8,260	\$202,890	\$211,150	\$211,150	\$4,558.13			
2022	\$8,260	\$198,110	\$206,370	\$146,710	\$3,464.77			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$237,450	\$237,450	\$237,450	\$237,450				
Portability	0	0	0	0				
Assessed/SOH	\$232,260	\$237,450	\$232,260	\$232,260				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$232,260	\$237,450	\$232,260	\$232,260				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/7/2022	WD-Q	\$245,000	118138671	\$5.00	1,652	SF		
6/1/1994	WD	\$47,000	22417 / 770					
12/1/1988	WD	\$55,000						
12/1/1986	WD	\$100						
1/1/1985	WD	\$100		Adj. Bldg. S.F. (Card, Sketch)		1096		
				Units		1		
				Eff./Act. Year Built: 1981/1980				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								











Case Overview

Property/Incident Information

Owner	Address	Site Address
ISRAEL FAMILY 3900 W HALLANDALE LLC	3900 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090140

Legal Description

LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 4 LESS W 60, LOT 4A LESS W 60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55 OF LOTS 7 & 7A BLK 40

Case Status	Open	Case #	9433	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Repaired roof and ceiling without a licensed contractor and without a building permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2024		Notice of Violation	Regular Mail
7/25/2024		Affidavit of Non-Compliance	Regular Mail
12/18/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ISRAEL FAMILY 3900 W HALLANDALE LLC

CASE NO. 9433

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISRAEL FAMILY 3900 W HALLANDALE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: ISRAEL FAMILY 3900 W HALLANDALE LLC AT 10:26 A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

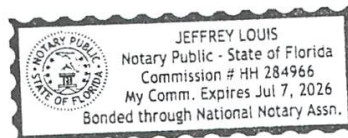
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

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






Town of Pembroke Park
3180 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/18/2024

Sent To:
ISRAEL FAMILY 3900 W
HALLANDALE LLC
3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:
9433

Property Owner:
ISRAEL FAMILY 3900 W
HALLANDALE LLC
3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230090140

Legal Description:
LAKE FOREST SEC 4-RESUB POR 43-45
B LOT 4 LESS W 60, LOT 4A LESS W
60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55
OF LOTS 7 & 7A BLK 40

AKA:
3900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2023 the 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 be done in a	30

01/02/2025 10:26

STAPLES



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/18/2024

Sent To:

ISRAEL FAMILY 3900 W
HALLANDALE LLC

3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9433

Property Owner:

ISRAEL FAMILY 3900 W
HALLANDALE LLC

3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090140

Legal Description:

LAKE FOREST SEC 4-RESUB POR 43-45
B LOT 4 LESS W 60, LOT 4A LESS W
60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55
OF LOTS 7 & 7A BLK 40

AKA:

3900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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1. Repaired roof and ceiling without a licensed contractor and without a building permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within 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 January, 2025 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



12/18/2024

9589 0710 5270 1814 1910 04

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

ISRAEL FAMILY 3900 W HALLANDALE
LLC
ISRAEL KENNETH - FOH NO. 9433
1922 NE 149 STREET
NORTH MIAMI, FL 33181

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

9589 0710 5270 1814 1909 91

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

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

Postmark
Here

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

ISRAEL FAMILY 3900 W HALLANDALE
LLC - FOH NO. 9433
3900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ISRAEL FAMILY 3900 W HALLANDALE
LLC
ISRAEL KENNETH - FOH NO. 9433
1922 NE 149 STREET
NORTH MIAMI, FL 33181



9590 9402 7288 2028 9903 04

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1910 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

(0)

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

Case #:
9433

Petitioner,

vs.

ISRAEL FAMILY 3900 W
HALLANDALE LLC
3900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 7/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ISRAEL FAMILY 3900 W HALLANDALE LLC
Address: 217 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009
Folio: 514230090140
Site Address: 3900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description: LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 4 LESS W 60, LOT 4A LESS W 60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55 OF LOTS 7 & 7A BLK 40

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: 7/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/25/2024

Notes/Mean of Correction:

1. Repaired roof and ceiling without a licensed contractor and without a building permit. Obtain plans for an after the fact permit and inspections. Not corrected.

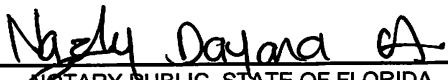
Further, Affiant sayeth naught

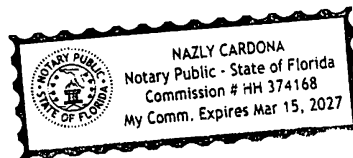
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/25/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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

Israel Family / Israel Kenneth
3900 W Hallandale LLC



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/25/2024 ZIP 33023
043M30245597

US POSTAGE

AONC #9433, #9942, #9372 WN
1922 NE 149 St,
North Miami, FL 33181

TOWN OF PEMBROKE PARK

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

Israel Family
3900 W Hallandale LLC



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/25/2024 ZIP 33023
043M30245597

US POSTAGE

AONC #9433, #9942, #9372 WN.
3900 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/25/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

ISRAEL FAMILY 3900 W
HALLANDALE LLC
217 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Case #:

9433

9942

AONC & WN



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

ISRAEL FAMILY 3900 W
HALLANDALE LLC

217 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Case #:

9433

Date:

03/22/2024

Property Owner:

ISRAEL FAMILY 3900 W
HALLANDALE LLC

217 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Property Description:

514230090140

Certified Mail #:**Legal Description:**

LAKE FOREST SEC 4-RESUB POR 43-45
B LOT 4 LESS W 60, LOT 4A LESS W
60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55
OF LOTS 7 & 7A BLK 40

AKA:

3900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Repaired roof and ceiling without a licensed contractor and without a building permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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



Jeseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



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FIRST-CLASS MAIL

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\$000.64⁹

03/25/2024 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

ISRAEL FAMILY 3900 W
HALLANDALE LLC
217 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Case #:

9433

TOWN OF PEMBROKE PARK

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



FIRST-CLASS MAIL

IMI

\$000.64⁹

03/25/2024 ZIP 33023
043M30245597

US POSTAGE

ISRAEL KENNETH

NOV # 9433.

615 OCEAN BLVD,
GOLDEN BEACH, FL 33160.

TOWN OF PEMBROKE PARK

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

Israel Family
3900 W Hallandale Ilc
Nov #9433.

3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023.



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FIRST-CLASS MAIL
IMI
\$000.64⁰
03/25/2024 ZIP 33023
043M30245597

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TOWN OF PEMBROKE PARK

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

ISRAEL FAMILY
3900 W HALLANDALE Ilc
Nov #9433.

1922 NE 149 ST
NORTH MIAMI, FL 33181.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/25/2024 ZIP 33023
043M30245597

US POSTAGE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ISRAEL FAMILY 3900 W HALLANDALE, LLC

Filing Information

Document Number	L21000333543
FEI/EIN Number	87-3053455
Date Filed	07/21/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/13/2021
Event Effective Date	NONE

Principal Address

3900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Changed: 10/13/2021

Mailing Address

1922 NE 149 Street
North Miami, FL 33181

Changed: 04/24/2023

Registered Agent Name & Address

ISRAEL, KENNETH
615 OCEAN BLVD
GOLDEN BEACH, FL 33160

Name Changed: 10/13/2021

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
615 OCEAN BLVD
GOLDEN BEACH, FL 33160



Site Address	3900 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023-4434	ID #	5142 30 09 0140
Property Owner	ISRAEL FAMILY 3900 W HALLANDALE LLC	Millage	0613
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181	Use	69
Abbr Legal Description	LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 4 LESS W 60, LOT 4A LESS W 60, LOTS 5 & 5A, LOTS 6 & 6A & THE W 55 OF LOTS 7 & 7A 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$548,850	\$107,070	\$529,600	\$126,320	\$126,320	
2023	\$548,850	\$107,070	\$529,600	\$126,320	\$126,320	\$2,726.89
2022	\$302,500	\$107,070		\$409,570	\$409,570	\$8,650.29
2024* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$126,320	\$126,320	\$126,320	\$126,320		
Portability	0	0	0	0		
Assessed/SOH	\$126,320	\$126,320	\$126,320	\$126,320		
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	\$126,320	\$126,320	\$126,320	\$126,320		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/3/2021	QC*-T	\$100	117472131	\$3,000	0.61	NU
4/13/2011	SW*-E	\$325,300	47872 / 1284	\$871,200	0.02	AC
12/9/2010	CE*-D	\$566,100	47608 / 1407			
3/6/2001	WD*	\$500,000	31357 / 624	\$871,200	0.61	AG
9/1/1977	WD	\$48,000	7117 / 492	Adj. Bldg. S.F. (Card, Sketch)		815
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
883								











Case Overview

Property/Incident Information

Owner	Address	Site Address
MORIN, JEAN-FRANCOIS	4910 SW 28 CT #4-13 PEMBROKE PARK, Flori 33023	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Folio

514230NP3130

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13

Case Status	Open	Case #	9436	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2024		Notice of Violation	Regular Mail
12/19/2024		Affidavit of Non-Compliance	Certified Mail
12/19/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MORIN, JEAN-FRANCOIS

CASE NO. 9436

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MORIN, JEAN-FRANCOIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4910 SW 28 CT #4-13, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MORIN, JEAN-FRANCOIS AT 10:22 A.M.
ON THE 03 DAY OF JANUARY 2025.

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

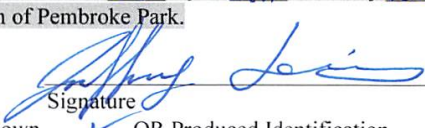
TYPE OF SERVICE

- () 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.

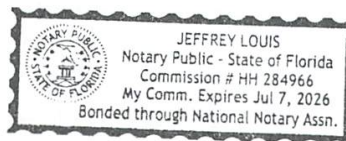

AFFIANT

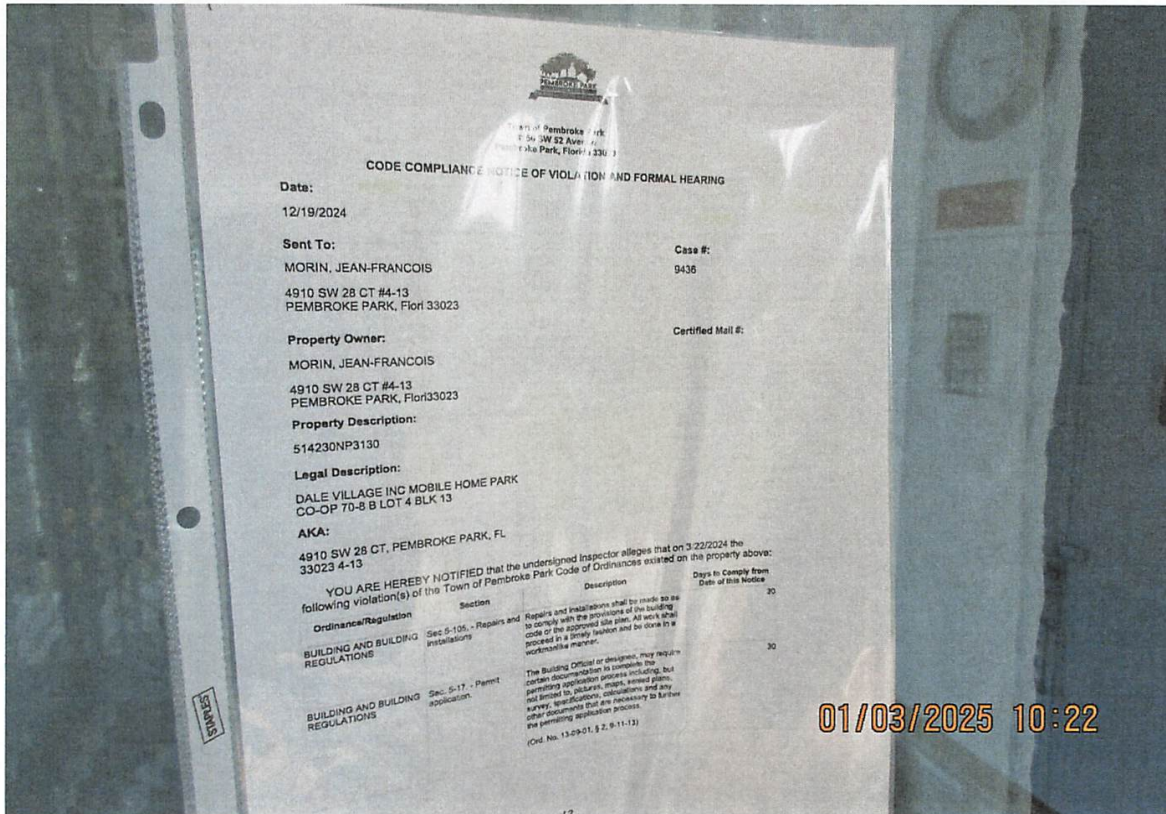
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/19/2024

Sent To:

MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori 33023

Case #:

9436

Property Owner:

MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori33023

Certified Mail #:

Property Description:

514230NP3130

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 13

AKA:

4910 SW 28 CT, PEMBROKE PARK, FL
33023 4-13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within 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 January, 2025 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.

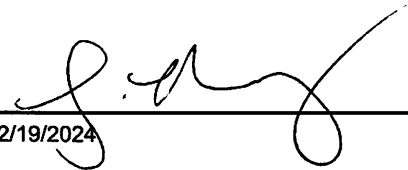
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For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

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


12/19/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9436

Petitioner,

vs.

MORIN, JEAN-FRANCOIS
4910 SW 28 CT, PEMBROKE PARK, FL
33023 4-13

Respondent(s)



On 12/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MORIN, JEAN-FRANCOIS
Address: 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori33023
Folio: 514230NP3130
Site Address: 4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/19/2024

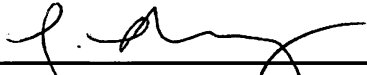
Notes/Mean of Correction:

1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

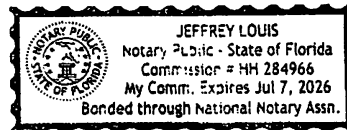


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/19/2024



NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1614 1906 49

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

JEAN-FRANCOIS MORIN
FOH NO. 9436
4910 SW 28 CT #4-13
PEMBROKE PARK, FL 33023

Postmark
Here

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: GAUTHIER, CAROLE
1360 SOUCY
*ST-HUBERT QC, CA J4T 1A3

Case #: 9436

Date: 03/22/2024

Property Owner: GAUTHIER, CAROLE
1360 SOUCY
*ST-HUBERT QC, CA J4T 1A3

Property Description: 514230NP3130

Certified Mail #:

Legal Description: DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 13

AKA: 4910 SW 28 CT, PEMBROKE PARK, FL
33023 4-13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

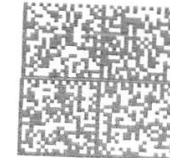
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Monn, Jean-François

Nov #9436.

4910 SW 28 Court #4-13

Pembroke Park, FL 33023.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/25/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
CORRECTION
IMI
\$001.50⁰
03/25/2024 ZIP 33023
043M30245597

US POSTAGE

Nov.

Sent To:

GAUTHIER, CAROLE

1360 SOUCY

*ST-HUBERT QC, CA J4T 1A3

Case #:

9436

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadient

FIRST-CLASS MAIL
IMI

\$000.64⁰

03/25/2024 ZIP 33023
043M30245597

US POSTAGE

Hollander, Goode & Lopez PLLC

Box #9436.

314 S. Federal Highway
Dania Beach, FL 33004.



Site Address	4910 SW 28 COURT #4-13, PEMBROKE PARK FL 33023	ID #	5142 30 NP 3130
Property Owner	MORIN, JEAN-FRANCOIS	Millage	0613
Mailing Address	4910 SW 28 CT #4-13 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 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\(8\)](#).

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$55,000	\$53,480	\$108,480	\$108,480	
2023	\$55,000	\$53,480	\$108,480	\$96,880	\$2,168.12
2022	\$55,000	\$37,200	\$92,200	\$88,080	\$1,885.60

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$108,480	\$108,480	\$108,480	\$108,480
Portability	0	0	0	0
Assessed/SOH	\$108,480	\$108,480	\$108,480	\$108,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$108,480	\$108,480	\$108,480	\$108,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/26/2023	CPT-D	\$125,000	119252357			
3/29/2019	CPT-D	\$55,000	115865066			
11/10/2009	CPT-Q	\$50,000	46663 / 20			
11/3/2008	CPT-T		45822 / 659			
2/29/2008	CPT-D	\$40,000	45165 / 1912			
				Adj. Bldg. S.F.		728
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1981/1980		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

DALE VILLAGE, INC.

Filing Information

Document Number	H01526
FEI/EIN Number	59-2412411
Date Filed	05/01/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/16/1984
Event Effective Date	NONE

Principal Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 06/20/1995

Mailing Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 03/07/2008

Registered Agent Name & Address

Hollander, Goode & Lopez PLLC
314 S. Federal Highway
Dania Beach, FL 33004

Name Changed: 03/17/2023

Address Changed: 03/17/2023

Officer/Director Detail

Name & Address

Title President, Treasurer





Joseline Ramirez

From: Anie Legault <anie.legault6@icloud.com>
Sent: Thursday, April 4, 2024 3:06 PM
To: Joseline Ramirez
Cc: racing7373@hotmail.com
Subject: Permit Request / Jean-Francois Morin

Case
9436

Joseline,

As per our conversation, this email is to advise you that Jean-Francois was unable to provide any ID while presenting all the necessary documents (permit request) due to the loss of all his ID card's etc... This is also to confirm that we will come back to Florida in December 2024 / January 2025 to finalize our case with our concrete Patio permit request.

Do not hesitate to contact Jean-Francois or myself Anie Legault if you have any questions or concerns.

Thank you for your understanding... we appreciate!

Thank you,
JF & Anie

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 KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4910 SW 28 COURT #4-13, PEMBROKE PARK FL 33023	ID #	5142 30 NP 3130
Property Owner	MORIN, JEAN-FRANCOIS	Millage	0613
Mailing Address	4910 SW 28 CT #4-13 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 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\(8\)](#).

* 2025 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$55,000	\$59,360	\$114,360	\$114,360	
2024	\$55,000	\$59,360	\$114,360	\$114,360	\$2,450.75
2023	\$55,000	\$53,480	\$108,480	\$96,880	\$2,168.12

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$114,360	\$114,360	\$114,360	\$114,360
Portability	0	0	0	0
Assessed/SOH	\$114,360	\$114,360	\$114,360	\$114,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$114,360	\$114,360	\$114,360	\$114,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/26/2023	CPT-D	\$125,000	119252357			
3/29/2019	CPT-D	\$55,000	115865066			
11/10/2009	CPT-Q	\$50,000	46663 / 20			
11/3/2008	CPT-T		45822 / 659			
2/29/2008	CPT-D	\$40,000	45165 / 1912			
				Adj. Bldg. S.F.		728
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1981/1980		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3936 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS: COMM NE COR PAR A, NWLY 7.43, NWLY 162.30, S 12, WLY 105.05 TO POB, S 317.49, W 295.78, N 93.39, W 34.69, N 235.12, N 0.78, E 51.24, SELY 50, E 229.95 TO POB, LESS 205 SF DED R/W PER PLAT, LESS DOT R/W PER OR 38014/153

Case Status	Open	Case #	9700	Date Next Inspection	1/15/2025
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Notes

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/31/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	Not in Compliance - Reinspection Date: 1/15/2025

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC

CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

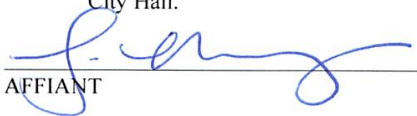
ADDRESS: 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:11 A.M. ON THE 03 DAY OF JANUARY 2025.

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

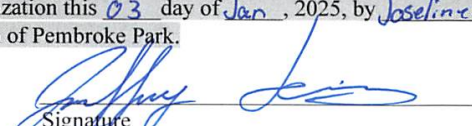
TYPE OF SERVICE

- () 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.

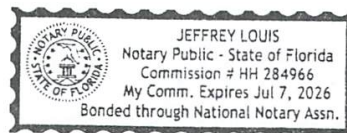

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33021

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/17/2024

Sent To:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:
9700

Property Owner:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:
514220160017

Legal Description:
MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS COMM NE
COR PAR A NWLY 743 NWLY 162.30, S
12 WLY 105.05 TO POB, S 317.49, W
295.78, N 93.39, W 34.89, N 235.12, N 0.78, E
51.24, S ELY 50, E 229.95 TO POB, LESS
205 SF DED R/W PER PLAT, LESS DOT
R/W PER OR 38014/153

AKA:
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3935 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDINGS AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of this building code of the approved life span. All work shall be done in a timely fashion and be done in a workable manner.	30

01/03/2025 10:11



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9700

Property Owner:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 (c) -
Delinquent business tax
receipt fees and
penalties

Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).

30

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 January, 2025 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.

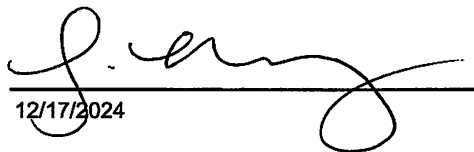
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer



12/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9700

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

Respondent(s)

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3936 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	Not in Compliance - Reinspection Date: 12/17/2024

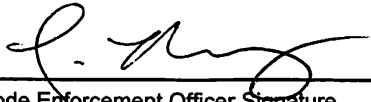
Notes/Mean of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit. Not corrected.
2. Obtain a certificate of use. Display Certificate of Use in unit. Not corrected.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout wall. Not corrected.

Further, Affiant sayeth naught

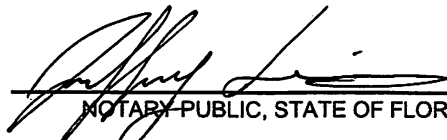
STATE OF FLORIDA

COUNTY OF BROWARD

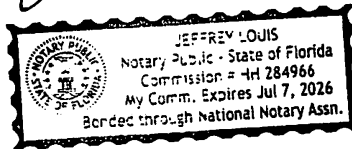


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024



NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1814 1909 08

U.S. Postal Service™
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OFFICIAL USE

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

Postage \$
 Total Postage and Sent To \$ **9.64**

Street and Apt. No. PEMBROKE ROAD CENTER LLC
 City, State, ZIP+4® NO. 9700 ~~Fort~~
 3936 PEMBROKE RD
 PEMBROKE PARK, FL 33021

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

9589 0710 5270 1814 1908 92

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

Postage \$
 Total Postage and Sent To \$ **9.92**

Street and Apt. No. PEMBROKE ROAD CENTER LLC
 City, State, ZIP+4® NS COMPANY SERVICES LLC
 NO. 9963, 9700, 9989, 9269 ~~Fort~~
 1110 BRICKELL AVE SUITE 310
 MIAMI, FL 33131

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

9589 0710 5270 1814 1908 85

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

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

Postage \$
 Total Postage and Sent To \$ **9.92**

Street and Apt. No. PEMBROKE ROAD CENTER LLC
 City, State, ZIP+4® NO. 9963, 9700, 9989, 9269 ~~Fort~~
 12895 SW 132 ST UNIT 202
 MIAMI, FL 33186

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee ☒ X

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

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

DEC 27 2024

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

Mail Restricted Delivery

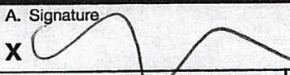
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 PEMBROKE ROAD CENTER LLC
 NO. 9700 ~~Fort~~
 3936 PEMBROKE RD
 PEMBROKE PARK, FL 33021

2. Article Number (Transfer from service label)
 9590 9402 9016 4122 6500 77

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee																	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery																
PEMBROKE ROAD CENTER LLC NS COMPANY SERVICES LLC NO. 9963, 9700, 9989, 9269 FOH 1110 BRICKELL AVE SUITE 310 MIAMI, FL 33131		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024																	
 9590 9402 9016 4122 6500 84		3. Service Type																	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1908 92		<table border="0"><tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr><tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr><tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr><tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Signature Confirmation™</td></tr><tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation™ Restricted Delivery</td></tr><tr><td>☐ Collect on Delivery Restricted Delivery</td><td></td></tr><tr><td>☐ Insured Mail</td><td></td></tr><tr><td>☐ Mail Restricted Delivery (00)</td><td></td></tr></table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation™ Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery (00)	
☐ Adult Signature	☐ Priority Mail Express®																		
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																		
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																		
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																		
☐ Collect on Delivery	☐ Signature Confirmation™ Restricted Delivery																		
☐ Collect on Delivery Restricted Delivery																			
☐ Insured Mail																			
☐ Mail Restricted Delivery (00)																			
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

Sent To:

PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

9700

Date:

05/31/2024

Property Owner:

PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Property Description:

514220160017

Certified Mail #:**Legal Description:**

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS: COMM NE
COR PAR A, NWLY 7.43, NWLY 162.30, S
12, WLY 105.05 TO POB, S 317.49, W
295.78, N 93.39, W 34.69, N 235.12, N 0.78, E
51.24, SELY 50, E 229.95 TO POB, LESS
205 SF DED R/W PER PLAT, LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	30

Notes/Mean of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
 2. Obtain a certificate of use. Display Certificate of Use in unit.
 3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read "Jean Gustin", written in a cursive style.

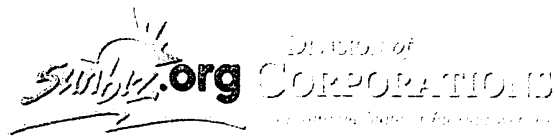


The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$918,020	\$3,680,440	\$4,598,460	\$4,021,430	
2023	\$918,020	\$3,063,440	\$3,981,460	\$3,655,850	\$81,073.66
2022	\$918,020	\$2,863,230	\$3,781,250	\$3,323,500	\$73,003.46

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/12/2003	SWD	\$1,335,000	36083 / 759	\$9.00	102,002	SF
				Adj. Bldg. S.F. (Card, Sketch)		19887
				Eff./Act. Year Built: 2006/2005		

Page 283 of 1059



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

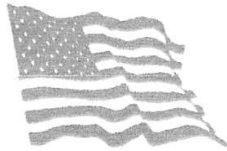
Name & Address

Title MGR.

TOWN OF PEMBROKE PARK

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

NOV 9700



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰⁰

05/31/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC
12895 SW 132ND ST UNIT 202
MIAMI, FL 33186



Report

Billy Joe's Conch Queen
3936 Pembroke Rd
Pembroke Park, FL 33021-8127
Occupancy ID:156610

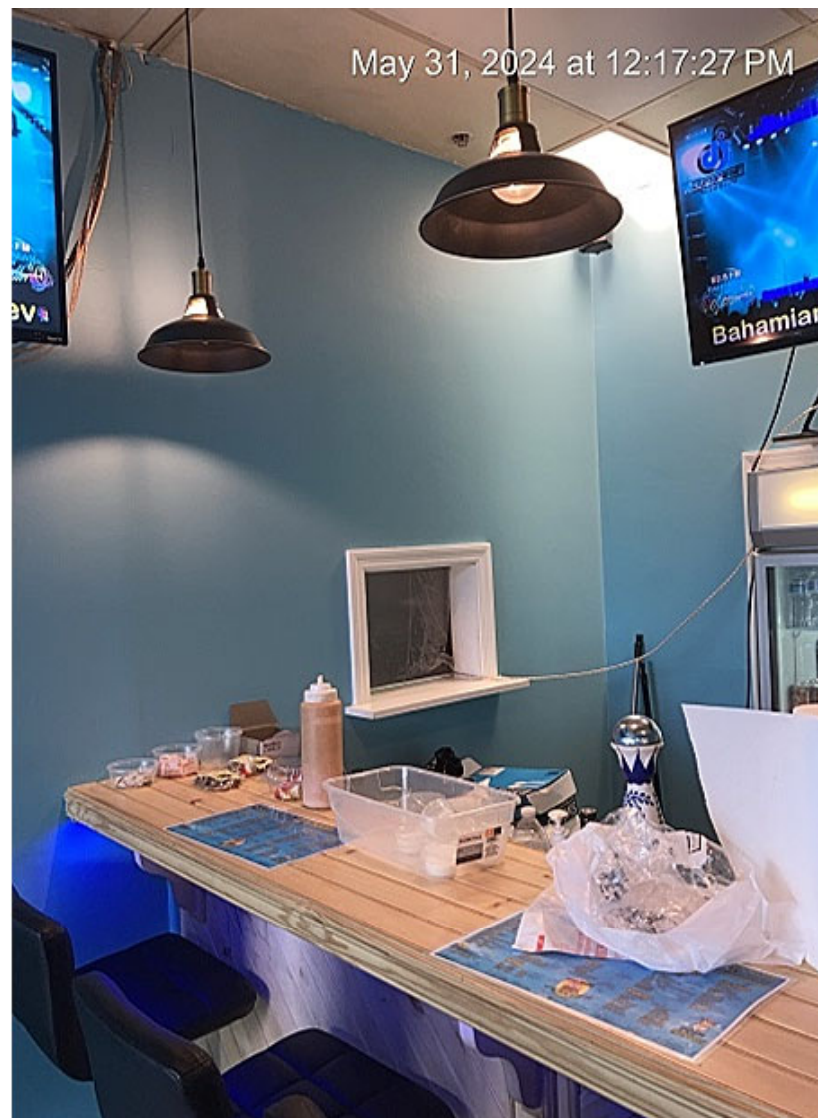
Pembroke Park - Construction or work without permit.

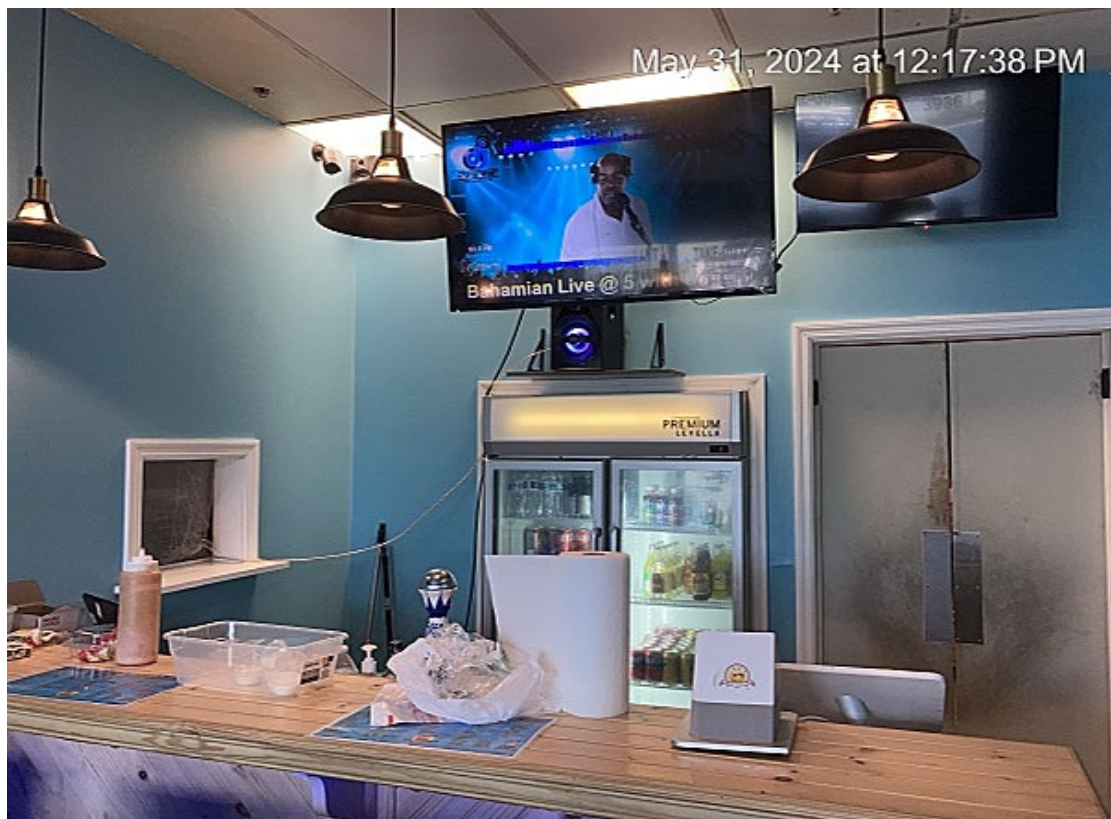
Erected wall front office area from kitchen, blocking sprinkler coverage to kitchen area.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.











May 31, 2024 at 12:18:07 PM



May 31, 2024 at 12:18:19 PM





May 31, 2024 at 12:19:33 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3932 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status	Open	Case #	9963	Date Next Inspection	1/15/2025
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Notes

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/29/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC

CASE NO. 9963

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

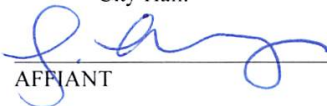
ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:10
A.M. ON THE 03 DAY OF JANUARY 2025.

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

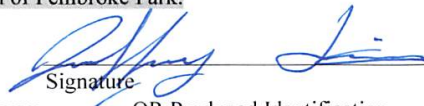
T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in 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.

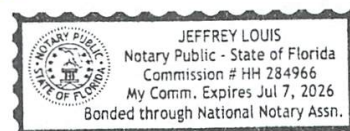

AFFIANT

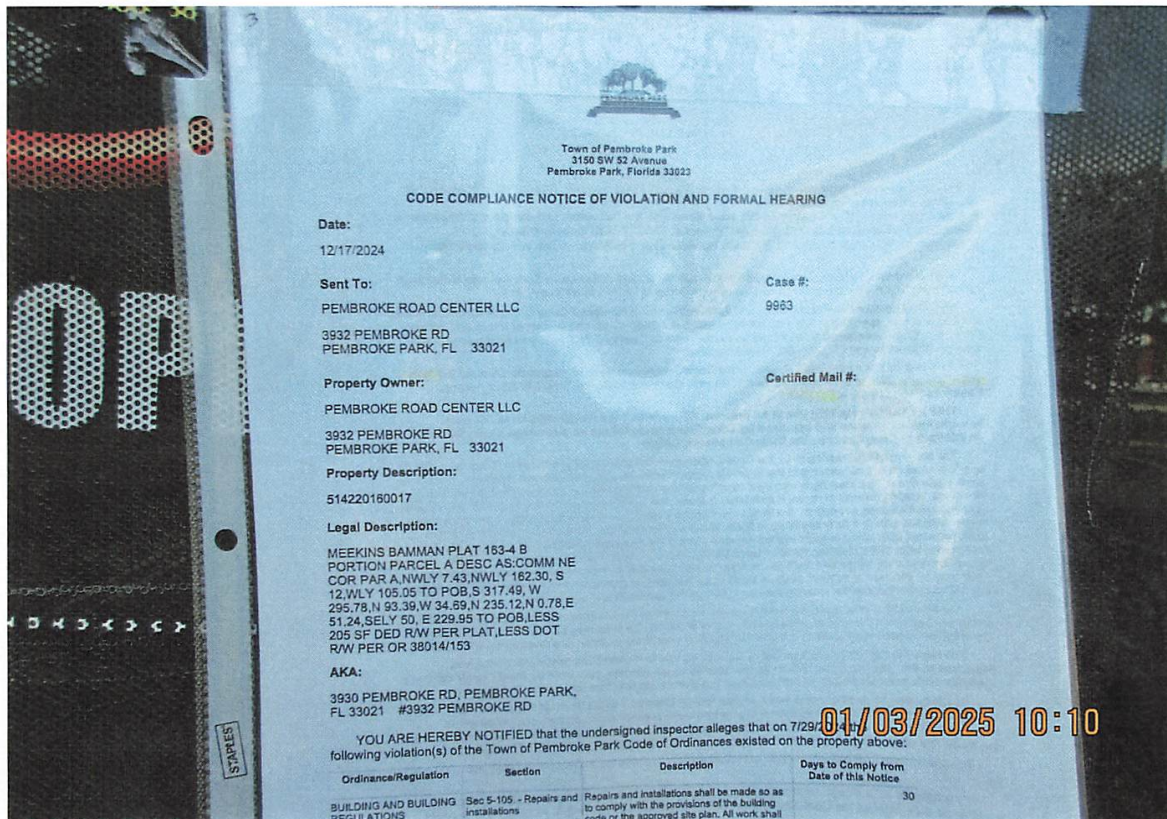
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9963

Property Owner:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

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 January, 2025 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.

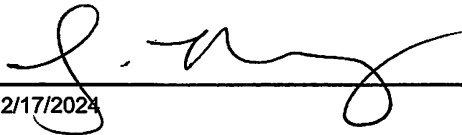
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



12/17/2024

9589 0710 5270 1814 1908 78

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

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

OFFICIAL

Certified Mail Fee \$

Extra Services & Fees (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 **PEMBROKE ROAD CENTER LLC**
NO. 9963 F0H
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

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

9589 0710 5270 1814 1908 85

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

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

OFFICIAL

Certified Mail Fee \$

Extra Services & Fees (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 **PEMBROKE ROAD CENTER LLC**
NO. 9963, 9700, 9989, 9269 F0H
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

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

9589 0710 5270 1814 1908 92

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

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

OFFICIAL

Certified Mail Fee \$

Extra Services & Fees (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 **PEMBROKE ROAD CENTER LLC**
NS COMPANY SERVICES LLC
NO. 9963, 9700, 9989, 9269 F0H
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

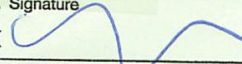
Sent To

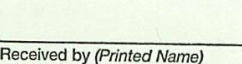
Street and Apt. No.

City, State, ZIP+4®

Postmark Here

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return 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 ROAD CENTER LLC NS COMPANY SERVICES LLC NO. 9963, 9700, 9989, 9269 FOH 1110 BRICKELL AVE SUITE 310 MIAMI, FL 33131  9590 9402 9016 4122 6500 84 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1908 92		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return 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 ROAD CENTER LLC NO. 9963 FOH 3932 PEMBROKE RD PEMBROKE PARK, FL 33021  9590 9402 9016 4122 6501 07 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1908 78		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9963

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

Respondent(s)

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3932 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024

Notes/Mean of Correction:

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit application in plan review# 39150545. Violation not corrected.
 2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Violation not corrected.
- Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating. No Business Tax Receipt application submitted.

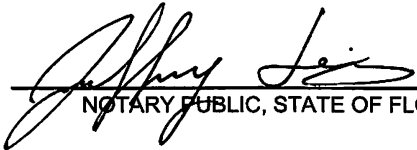
Further, Affiant sayeth naught

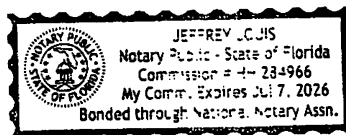
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE ROAD CENTER LLC
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #: 9963

Date: 07/29/2024

Property Owner: PEMBROKE ROAD CENTER LLC
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Property Description: 514220160017

Certified Mail #:

Legal Description: MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA: 3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Mean of Correction:

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

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

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

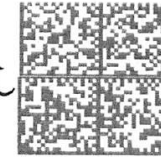
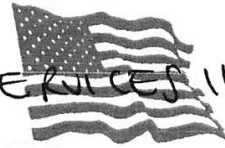


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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

NS COMPANY SERVICES LLC



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁹
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

NOV #9963.

1110 BRICKELL AVE, STE 310
MIAMI, FL 33131.

TOWN OF PEMBROKE PARK

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

PEMBROKE ROAD CENTER LLC



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁹
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

NOV #9963.

3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

PEMBROKE ROAD CENTER LLC
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Property Owner:

NOV
Case #:

9963

Property Dr

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC

NOV #9963

12895 SW 132 ST, unit 202

MIAMI, FL 33186



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

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,598,460	\$4,598,460	\$4,598,460	\$4,598,460
Portability	0	0	0	0
Assessed/SOH	\$4,021,430	\$4,598,460	\$4,021,430	\$4,021,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,021,430	\$4,598,460	\$4,021,430	\$4,021,430

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

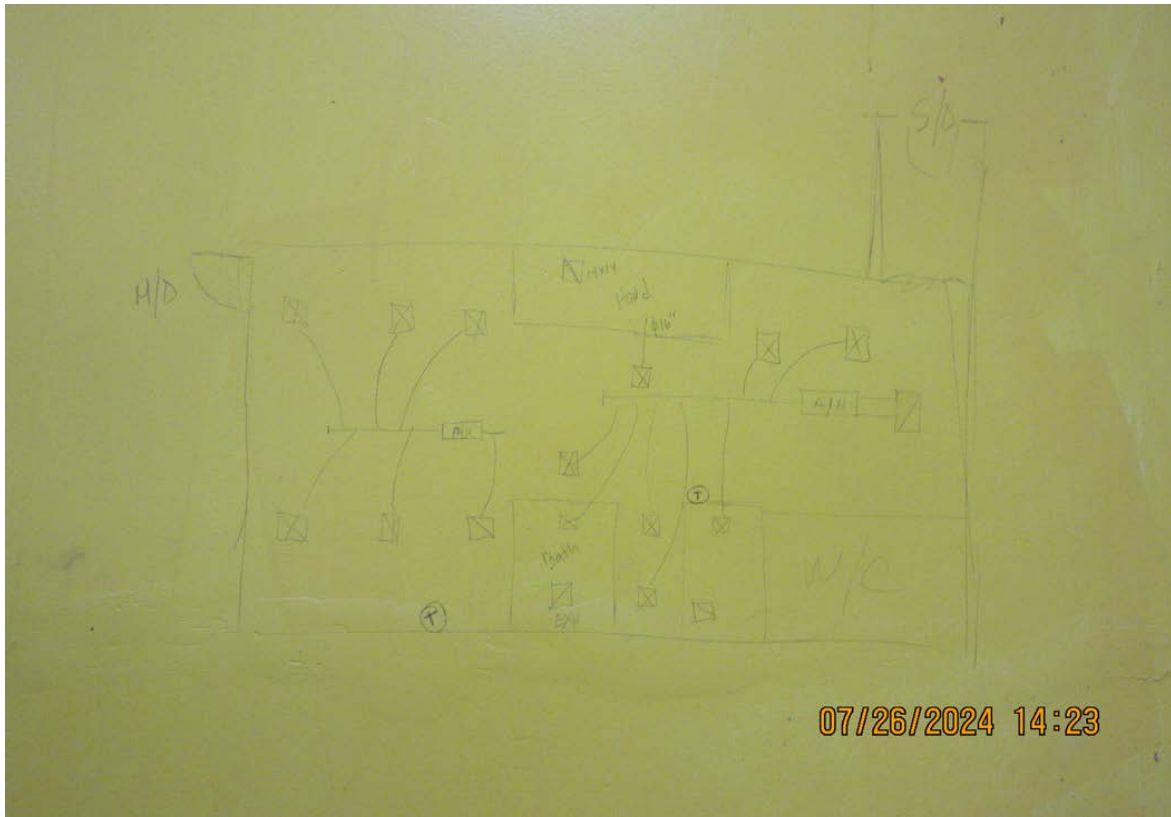
Title MGR.



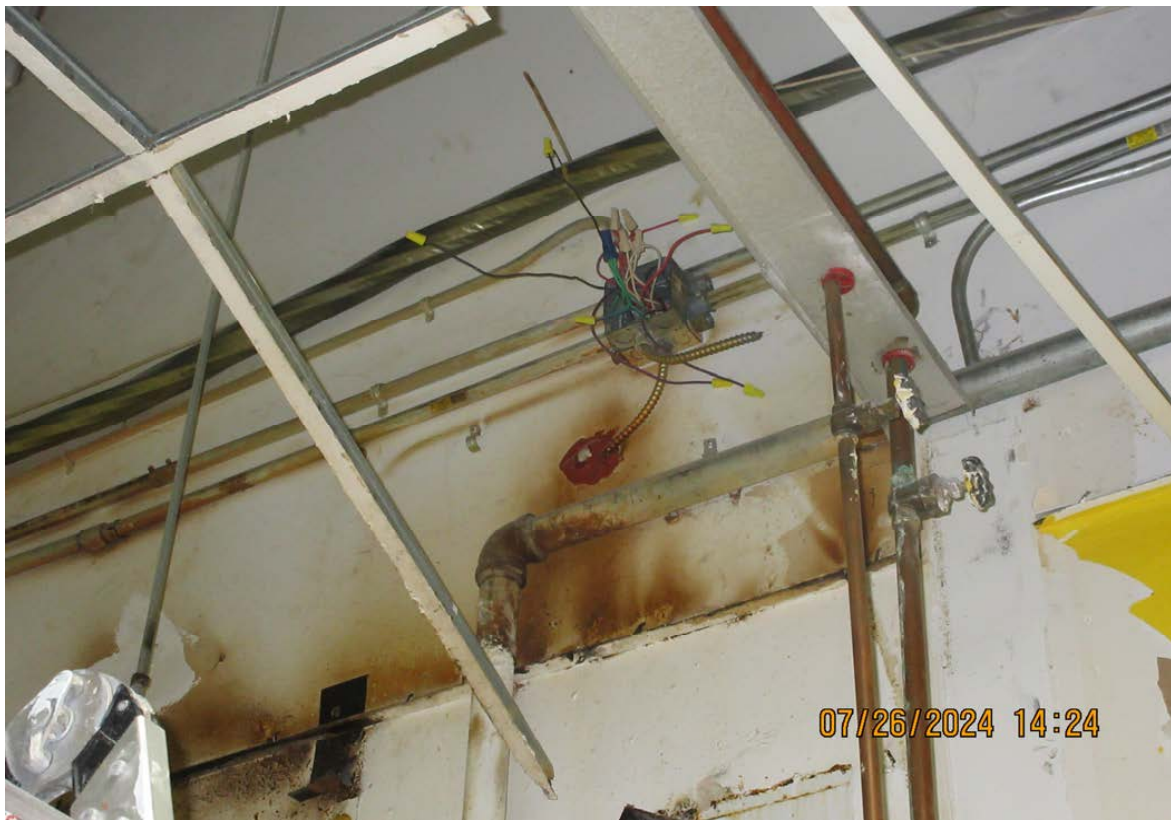




























Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3930-3948 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930 - 3948 PEMBROKE RD

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS: COMM NE COR PAR A, NWLY 7.43, NWLY 162.30, S 12, WLY 105.05 TO POB, S 317.49, W 295.78, N 93.39, W 34.69, N 235.12, N 0.78, E 51.24, SELY 50, E 229.95 TO POB, LESS 205 SF DED R/W PER PLAT, LESS DOT R/W PER OR 38014/153

Case Status	Open	Case #	9989	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Fire alarm was replaced without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/5/2024		Notice of Violation	Regular Mail
11/25/2024		Affidavit of Non-Compliance	Regular Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC

CASE NO. 9989

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

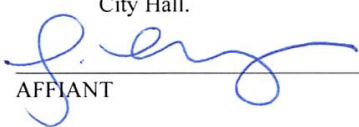
ADDRESS: 3930-3948 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:15 A.M. ON THE 03 DAY OF JANUARY 2025.

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

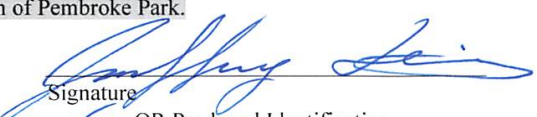
TYPE OF SERVICE

- () 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.

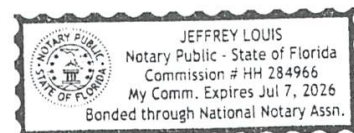

AFFIANT

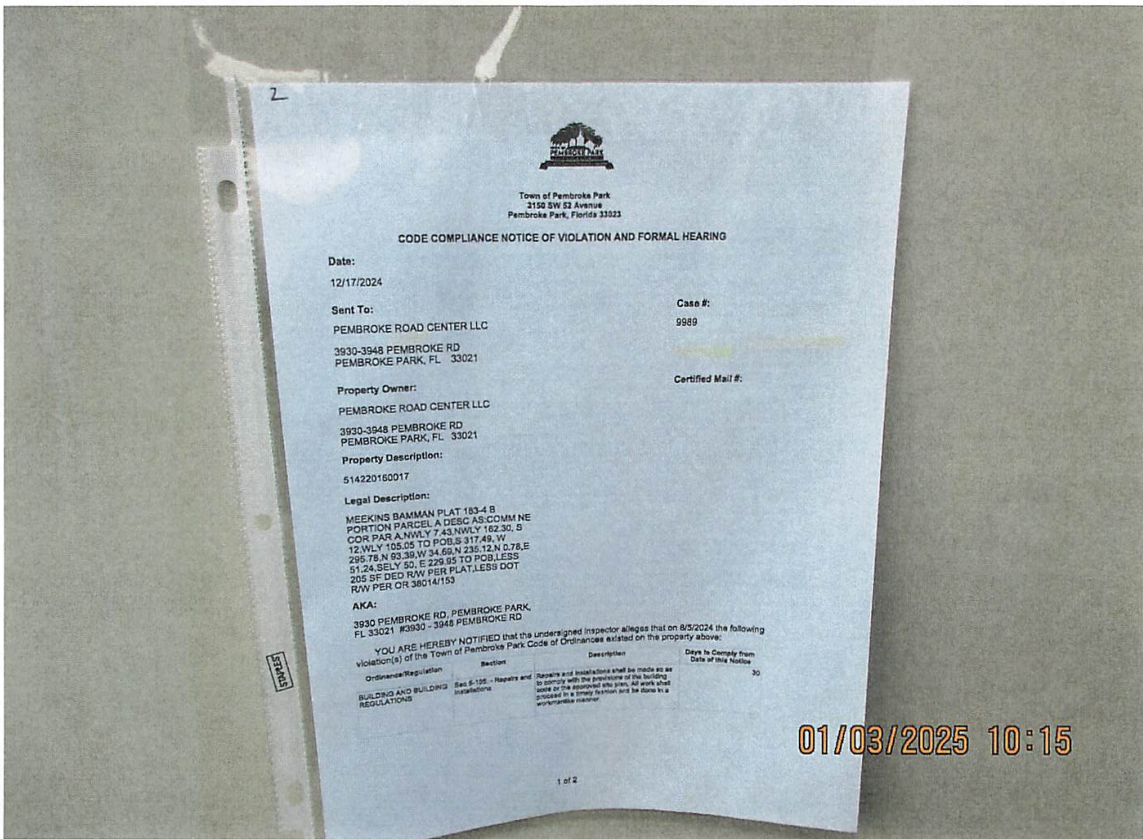
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





9589 0710 5270 1814 1908 85

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

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

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

Total Postage and

\$ 9.92

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE ROAD CENTER LLC
NO. 9963, 9700, 9989, 9269 FCH
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

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

9589 0710 5270 1814 1908 92

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

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

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

Total Postage and

\$ 9.92

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
NO. 9963, 9700, 9989, 9269 FCH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
NO. 9963, 9700, 9989, 9269 FCH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131



9590 9402 9016 4122 6500 84

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 92

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

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

Mail Restricted Delivery
(00)

Domestic Return Receipt

2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3930-3948 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9989

Property Owner:

PEMBROKE ROAD CENTER LLC

3930-3948 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS: COMM NE
COR PAR A, NWLY 7.43, NWLY 162.30, S
12, WLY 105.05 TO POB, S 317.49, W
295.78, N 93.39, W 34.69, N 235.12, N 0.78, E
51.24, SELY 50, E 229.95 TO POB, LESS
205 SF DED R/W PER PLAT, LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930 - 3948 PEMBROKE RD

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Fire alarm was replaced without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within 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 January, 2025 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


12/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9989

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930 - 3948 PEMBROKE RD

Respondent(s)

On 11/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3930-3948 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930 - 3948 PEMBROKE RD
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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: 11/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/25/2024

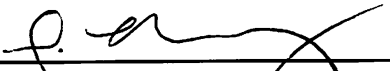
Notes/Mean of Correction:

1. Fire alarm was replaced without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

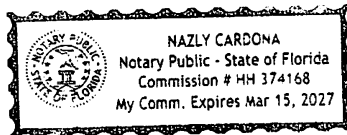


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/25/2024

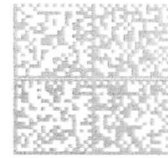


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLAS
IMI
\$000.61
11/26/2024 ZI
043M3024559

Sent To:

PEMBROKE ROAD CENTER LLC

3930-3948 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9989

TOWN OF PEMBROKE PARK

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

ANC 9989
9269


Pembroke Road Center LLC
12895 SW 132 St
Unit 202
Miami, FL 33186



quodient
FIRST-CLASS
IMI
\$000.6
11/26/2024 Z
043M302455

TOWN OF PEMBROKE PARK

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

ANC 9989
9269


NS Company Services LLC
1110 Brickell Ave
Suite 310
Miami, FL 33131



quodient
FIRST-CLASS
IMI
\$000.69
11/26/2024 ZIP
043M30245597



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE ROAD CENTER LLC
3930-3948 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #: 9989

Date: 08/05/2024

Property Owner: PEMBROKE ROAD CENTER LLC
3930-3948 PEMBROKE RD
PEMBROKE PARK, FL 33021

Property Description: 514220160017

Certified Mail #:

Legal Description: MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA: 3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930 - 3948 PEMBROKE RD

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions 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/Mean of Correction:

1. Fire alarm was replaced without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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

NS COMPANY SERVICES INC
Nov #9989.



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

08/05/2024 ZIP 33023
043M30245597

US POSTAGE

1110 Brickell Ave, Ste 310.
MIAMI, FL 33131.

TOWN OF PEMBROKE PARK

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

Pembroke Road Center
Nov # 9989.
12895 SW 132 St, Unit 202
Miami, FL 33186.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

PEMBROKE ROAD CENTER LLC

3930 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9989



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$918,020	\$3,680,440	\$4,598,460	\$4,021,430	
2023	\$918,020	\$3,063,440	\$3,981,460	\$3,655,850	\$81,073.66
2022	\$918,020	\$2,863,230	\$3,781,250	\$3,323,500	\$73,003.46

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$4,598,460	\$4,598,460	\$4,598,460	\$4,598,460
Portability	0	0	0	0
Assessed/SOH	\$4,021,430	\$4,598,460	\$4,021,430	\$4,021,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,021,430	\$4,598,460	\$4,021,430	\$4,021,430

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/12/2003	SWD	\$1,335,000	36083 / 759	\$9.00	102,002	SF
				Adj. Bldg. S.F. (Card, Sketch)		19887
				Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



Report

Pembroke Road Center LLC - Common Area & Sys
3930 Pembroke Rd 3930-3948
Pembroke Park, FL 33021-8127
Occupancy ID:400677

Pembroke Park - Construction or work without permit.

Fire alarm replaced in January 2021 and October 2023 without permit.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Mario Ramirez/Luiz De Almeida	212 2nd ST Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21
Folio		
514229000331		

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	5329	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand Regular Mail
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
12/20/2024		Affidavit of Non-Compliance	Certified Mail
12/20/2024	1/15/2025	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: 1/15/2025

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...	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$50,650.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$50,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$50,750.00

Town of Pembroke Park

INVOICE

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



DATE: December 27, 2024
INVOICE NO.: 001
FOR:

Case No. 5329
Mario Ramirez
Luiz de Almeida
212 2nd St
Pembroke Park, FL 33009

Bill To:
Mario Ramirez
Luiz de Almeida
212 2nd St
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
1	Final Order 02/16/2022 Admin Fee	\$ 100.00	\$ 100.00
1019	Day(s) of Per Diem from (04/02/2022 - 1/15/2025)	\$ 50.00	\$ 50,950.00
Balance			\$ 51,050.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

MARIO RAMIREZ / LUIZ DE ALMEIDA
Respondent

CASE NO. 5329

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIO RAMIREZ / LUIZ DE ALMEIDA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

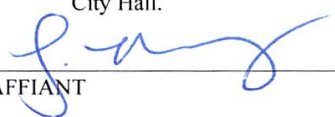
ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT NO. 21, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MARIO RAMIREZ / LUIZ DE ALMEIDA AT
10:44 A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

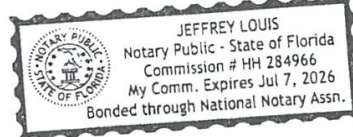

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Mario Ramirez/Luiz De Almeida
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Mario Ramirez/Luiz De Almeida 212 2nd ST Pembroke Park, FL 33009	5329	12/20/2024

Property Owner:	Property Description:	Certified Mail #:
Mario Ramirez/Luiz De Almeida 212 2nd ST Pembroke Park, FL 33009	514228000331	

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY
510.50 SLY 50 FOR POB, CONT SLY
200.24 WLY 95.74 SLY 63.28 SLY
169.20 SWLY 13.65 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 80.36 ELY
43.89 SLY 70.07 SLY 635.83 ELY
323.30 NLY 074.98 ELY 35.02 NLY
612.41 WLY 250.64 WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fines on the 15th day of January, 2025 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).

01/02/2025 10:44

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Mario Ramirez/Luiz De
Almeida

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Mario Ramirez/Luiz De Almeida	5329	12/20/2024
212 2nd ST Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Mario Ramirez/Luiz De Almeida	514229000331	
212 2nd ST Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21

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 January, 2025 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

Case #:
5329

Petitioner,

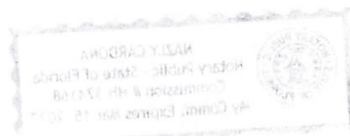
vs.

Mario Ramirez/Luiz De
Almeida
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

Respondent(s)

On 12/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Mario Ramirez/Luiz De Almeida
Address: 212 2nd ST Pembroke Park, FL 33009
Folio: 514229000331
Site Address: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
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: 1/15/2025

Notes/Mean of Correction:

1. Electrical work done without permit. Obtain electrical permit and inspections. Violation not corrected.
2. Two shed installed without permits. Obtain structural permit and inspections. No evidential support of installation without permits. Violation removed.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections. Violation not corrected.

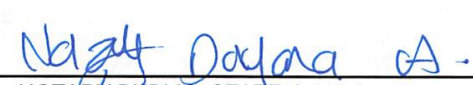
Further, Affiant sayeth naught

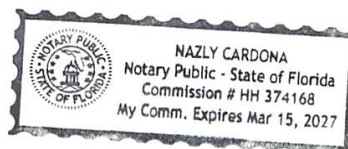
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/20/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1814 1911 65

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

Postage
\$

Total Postage and
\$ 9.64

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

GREEN ACRES PEMBROKE MHC LLC
HCF 5329
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

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

DEC 20 2024
HOLLYWOOD FL 33023
Postmark Here

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage
\$ 9.64

Sent To
Street and Apt.
City, State, ZIP

MARIO RAMIREZ/LUIZ DE ALMEIDA
HCF 5329
3100 W HALLANDALE BEACH BLVD
LOT 21
PEMBROKE PARK, FL 33009

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

DEC 20 2024
HOLLYWOOD FL 33023
Postmark Here

9589 0710 5270 1814 1911 10

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

Postage
\$

Total Postage and
\$ 9.64

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

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
HET 9768 HCF 5329
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

DEC 20 2024
HOLLYWOOD FL 33023
Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery John Maxwell 12/24/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: GREEM ACRES PEMBROKE MHC LLC HCF 5329 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 65	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery Andrew Briggs D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALL ANDALE MHC LLC CORPORATION SERVICE COMPANY HET 9768 HCF 5329 1201 HAYS STREET TALLAHASSEE, FL 32301	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 10	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

CNTY# AGY# SUB# RPT#
1 10 ARY 6450
AUDIT#



STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL
CERTIFICATE OF TITLE

L# 2077550
T# 1695647925
B# 1652239
S# 93436239

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE OR MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVW/LOG		
5772350	06631182G	1973	ARLIN	HS	UNK	48'			
DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
08 15 22	TRT	PRIVATE							

Applicant/Owner's Name & Address
LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

BIRTHDATE
SEX MO. DAY YEAR Y N ALIEN CNTY RES.#
M 03 11 55 X 10
1st OWNER FL/DL# OR F.E.I.D.# 2nd OWNER FL/DL# OR UNIT #

D453520550910

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.75	73.50	0.00	78.25

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	08/15/2022		XX		☐

LIEN INFORMATION DATE OF LIEN RECEIVED DATE FEID # OR FL / DL AND SEX AND DATE OF BIRTH DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID
IS EXEMPT FROM EXEMPTION CERTIFICATE
FLORIDA SALES OR ☐ VEHICLE / VESSEL WILL BE
USE TAX FOR THE USED EXCLUSIVELY FOR RENTAL
REASON(S) CHECKED ☒ OTHER GIFT

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS \$ 0.00
INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES \$ 0.00

☐ SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.
I CERTIFY THAT THE CERTIFICATE OF TITLE IS NOT LOST OR DESTROYED.
I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

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

Signature of Applicant/Owner
HSMV 82041 REVISED 02/06

SCAN CODE

MVT

Signature of Applicant/Co-Owner

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.

Lakeshore Management
December 20, 2024 11:12 AM

Mail To:
LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 1 / 10

T# 1695651691
B# 1652239

DECAL 20984404

Expires Midnight Sat 12/31/2022

YR/MK 1973/ARLIN BODY HS
VIN 06631182G
LENGTH 48' LOCATION 10 40

COLOR UNK
TITLE 5772350

Reg. Tax 21.10
Init. Reg.
County Fee 3.00
Mail Fee
Sales Tax
Voluntary Fees
Grand Total 24.10

Class Code 51
Tax Months 5
Back Tax Mos
Credit Class
Credit Months

DL/FEID D453520550910
Date Issued 8/15/2022

LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

IMPORTANT INFORMATION

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

Lakeshore Management
December 20, 2024 11:12 AM

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5329
Petitioner,)
)
vs.)
)
GREEN ACRES PEMBROKE MHC LLC)
MARIO RAMIREZ)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

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

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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) WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

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

TOWN OF PEMBROKE PARK

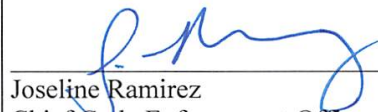


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 2491

**U.S. Postal Service™
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Green Acres Pembroke Park MHC LLC
Holiday Manger, LLC
F.O. #5329, #5330, A.O. #5021
8800 N Bronx Ave 2 FL
Skokie, IL 60077

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



5212 0350 0000 2802 2125

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

Green Acres Pembroke MHC LLC
F.O. #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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



7021 0350 0000 2802 3023

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

Mario Ramirez
Green Acres Pembroke Park MHC LLC
F.O. #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

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:

Mario Ramirez
Green Acres Pembroke Park MHC LLC
F.O. #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009



9590 9402 6379 0303 8577 42

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3023

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

2/22/22

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Green Acres Pembroke MHC LLC
F.O. #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8576 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2125

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

2/22/22

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

3. Service Type

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

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

MARIO RAMIREZ / LUIZ DE ALMEIDA
Respondent

CASE NO. 5329

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIO RAMIREZ / LUIZ DE ALMEIDA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

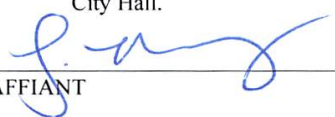
ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT NO. 21, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MARIO RAMIREZ / LUIZ DE ALMEIDA AT
10:44 A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

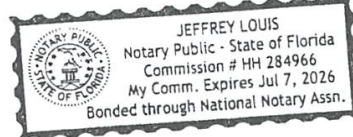

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Mario Ramirez/Luiz De Almeida
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Mario Ramirez/Luiz De Almeida 212 2nd ST Pembroke Park, FL 33009	5329	12/20/2024

Property Owner:	Property Description:	Certified Mail #:
Mario Ramirez/Luiz De Almeida 212 2nd ST Pembroke Park, FL 33009	514228000331	

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY
510.50 SLY 50 FOR POB, CONT SLY
200.24 WLY 95.74 SLY 63.28 SLY
169.20 SWLY 13.65 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 80.36 ELY
43.89 SLY 70.07 SLY 635.83 ELY
323.30 NLY 074.98 ELY 35.02 NLY
612.41 WLY 250.64 WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fines on the 15th day of January, 2025 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).

01/02/2025 10:44

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Mario Ramirez/Luiz De
Almeida

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Mario Ramirez/Luiz De Almeida	5329	12/20/2024
212 2nd ST Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Mario Ramirez/Luiz De Almeida	514229000331	
212 2nd ST Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21

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 January, 2025 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

Case #:
5329

Petitioner,

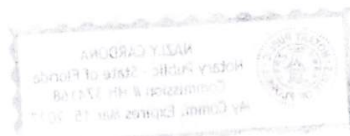
vs.

Mario Ramirez/Luiz De
Almeida
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 21

Respondent(s)

On 12/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Mario Ramirez/Luiz De Almeida
Address: 212 2nd ST Pembroke Park, FL 33009
Folio: 514229000331
Site Address: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025
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: 1/15/2025

Notes/Mean of Correction:

1. Electrical work done without permit. Obtain electrical permit and inspections. Violation not corrected.
2. Two shed installed without permits. Obtain structural permit and inspections. No evidential support of installation without permits. Violation removed.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections. Violation not corrected.

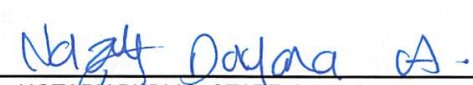
Further, Affiant sayeth naught

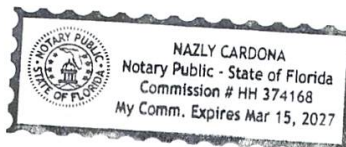
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/20/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1814 1911 65

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

Postage
\$

Total Postage and
\$ 9.64

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

GREEN ACRES PEMBROKE MHC LLC
HCF 5329
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage
\$ 9.64

Sent To
Street and Apt.
City, State, ZIP

MARIO RAMIREZ/LUIZ DE ALMEIDA
HCF 5329
3100 W HALLANDALE BEACH BLVD
LOT 21
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1814 1911 10

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

Postage
\$

Total Postage and
\$ 9.64

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

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
HET 9768 HCF 5329
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery John Maxwell 12/24/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: GREEM ACRES PEMBROKE MHC LLC HCF 5329 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 65	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery Andrew Briggs D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALL ANDALE MHC LLC CORPORATION SERVICE COMPANY HET 9768 HCF 5329 1201 HAYS STREET TALLAHASSEE, FL 32301	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 10	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

CNTY# AGY# SUB# RPT#
1 10 ARY 6450
AUDIT#



STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL
CERTIFICATE OF TITLE

L# 2077550
T# 1695647925
B# 1652239
S# 93436239

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE OR MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVW/LOG		
5772350	06631182G	1973	ARLIN	HS	UNK	48'			
DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
08 15 22	TRT	PRIVATE							

Applicant/Owner's Name & Address
LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

BIRTHDATE
SEX MO. DAY YEAR Y N ALIEN CNTY RES.#
M 03 11 55 X 10

1st OWNER FL/DL# OR F.E.I.D.# 2nd OWNER FL/DL# OR UNIT #

D453520550910

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.75	73.50	0.00	78.25

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	08/15/2022		XX		☐

LIEN INFORMATION DATE OF LIEN RECEIVED DATE FEID # OR FL / DL AND SEX AND DATE OF BIRTH DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID
IS EXEMPT FROM EXEMPTION CERTIFICATE
FLORIDA SALES OR ☐ VEHICLE / VESSEL WILL BE
USE TAX FOR THE USED EXCLUSIVELY FOR RENTAL
REASON(S) CHECKED ☒ OTHER GIFT

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS \$ 0.00
INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES \$ 0.00

☐ SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.
I CERTIFY THAT THE CERTIFICATE OF TITLE IS NOT LOST OR DESTROYED.
I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

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

Signature of Applicant/Owner
HSMV 82041 REVISED 02/06

SCAN CODE

MVT

Signature of Applicant/Co-Owner

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.

Lakeshore Management
December 20, 2024 11:12 AM

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LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

FLORIDA MOBILE HOME REGISTRATION

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T# 1695651691
B# 1652239

DECAL 20984404

Expires Midnight Sat 12/31/2022

YR/MK 1973/ARLIN BODY HS
VIN 06631182G
LENGTH 48' LOCATION 10 40

COLOR UNK
TITLE 5772350

Reg. Tax 21.10
Init. Reg.
County Fee 3.00
Mail Fee
Sales Tax
Voluntary Fees
Grand Total 24.10

Class Code 51
Tax Months 5
Back Tax Mos
Credit Class
Credit Months

DL/FEID D453520550910
Date Issued 8/15/2022

LUIZ DE ALMEIDA
212 2ND ST
HALLANDALE, FL 33009

IMPORTANT INFORMATION

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

Lakeshore Management
December 20, 2024 11:12 AM

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5329
Petitioner,)
)
vs.)
)
GREEN ACRES PEMBROKE MHC LLC)
MARIO RAMIREZ)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

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

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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) WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

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

TOWN OF PEMBROKE PARK

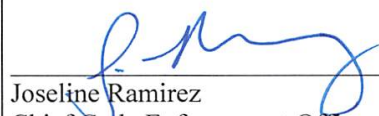


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 2491

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OFFICIAL USE

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

Green Acres Pembroke Park MHC LLC
Holiday Manger, LLC
F.O. #5329, #5330, A.O. #5021
8800 N Bronx Ave 2 FL
Skokie, IL 60077

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



5272 0350 0000 2802 2125

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

Green Acres Pembroke MHC LLC
F.O. #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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



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

Mario Ramirez
Green Acres Pembroke Park MHC LLC
F.O. #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

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:

Mario Ramirez
Green Acres Pembroke Park MHC LLC
F.O. #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009



9590 9402 6379 0303 8577 42

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3023

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**

2/22/22

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Green Acres Pembroke MHC LLC
F.O. #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8576 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2125

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**

2/22/22

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
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☐ 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC/ Mario Ramirez	3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21

Legal Description

Case Status Open **Case #** 5329 **Date Next Inspection** 2/16/2022

Notes

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand 8/25/2020 Regular Mail 8/27/2020
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV - <i>Cancelled</i>	Affidavit of Service/Posted to Property 1/6/2022 Certified Mail 1/5/2022
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/2022 Certified Mail 2/2/2022

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

7021 0350 0000 2602 2675

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For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage \$	
Sent To Green Acres Pembroke Park MHC LLC	
Street and Apt. Holiday Manger, LLC	
City, State, Zip+4 NOH #5329, #5330, HAF #5021	
8800 N Bronx Ave 2 FL	
Skokie, IL 60077	
PS Form 3800	

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent X <u>Kaitlyn Mannix</u> ☐ Addressee																	
4. Article Addressed to Corporation Service Company NOH #5329, #5330 1201 Hays Street Tallahassee, FL 32301-2525		B. Received by (Printed Name) <u>Kaitlyn Mannix</u> C. Date of Delivery																	
5. Barcode 9590 9402 6379 0303 8587 25		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No																	
6. Postnet Number (Transfer from service label) 7021 0350 0000 2802 1319		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>W/9</u> ☐ Agent ☐ Addressee	
1 Article Addressed to: Green Acres Pembroke Park MHC LLC Holiday Manger, LLC NOH #5329, #5330 8800 N Bronx Ave 2 FL Skokie, IL 60077		B. Received by (Printed Name) 	C. Date of Delivery
2 Article Number (Transfer from service label) 7021 0350 0000 2802 1272		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (30) ☐ Insured Mail 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:

Mario Ramirez
Green Acres Pembroke Park MHC LLC
NOH #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 89

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1784

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

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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:

Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 65

7021 0350 0000 2802 2699

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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®
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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 \$ 7.33

Sent To
Mario Ramirez
Green Acres Pembroke Park MHC LLC
NOH #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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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
\$

Sent To
Mario Ramirez
Green Acres Pembroke Park MHC LLC
NOH #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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

Postage
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Total Postage \$

Sent To
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

City, State, ZIP+4

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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. Mario Ramirez Green Acres Pembroke Park MHC LLC NOH #5329 3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009 9590 9402 6379 0303 8586 64 Article Number (Transfer from service label) 7021 0350 0000 2802 1265	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>1/11/22</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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

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2 Article Number (Transfer from carrier label) 7021 0350 0000 2802 1326		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail 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

NOV# 5329 / # 5330

Green Acres MHP
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Navier

FIRST-CLASS MAIL

08/27/2020

08/27/2020 \$000.65



ZIP 33023
011D10656690

TOWN OF PEMBROKE PARK

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

Sent To:

Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

TOWN OF PEMBROKE PARK

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

Nov # 5329

Mario Ramirez
10854 NE 12 Ave
Miami, FL 33161



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Annual Reports

Report Year	Filed Date
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
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GREEN ACRES PEMBROKE MHC LLC
MARIO RAMIREZ

CASE NO. 5329

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

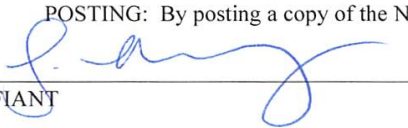
ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC/ MARIO RAMIREZ AT 12:32 P.M. ON THE 3 DAY OF FEBRUARY 2022.

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

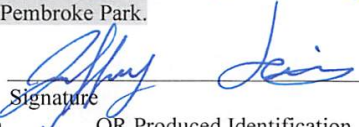
T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

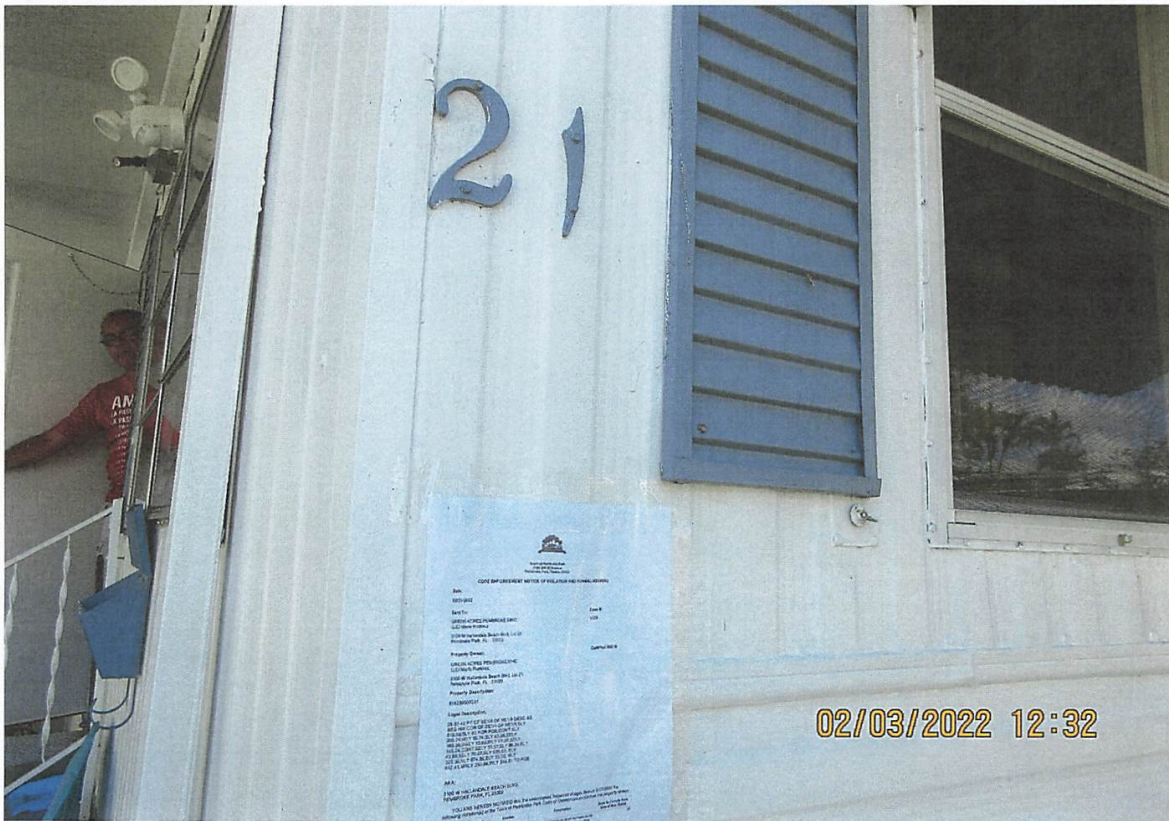
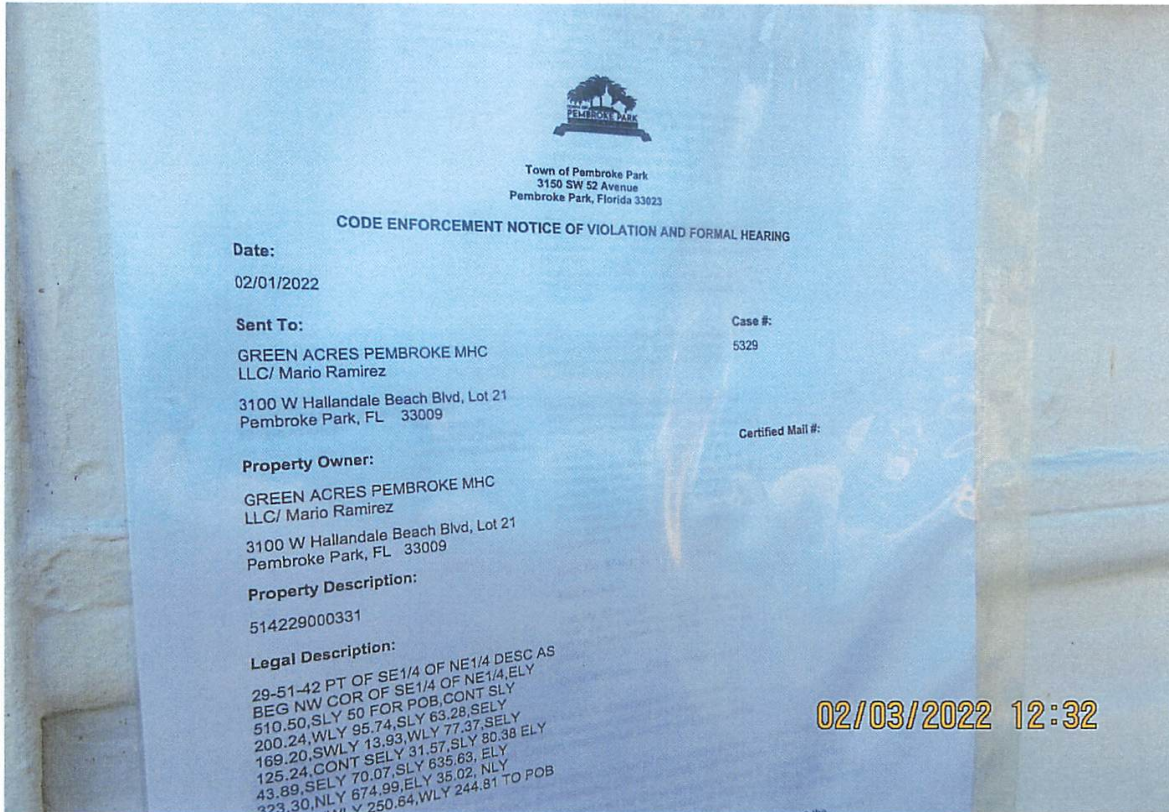

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

GREEN ACRES PEMBROKE MHC
LLC/ Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

Property Owner:

GREEN ACRES PEMBROKE MHC
LLC/ Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical 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 Enforcement Officer at (954) 966-4600 ext. 215

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/04/2022

Sent To:
Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:
5329

Property Owner:
Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

01/06/2022 13:37

STAPLES





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/04/2022

Sent To:

Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

Property Owner:

Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
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323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical 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 Enforcement Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


1/4/2022



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

11/3/20
No permits

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Mario Ramirez	5329	08/27/2020
3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Mario Ramirez	514229000331	
3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:

30

(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...

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.

30

(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.

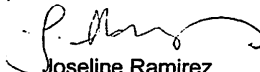
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical 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
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Mario Ramirez

Date 8/25/20

Site Address 3100 W. Hollandale Beach Blvd

Case # 5329

Permit # 786-353-3171

Sub/Park Green Acres

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☐ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☐ Violation of Town Ordinance # _____

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s)

Electrical work done without a permit.
(2) Shed installed without permits. Installed A/C
mini split without permits.

Corrective Action(s)

Obtain permit and inspections for electrical
work. Obtain permit and inspections for sheds.
Obtain permit and inspection for a/c mini split.

☒ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☐ Code Enf.

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☐ Code Enforcement Ext.215

☐ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

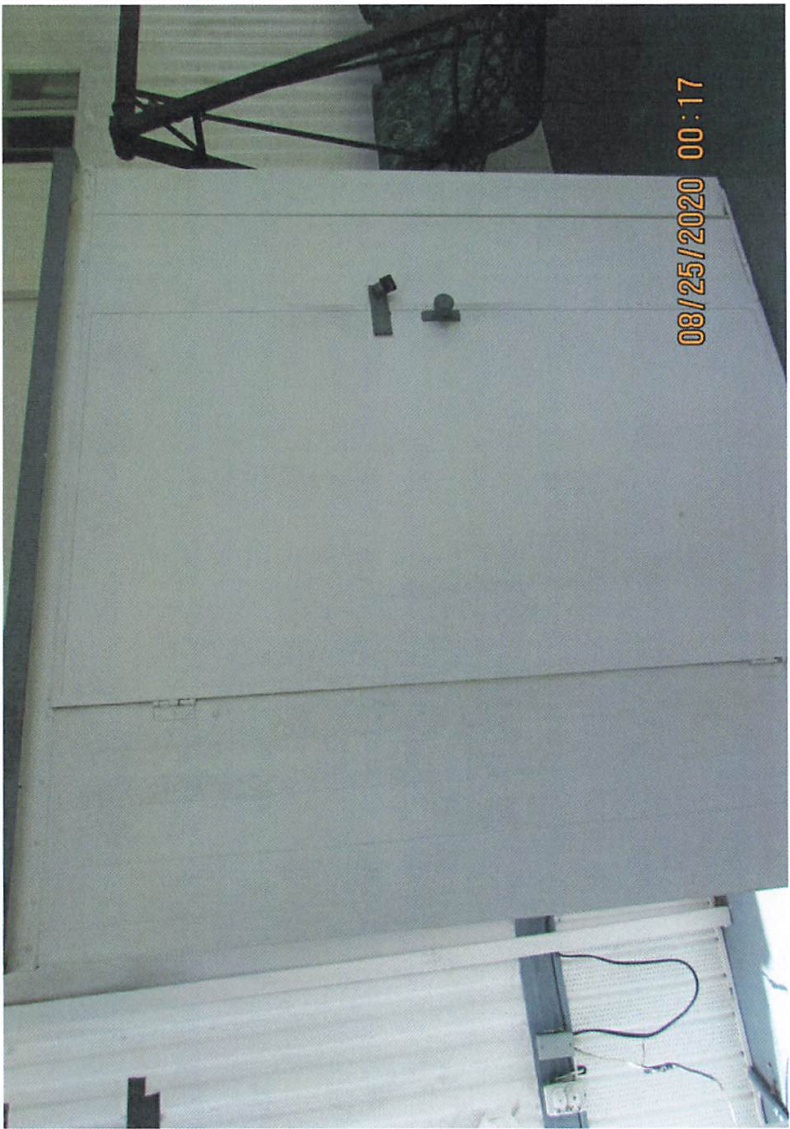
White: Original Copy

Yellow: Officer's Copy

Pink: Violator

















Case Overview

Property/Incident Information

Owner	Address	Site Address
APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE	3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4

Folio

514230AB0140

Legal Description

PEMBROKE PARK TOWNHOUSES CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858

Case Status	Open	Case #	5370	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed wooden fence without permit. Obtain permit and inspections.
2. Installed wooden gazebo without permit. Obtain permit and inspections.
3. Electrical work without permit. Obtain permit and inspections.
4. Double permit fee assessed.

No permit obtained as of 3/2/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/5/2020		Notice of Violation	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
12/20/2024		Affidavit of Non-Compliance	Certified Mail
1/10/2025	1/15/2025	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: 1/15/2025
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: 1/15/2025

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: 1/15/2025
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$50,050.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$50,150.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$50,150.00

Town of Pembroke Park

INVOICE

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



DATE: December 27, 2024
INVOICE NO.: 001
FOR:

Case No. 5370
APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE C4
PEMBROKE PARK, FL 33023

Bill To:

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE C4
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
1	Final Order 03/16/2022 Admin Fee	\$ 100.00	\$ 100.00
1006	Day(s) of Per Diem from (04/15/2022 - 1/15/2025)	\$ 50.00	\$ 50,300.00
Balance			\$ 50,400.00

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.)
)

APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE
Respondent

CASE NO. 5370

AFFIDAVIT OF SERVICE

TO BE SERVED: APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

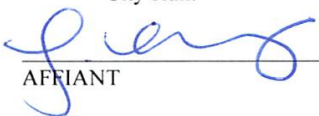
ADDRESS: 3924 SW 52ND AVE SUITE C4, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE AT 10:16 A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

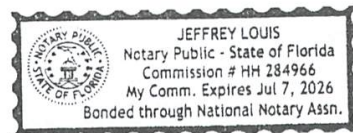

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
**APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE**
3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	5370	12/20/2024

Property Owner:	Property Description:	Certified Mail #:
APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	514230AB0140	

Legal Description:	AKA:
PEMBROKE PARK TOWNHOUSES CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of January, 2025 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 954-988-4600 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).

01/02/2025 10:16

9589 0710 5270 1814 1911 72

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Domestic Mail Only

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fee

\$ 9.64

Sent To

Street and Apt. No.,

City, State, ZIP+4[®]

APPLEBY, VERONICA &
WARREN, STACEY WARREN, DUEANE
HCF 5370
3924 SW 52 AVE C4
PEMBROKE PARK, FL 33023



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

APPLEBY,VERONICA &
WARREN,STACEY
WARREN,DUEANE

3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
APPLEBY,VERONICA & WARREN,STACEY WARREN,DUEANE 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	5370	12/20/2024

Property Owner:	Property Description:	Certified Mail #:
APPLEBY,VERONICA & WARREN,STACEY WARREN,DUEANE 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	514230AB0140	

Legal Description:	AKA:
PEMBROKE PARK TOWNHOUSES CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4

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 January, 2025 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

Case #:
5370

Petitioner,

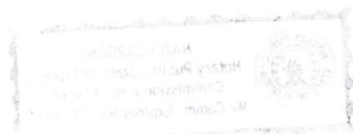
vs.

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

Respondent(s)

On 12/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE
Address: 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023
Folio: 514230AB0140
Site Address: 3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4
Legal Description: PEMBROKE PARK TOWNHOUSES CONDO BLDG C UNIT 4
PER CDO BK/PG: 43825/1858



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: 12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 12/20/2024
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: 12/20/2024

Notes/Mean of Correction:

1. Installed wooden fence without permit. Obtain permit and inspections. Violation corrected.
 2. Installed wooden gazebo without permit. Obtain permit and inspections. Violation corrected.
 3. Electrical work without permit. Obtain permit and inspections.
 4. Double permit fee assessed.
- No permit obtained. Violations not corrected. Permit application #96731 has been voided.

Further, Affiant sayeth naught

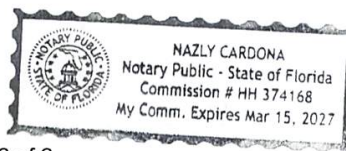
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/20/2024

NOTARY PUBLIC, STATE OF FLORIDA



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5370
Petitioner,)
)
vs.)
)
APPLEBY, VERONICA & WARREN,)
STACEY)
WARREN, DUEANE)
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: 3924 SW 52 AVE # C-4 PEMBROKE PARK FL 33023

PROPERTY OWNER: APPLEBY, VERONICA & WARREN, STACEY, WARREN, DUEANE

FOLIO NO.: 5142 30 AB 0140

LEGAL DESCRIPTION: PEMBROKE PARK TOWNHOUSES CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858

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 5-2(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.

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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) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 4471

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☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
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 CONDOMINIUM ASSOCIATION, INC.
 SARA, OQUENDO/ NOH #5370
 3930 SW 52ND AVE APT 4
 City, State, ZIP+4® PEMBROKE PARK, FL 33023
 PS Form 3800, July 2020

MAR - 3 2022
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☐ Adult Signature Restricted Delivery \$
 Postage \$
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 Sent To APPLEBY, VERONICA & WARREN,
 STACEY, WARREN, DUEANE
 NOH #5370
 3924 SW 52 AVE # C-4
 City, State, ZIP+4® PEMBROKE PARK FL 33023
 PS Form 3800, July 2020

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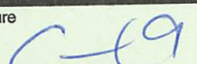
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☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 7.33
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 STACEY, WARREN, DUEANE
 F.O. #5370
 3924 SW 52 AVE # C-4
 City, State, ZIP+4® PEMBROKE PARK FL 33023
 PS Form 3800, July 2020

MAR - 3 2022
 Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: APPLEBY, VERONICA & WARREN, STACEY, WARREN, DUEANE F.O. #5370 3924 SW 52 AVE # C-4 PEMBROKE PARK FL 33023 9590 9402 6921 1104 8022 73 Article Number (Transfer from service label) 7021 0350 0000 2802 4686	A. Signature X  ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

TOWN OF PEMBROKE PARK

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

NOV #5370

Hasler

10/05/2020

US POSTAGE \$0



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APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

5370

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

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

NOV # 5369, # 5370, # 5371, # 5372

Hasler

10/05/2020

US POSTAGE \$0



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Pembroke Park Townhouses Condominium Assoc
c/o The Fredrick Group, Inc.
Community Association Management
5201 Blue Lagoon Drive, 8th Floor
Miami, FL 33126

7021 0350 0000 2802 4471

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.
Street and Apt. No.	SARA, OQUENDO/ NOH #5370
City, State, ZIP+4	3930 SW 52ND AVE APT 4 PEMBROKE PARK, FL 33023
PS Form 3800, 11/15	



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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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Total Postage and	\$
Sent To	APPLEBY, VERONICA & WARREN, STACEY, WARREN, DUEANE
Street and Apt. No.	NOH #5370
City, State, ZIP+4	3924 SW 52 AVE # C-4 PEMBROKE PARK FL 33023
PS Form 3800, 11/15	





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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 421 of 1059



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N07000002960
FEI/EIN Number	26-0171586
Date Filed	03/21/2007
State	FL
Status	ACTIVE

Principal Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO
3930 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA
3930 SW 52 AVE UNT 4D
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

APPLEBY, VERONICA & WARREN
STACEY WARREN, DUEANE

CASE NO. 5370

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

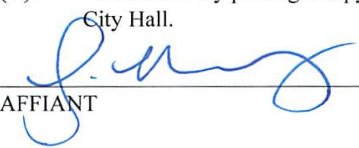
ADDRESS: 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE AT 10:44 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.

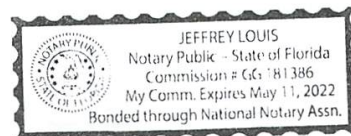

AFFIANT

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 _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #:
5370

Property Owner:
APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230AB0140

Legal Description:
PEMBROKE PARK TOWNHOUSES
CONDO BLDG C UNIT 4 PER CDD BK/PG:
43825/1858

AKA:
3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

03/04/2022 10:44





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #:

5370

Property Owner:

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230AB0140

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG C UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/5/2020 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.	60

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...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60

1. Installed wooden fence without permit. Obtain permit and inspections.
 2. Installed wooden gazebo without permit. Obtain permit and inspections.
 3. Electrical work without permit. Obtain permit and inspections.
 4. Double permit fee assessed.
- No permit obtained as of 3/2/2022

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


3/2/2022



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

11/3/20
No permit
Extension granted
12/2/20

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #: 5370

Date: 10/05/2020

Property Owner: APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Property Description: 514230AB0140

Certified Mail #:

Legal Description: PEMBROKE PARK TOWNHOUSES
CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858

AKA: 3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/5/2020 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...

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.

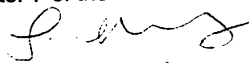
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Installed wooden fence without permit. Obtain permit and inspections.
2. Installed wooden gazebo without permit. Obtain permit and inspections.
3. Electrical work without permit. Obtain 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
Code Enforcement Officer



Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Folio

514229000280

Legal Description

29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

Case Status	Open	Case #	5812	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
3/29/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/29/2023		Affidavit of Non-Compliance	Certified Mail
4/19/2023	4/19/2023	Final Order	Certified Mail Hand
6/26/2024		Affidavit of Compliance	Hand
12/16/2024	1/15/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/3/2025	1/15/2025	Notice of Formal Hearing - Abate Fine	Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	3/29/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$57,200.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$57,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$57,300.00

Town of Pembroke Park

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



INVOICE

DATE: January 10, 2025
INVOICE # 435
FOR:

Case No. 5812
Barry Cunningham
7 Sunny Lane
Pembroke Park, FL 33009

Bill To:
Barry Cunningham
7 Sunny Lane
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 04/19/2023 Admin Fee	\$ 100.00	\$ 100.00
374	Day(s) of Per Diem from (06/18/2023 - 06/26/2024)	\$ 100.00	\$ 37,400.00
	Recommend to Abate Per Diem Fine by 90%		\$ 3,740.00
	$\$3,740.00 + \100.00		\$ 3,840.00
	Balance		\$ 37,500.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BARRY CUNNINGHAM

CASE NO. 5812

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

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

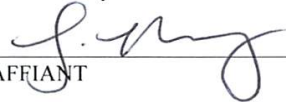
ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: BARRY CUNNINGHAM AT 10:34 A.M.
ON THE 02 DAY OF JANUARY 2025.

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

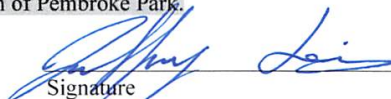
TYPE OF SERVICE

- () 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.

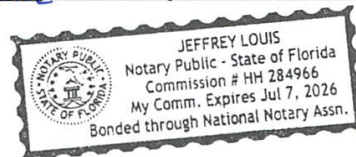

AFFIANT

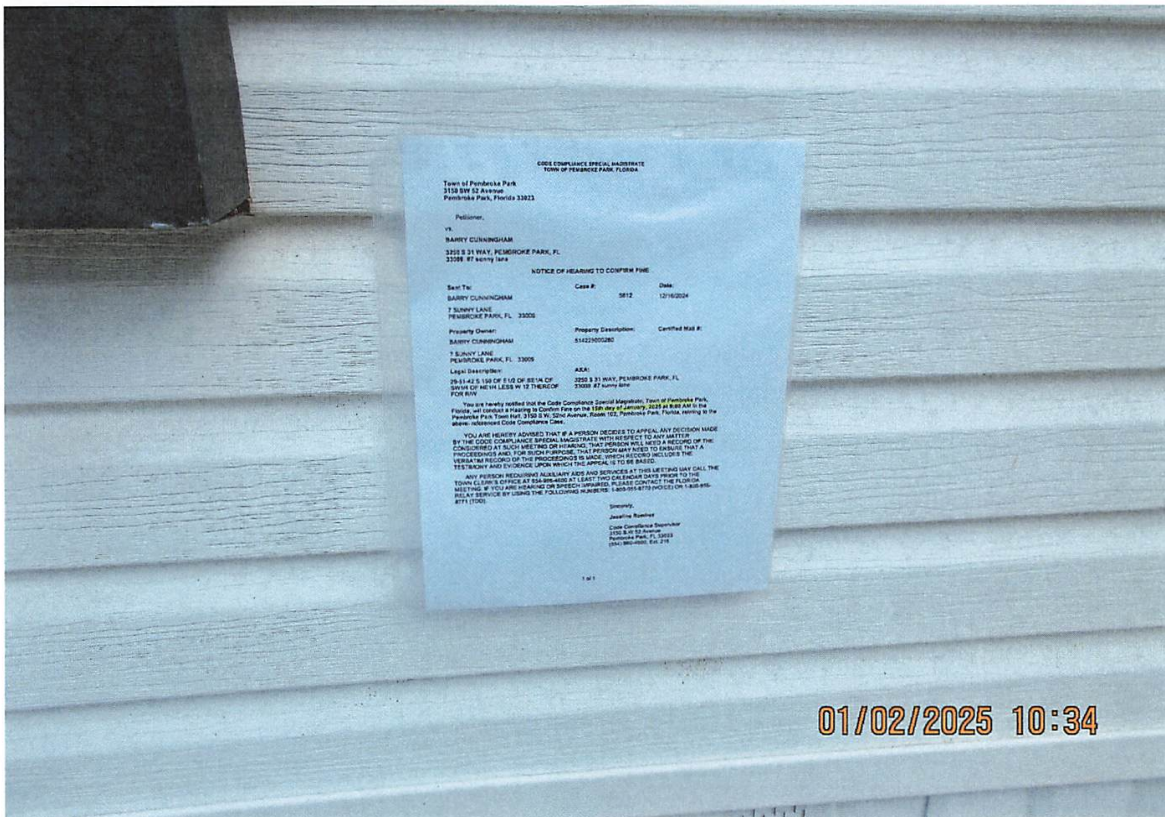
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BARRY CUNNINGHAM

**3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane**

NOTICE OF HEARING TO ABATE FINE

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Date:

01/03/2025

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000280

Certified Mail #:

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

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 January, 2025 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: Jan 2 2025

Phone #: (954) 932-1220

Case # 5812

E-mail: thirsty_954@gmail.com

Address of Violation: 3250 S 31 WAY PEMBROKE PARK FL 33009 #7 SUNNY LANE

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, BARRY CUNNINGHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5812 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the January 15 2025 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 4/19/23 imposing the fine of \$ 100 for violation(s) of the Town's Code of

Ordinances: 5-105

5-17

28-272

Brief summary for request: Senior Citizen on limited Income

BARRY CUNNINGHAM

Petitioner's Name (Print)

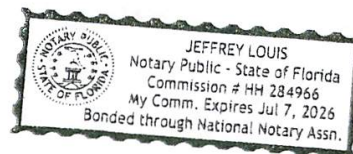
Barry Cunningham
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Barry Cunningham and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 1/2/25.

Notary Public State of Florida: Jeffrey Louis

My Commission expires: 7/7/26



9589 0710 1814 1910 11

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Domestic Mail Only

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

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and
 \$ 9.64

Sent To
 BARRY CUNNINGHAM
 HCF NO. 5812
 7 SUNNY LANE
 PEMBROKE PARK, FL 33009

Street and Apt. No.
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

9589 0710 1814 1908 09

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 at
 \$ 9.64

Sent To
 SHADY OAKS MHP LLC
 GORDON C WATT
 NO. 9401 Fort HCF 5812
 4500 LE JEUNE ROAD
 CORAL GABLES, FL 33146

Street and Apt. No.
 CORAL GABLES, FL 33146

City, State, ZIP+4®

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

9589 0710 1814 1908 16

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage at
 \$ 9.64

Sent To
 SHADY OAKS MHP LLC
 NO. 9401 Fort HCF 5812
 12345 SW 100 AVE
 MIAMI, FL 33176

Street and Apt. No.
 MIAMI, FL 33176

City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BARRY CUNNINGHAM
HCF NO. 5812
7 SUNNY LANE
PEMBROKE PARK, FL 33009



9590 9402 7288 2028 9902 98

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1910 11

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)

Barry Cunningham

C. Date of Delivery

12/27/24

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHADY OAKS MHP LLC
GORDON C WATT
~~NO. 9401 Fort~~ HCF 5812
4500 LE JEUNE ROAD
CORAL GABLES, FL 33146



9590 9402 9016 4122 6512 72

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 09

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)

G. Watt

C. Date of Delivery

12/23

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHADY OAKS MHP LLC
~~NO. 9401 Fort~~ HCF 5812
12345 SW 100 AVE
MIAMI, FL 33176



9590 9402 9016 4122 6512 89

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 16

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Brandon Ekin

C. Date of Delivery

12/23

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,

vs.

BARRY CUNNINGHAM

**3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BARRY CUNNINGHAM	5812	12/16/2024
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
BARRY CUNNINGHAM	514229000280	
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny 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 January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5812
Petitioner,)
)
vs.)
)
BARRY CUNNINGHAM)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: BARRY CUNNINGHAM

PROPERTY OWNER: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0280

LEGAL DESCRIPTION: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-272 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
BARRY CUNNINGHAM) CASE NO. 5812
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT 10:24 A.M. ON
THE 07 DAY OF APRIL, 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.

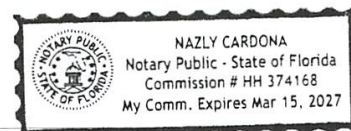
J. Ramirez 4/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/29/2023

Sent To: BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #: 5812

Property Owner: BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #: 514229000260

Property Description: 514229000260

Legal Description: 29-51-42 S 150 OF E 1/2 OF SE 1/4 OF SW 1/4 OF NE 1/4 LESS W 12 THEREOF FOR ROW

AKA: 3250 S 31 WAY, PEMBROKE PARK, FL 33009 87 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 03/29/2023 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/Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Alterations	Repairs and alterations shall be made to be in conformity with the provisions of the building code of the approved city, state, or federal code in a timely fashion and to date in a substantial 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, aerial photos, survey, site plans, calculations and other prior documents that are necessary to follow the permitting application process.	30

(TOW. NO. 13-08-01, § 5-11-13)

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/29/2023

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

ZONING

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

30

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. 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 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 19th day of April, 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@tpfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


3/29/2023



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

Case #:

5812

Petitioner,

vs.

BARRY CUNNINGHAM

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

Respondent(s)

On 3/29/2023 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: BARRY CUNNINGHAM
Address: 7 SUNNY LANE PEMBROKE PARK, FL 33009
Folio: 514229000280
Site Address: 3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane
Legal Description: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

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: 3/29/2023
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: 3/29/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 3/29/2023

Notes/Mean of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections. In-complete.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections. In-complete.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections. In-complete.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections. In-complete.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections. Permit # 2111374-0 completed.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify. One family confirmed.
7. Verify with building department if the stairs & vinyl siding was permitted. Stairs permit #187438-0 Completed. Vinyl siding permit # 156471-0 completed.

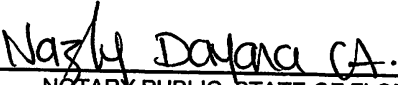
Further, Affiant sayeth naught

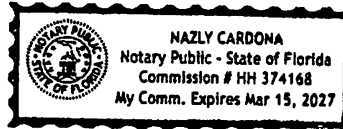
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/29/2023


NOTARY PUBLIC, STATE OF FLORIDA





Thirsty 2 Bar - Barry >

Text Message
Saturday 3:57 PM

Barry cunningham

My name is Barry Cunningham
seven Sunny Lane hallandale
[33009](#) I have upcoming court
date for code violination and I
need to reschedule I am very
very ill with covid I spoke to the
lady from code enforcement
the other day and she advised
me to send this text I am very
weak and can do nothing at all
right now please allow me to
reschedule this date and let the
owner of the property know this
also thank you once again very
Cunningham [954 627-4691](#)
thank you

Yesterday 9:38 AM

Good morning Mr



Text Message





Thirsty 2 Bar - Barry >

me to send this text I am very
weak and can do nothing at all
right now please allow me to
reschedule this date and let the
owner of the property know this
also thank you once again very
Cunningham [954 627-4691](tel:9546274691)
thank you

Yesterday 9:38 AM

Good morning, Mr.
Cunningham. I will present this
information to ask for a
continuance with the judge.
Sorry to hear about your
current condition. Please get
rest and feel better. I'll keep
your number saved for future
updates. Thank you, Teresa

Yesterday 10:58 AM

Thank you Teresa



Text Message



Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Legal Description

Case Status	Open	Case #	5812	Date Next Inspection	9/15/2021
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Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/15/2021

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LUCKY EXPLORER LLC 4500 S LE JEUNE RD MIAMI, FL 33146 NOH # 5812 2. Article Number (Transfer from service label) 21 0350 0001 0297 9284	A. Signature X <u>A. Kossler</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured 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 THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BARRY CUNNINGHAM 7 SUNNY LANE PEMBROKE PARK, FL 33009 NOH # 5812 2. Article Number (Transfer from service label) 21 0350 0001 0297 9260	A. Signature X <u>V. C. R. 7 C 19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <u>Barry Cunningham</u> <u>9-2-21</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Insured Mail Restricted Delivery (over \$500)																	

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

7021 0350 0001 0297 9291

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent \$
Street \$
City, \$

P.A. THE SKEEN LAW GROUP
2450 HOLLYWOOD BLVD SUITE 105
HOLLYWOOD, FL 33020
NOH # 5812

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

7021 0350 0001 0297 9284

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent \$
Street \$
City, \$

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812

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

1226 6620 T000 05E0 T207

U.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 7.33

Total **P** LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812

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

7021 0350 0001 0297 9291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage 7.33

Total **P** P.A. THE SKEEN LAW GROUP
2450 HOLLYWOOD BLVD SUITE 105
HOLLYWOOD, FL 33020
NOH # 5812

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

0926 6620 T000 05E0 T207

U.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)	\$
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☐ Adult Signature Restricted Delivery	\$

Postage

Total **P** BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
NOH # 5812

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

4826 6620 T000 0297 9291

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

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
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Postage

Total **P** LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812

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

NOV # 5812
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/05/2021
US POSTAGE \$0



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LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146

NOV # 5812
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/05/2021
US POSTAGE \$0



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Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:
5812

7021 0350 0001 0297 9260

U.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) \$
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Postmark
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Postage

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

See Reverse for Instructions

BARRY CUNNINGHAM
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 PEMBROKE PARK, FL 33009
 NOH # 5812

7021 0350 0001 0297 9277

U.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) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

LUCKY EXPLORER LLC
 3250 S 31 WAY
 PEMBROKE PARK, FL 33009
 NOH # 5812

7022 2410 0001 1497 0013

U.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) \$
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☐ Certified Mail Restricted Delivery \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3250 S 31 WAY, PEMBROKE PARK FL 33009	ID #	5142 29 00 0280
Property Owner	LUCKY EXPLORER LLC	Millage	0613
Mailing Address	4500 S LE JEUNE RD MIAMI FL 33146	Use	28
Abbr Legal Description	29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$485,610	\$82,300	\$567,910	\$567,910	
2020	\$485,610	\$71,000	\$556,610	\$556,610	\$12,012.64
2019	\$218,520	\$70,900	\$289,420	\$289,420	\$6,319.20

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$567,910	\$567,910	\$567,910	\$567,910
Portability	0	0	0	0
Assessed/SOH	\$567,910	\$567,910	\$567,910	\$567,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$567,910	\$567,910	\$567,910	\$567,910

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/3/2019	WD-Q	\$675,000	116225744	\$10.00	48,561	SF
4/23/2013	QCD-T	\$100	111524162			
12/26/2002	QCD		34585 / 741			
10/12/1994	QCD		22853 / 141			
12/1/1970	WD	\$75,000				
				Adj. Bldg. S.F. (Card, Sketch)		1570
				Units		3
				Eff./Act. Year Built: 1973/1963		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
LUCKY EXPLORER OF FLORIDA, LLC

Cross Reference Name

LUCKY EXPLORER, LLC

Filing Information

Document Number M20000007634
FEI/EIN Number 84-3761582
Date Filed 08/31/2020
State DE
Status ACTIVE

Principal Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Mailing Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Registered Agent Name & Address

THE SKEEN LAW GROUP, P.A.
2450 HOLLYWOOD BLVD.
SUITE:105
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

WATT, GORDON
4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Title MGR

MORGAN, WILLIAM

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2021	03/15/2021

Document Images

03/15/2021 -- ANNUAL REPORT	View image in PDF format
08/31/2020 -- Foreign Limited	View image in PDF format



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE

PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE

PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

ZONING

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

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1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. 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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
BARRY CUNNINGHAM) CASE NO. 5812
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

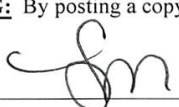
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT 12:46
A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed
thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the
absence of any superior officer as defined in F.S. 48.081.
- X **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

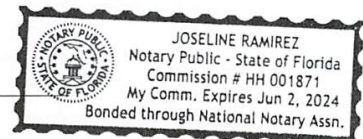

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 11 day of 9, 2021, by Sept Teresa as Code Enforcement Officer for the
Town of Pembroke Park. Malcolm


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

Sent To:	Case #:	Date:
BARRY CUNNINGHAM	5812	05/05/2021
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
BARRY CUNNINGHAM	514229000280	
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Mean of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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



Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Barry Cunningham
~~NO NAME~~
Site Address 7 Sunny Lane
Pembroke Park FL 33009
Permit # _____

Date 5.4.2021
Case # _____
Sub/Park _____

☒ ***STOP ALL WORK**

- ☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105
☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

new windows without permit + doors
changed out. cameras installed no permit, Roof
Altered, prohibited outside storage, new light
Corrective Action(s) verify the number of occupants in m/h
+ stairs + vinyl siding

obtain permits for windows, roof, light
fixtures, cameras, altered roof columns.
Remove prohibited storage items. verify number of
occupants living in m/h + stairs + vinyl siding

- ☐ Structural
☒ Code Enforcement

- ☐ Plumbing
☐ Zoning

- ☐ Mechanical
☐ Business Tax Receipt
☐ Electrical
☐ Other _____

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator









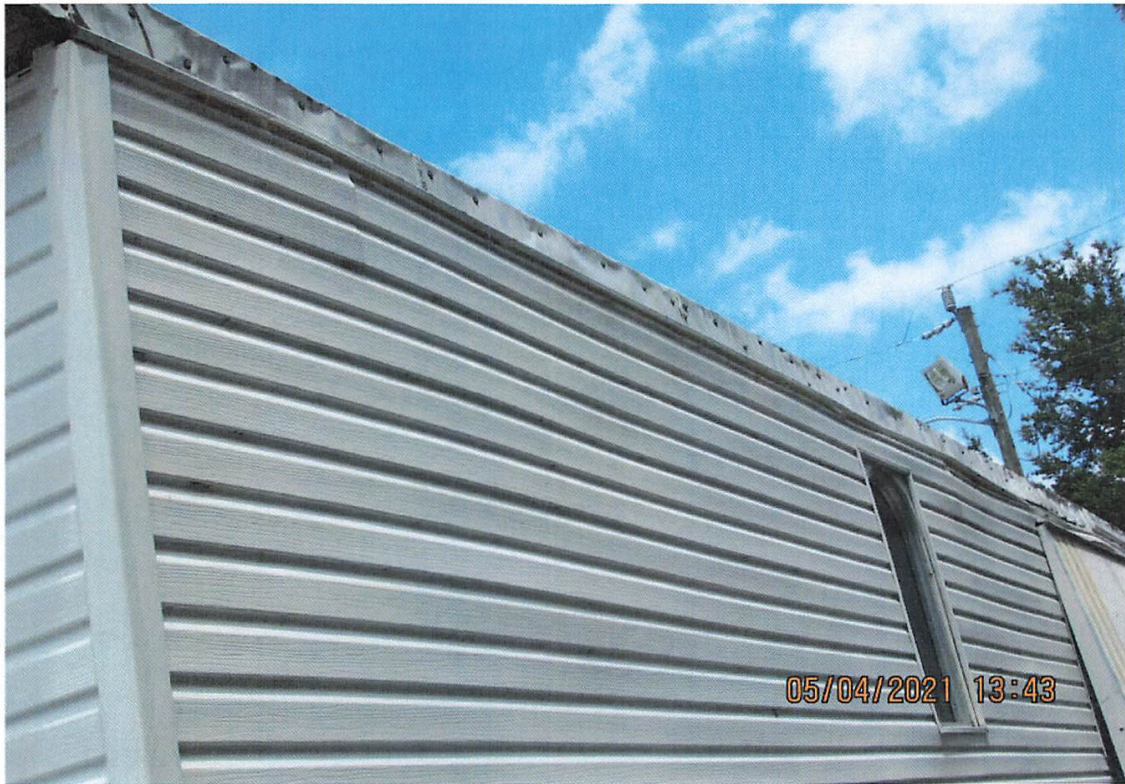














TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL

CERTIFIED MAIL®



7021 0350 0001 0297 9277

Hasler

08/31/2021

US POSTAGE \$007.33⁰



ZIP 33023
011D1065

LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812

NSN

RECEIVED SEP 13 2021

.. 9327010668163202

3302354133

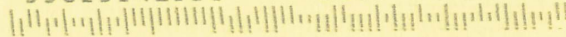
NIXIE

331 CE 1

2209/05/21

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0806-01511-31-45



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:

LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812



9590 9402 6610 1028 6965 11

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9277

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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
AA WAREHOUSE PROPERTIES INC	2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514220070039

Legal Description

PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

Case Status	Open	Case #	6009	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2021		Notice of Violation	Regular Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/8/2022		Affidavit of Compliance	
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
12/20/2024		Affidavit of Non-Compliance	Certified Mail
12/20/2024	1/15/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
12/30/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Hand Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/8/2022
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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	12/20/2024
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...	12/20/2024

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.	12/20/2024
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.	8/8/2022
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)	12/20/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	3/3/2023
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: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/15/2025
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)	12/20/2024
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	12/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$165,000.00
Individual Violation		Individual Violation	12/20/2024	\$182,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$347,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
1/10/2023	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$347,494.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AA WAREHOUSE PROPERTIES INC

CASE NO. 6009

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: AA WAREHOUSE PROPERTIES INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE / NOTICE OF HEARING TO EXTEND TIME

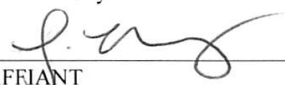
ADDRESS: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: AA WAREHOUSE PROPERTIES INC AT 11:12 A.M. ON THE 03 DAY OF JANUARY 2025.

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

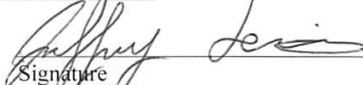
T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in 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.

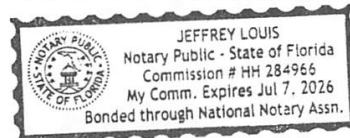

AFFIANT

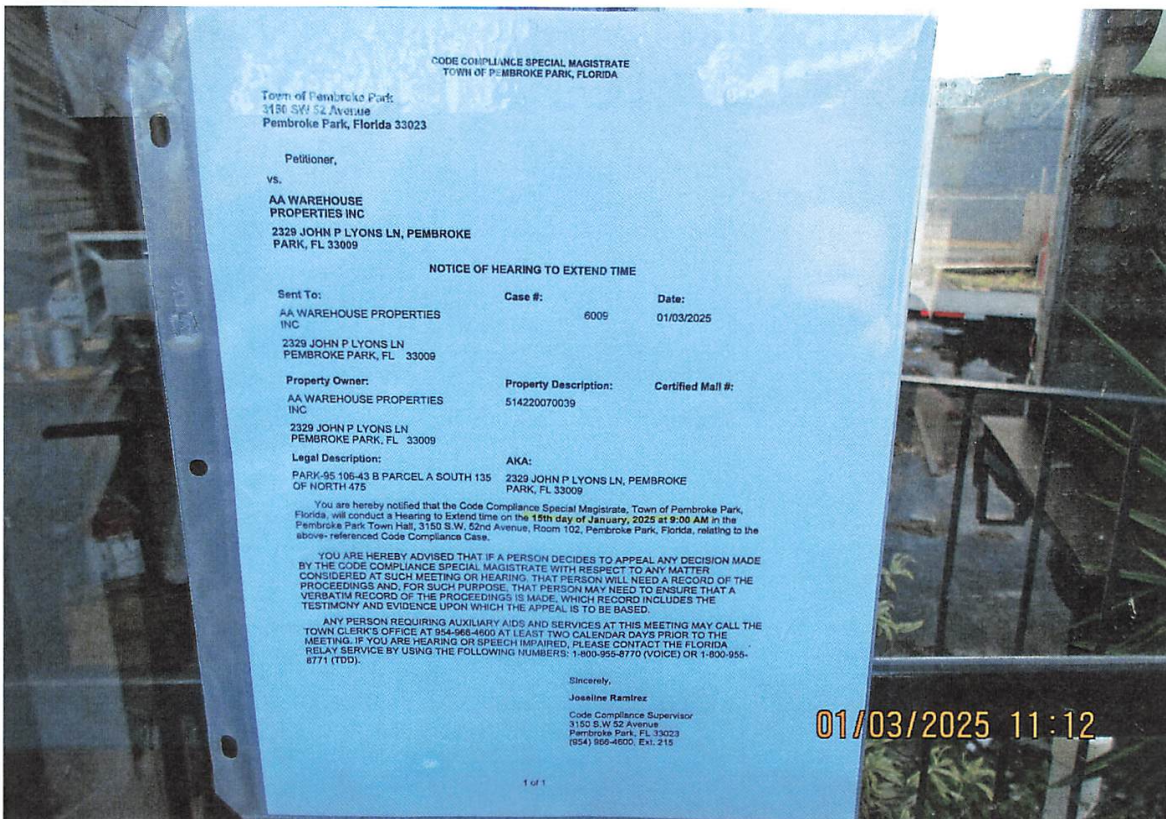
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**

**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	6009	01/03/2025
Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	514220070039	
Legal Description:	AKA:	
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/30/24 Phone: 9548061874
Email: GALLERIT1@gmail.com
Property Address: 2329 John P Lyons Lane, Pembroke Park, FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, NIR SHAHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6009 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/15/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on _____ imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances: 15-17 ; 15-17 ; 15-28 ; 15-40

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

NIR SHAHAM
Petitioner's Name (Print)

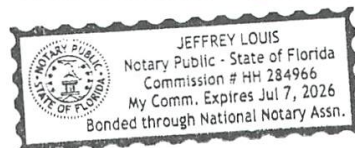
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 30 day of December, 2024.

[Signature]
Notary
My Commission expires 7/7/24



9589 0710 5270 1814 1910 73

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

Postage
\$

Total Postage and Sent To \$ 9.64

Street and Apt. N
2329 JOHN P LYONS LN
City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

DEC 20 2024
33023
Postmark Here

9589 0710 5270 1814 1911 34

U.S. Postal Service™
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OFFICIAL USE

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

Postage
\$

Total Postage and Sent To \$ 9.64

Street and Apt. N
MOMEN ABDELHAMID
HCF 6009
1701 NW 119 AVE
City, State, ZIP+4
PEMBROKE PINES, FL 33026

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

DEC 20 2024
33026
Postmark Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: AA WAREHOUSE PROPERTIES INC MOMEN ABDELHAMID HCF 6009 1701 NW 119 AVE PEMBROKE PINES, FL 33026 9590 9402 7288 2028 9902 05 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 34		A. Signature X ABDELFAJI ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>AM</u> C. Date of Delivery <u>12/1/24</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**

**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC	6009	12/20/2024
2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC	514220070039	
2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of January, 2025 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

Case #:
6009

Petitioner,
vs.
AA WAREHOUSE
PROPERTIES INC
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
Respondent(s)

On 12/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AA WAREHOUSE PROPERTIES INC
Address: 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009
Folio: 514220070039
Site Address: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/20/2024

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/8/2022
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: 12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	12/20/2024
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...	12/20/2024
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.	12/20/2024

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.	8/8/2022
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)	12/20/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 12/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 12/20/2024

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

Not in Compliance -
Reinspection Date:
12/20/2024

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)

12/20/2024

ZONING

Sec. 28-307 (a) - Marking
of spaces

In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.

12/20/2024

Notes/Mean of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment). Corrected.
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Corrected.
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Corrected. Permit #2111216-0 completed.
4. Graffiti on back end wall. Remove all graffiti on wall. Corrected.
5. Broken glass door (main door entrance). Repair. Corrected.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Corrected.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Corrected.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt. Not corrected.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse. Corrected.
10. Trash and debris on premise. Remove all trash and debris. Corrected.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint). Corrected.
12. Built interior wall without a building permit. Obtain plans, permit and inspections. Permit # 2212092-0 completed.
13. Overgrown vegetation. Trim all landscape. Corrected.
14. Chain-link fence requires maintenance. Remove rust from fence. Corrected.
15. Installed security cameras without a permit. Obtain plans, permit and inspections. Not corrected.
16. Installed rack's without permits. Obtain plans for permit and inspections. Permit # 2212183-0 completed.

Further, Affiant sayeth naught

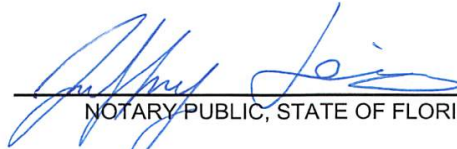
STATE OF FLORIDA

COUNTY OF BROWARD

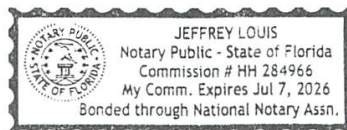


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/20/2024



NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

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

**SALES RECEIPT****Bill To:**

NIR SHAHAM
2329 Jhon pLYONS
PEMBROKE PARK, FL 33009

Date 1/10/2023 2:53:28 PM**Invoice #** 26725**For** Code Enforcement Case#
6009**Site Address:**

2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
6.00	Technology Convenience Fee	\$6.00
Total		\$206.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	3/22/2023		\$250.00	0	\$0.00
Admin Fixed	9/22/2022		\$100.00	0	\$100.00
Admin Fixed	12/22/2022		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
1/10/2023	Credit	\$206.00
	Total	\$206.00

Balance **\$0.00**

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6009
Petitioner,)
)
vs.)
)
AA WAREHOUSE PROPERTIES INC)
Respondent(s)

AMENDED 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 ☐

SUBJECT REAL PROPERTY: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: AA WAREHOUSE PROPERTIES INC

FOLIO NO.: 5142 20 07 0039

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307. The Special Magistrate adopted as its findings of facts those facts as set forth by the 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of 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 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 Dec, 2022.

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



**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,
vs.
**AA WAREHOUSE
PROPERTIES INC
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To: AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	Case #: 6009	Date: 12/01/2022
--	------------------------	----------------------------

Property Owner: AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	Property Description: 514220070039	Certified Mail #:
---	--	--------------------------

Legal Description: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475
AKA: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-866-4600 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

12/08/2022 11:37

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**

**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	12/01/2022
Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	514220070039	
Legal Description:	AKA:	
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

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

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/1/22 Phone: 954-806-1824
Email: NIR.ETM@GMAIL.COM
Property Address: 2329 JOHN P LYONS LN

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, NIR SHAHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6009 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9-21-22 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105 ; 5-2(a)(6) ; 12-48 ; 15-17, 15-27
15-40

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

NIR-SHAHAM
Petitioner's Name (Print)

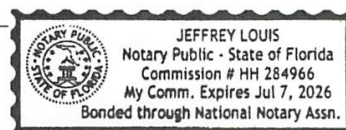
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 1 day of December, 20 22.

[Signature]
Notary
My Commission expires 7/7/26



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6009
Petitioner,)
)
vs.)
)
AA WAREHOUSE PROPERTIES INC)
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: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AA WAREHOUSE PROPERTIES INC

FOLIO NO.: 5142 20 07 0039

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ☒ 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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: ABDELHAMID, MOMEN F.O #6009 1701 NW 119TH AVE, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9041		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: AA WAREHOUSE PROPERTIES INC F.O #6009 2329 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9027		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: AA WAREHOUSE PROPERTIES INC F.O #6009 1701 NW 119 AVE, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9034		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7020 0640 0000 5918 9430

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, Zip+4®

PS Form 3800, Apr

1730 PR LLC

S.O.C.L #6909, #6567, #6771

F.O #7112

1730 SW 30 AVENUE,

PEMBROKE PARK, FL, 33009

Postmark
Here

7020 0640 0000 5918 9447

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, Zip+4®

PS Form 3800, Apr

1730 PR LLC

SHLOMO MELLOUL

S.O.C.L #6909, #6567, #6771 F.O #7112

67 N FEDERAL HWY,

DANIA BEACH, FL, 33004

Postmark
Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 1730 PR LLC H.C.F #6909, #6567, #6771 N.O.H #7112 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9898		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			
9590 9402 6921 1104 9850 51			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 3635

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 8.06
 Total Postage and Fee

Sent To **ABDELHAMID, MOMEN**
 N.O.H #6009
 Street and Apt. No. **1701 NW 119TH AVE,**
 City, State, ZIP+4® **PEMBROKE PINES, FL, 33026**

PS Form 3800, A

7021 1970 0000 4565 3642

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 8.06
 Total Postage and Fee

Sent To **AA WAREHOUSE PROPERTIES INC**
 N.O.H #6009
 Street and Apt. No. **1701 NW 119 AVE,**
 City, State, ZIP+4® **PEMBROKE PINES, FL, 33026**

PS Form 3800, A

7021 1970 0000 4565 3628

U.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	\$

Postmark
Here

Postage
\$ 8.06
 Total Postage and Fee

Sent To **AA WAREHOUSE PROPERTIES INC**
 N.O.H #6009
 Street and Apt. No. **2329 JOHN P LYONS LANE,**
 City, State, ZIP+4® **PEMBROKE PARK, FL, 33009**

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:

ABDELHAMID, MOMEN
N.O.H #6009
1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026



9590 9402 6921 1104 9864 85

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3635

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

ABDELHAMID MOMEN ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-12-22

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

3. Service Type

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

Domestic Return Receipt

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

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9864 92

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3628

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AA Warehouse ☐ Agent
AA Warehouse ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026



9590 9402 6921 1104 9864 61

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3642

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AA Warehouse ☐ Agent
AA Warehouse ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-12-22

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

3. Service Type

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

Domestic Return Receipt

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 6009

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FIRST-CLASS MAIL

07/12/2021

US POSTAGE

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Gallerit
AA Warehouse Properties Inc.
2329 John P. Lyons Lane
Pembroke Park, FL 33009

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 6009

Hasler

FIRST-CLASS MAIL

07/12/2021

US POSTAGE

\$000.71⁰⁰



ZIP 33023
011D10656696

Sent To:

AA WAREHOUSE PROPERTIES
INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

7/12/2021

Detail by Entity Name

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

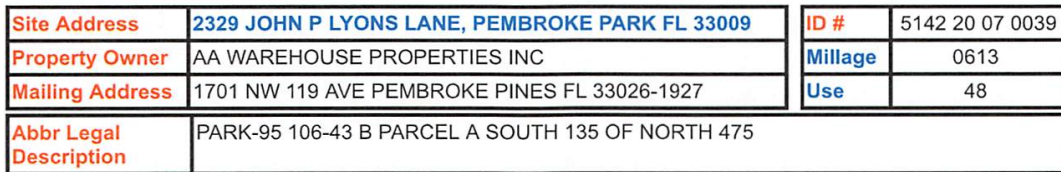
Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/17/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
02/04/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- ANNUAL REPORT	View image in PDF format
03/14/2009 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- Amendment	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/07/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- Amendment	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



* 2021 values are considered "working values" and are subject to change.								
Property Assessment Data								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$197,740	\$1,153,770	\$1,351,510	\$1,003,640				
2020	\$197,740	\$714,660	\$912,400	\$912,400	\$19,691.25			
2019	\$197,740	\$714,660	\$912,400	\$838,020	\$18,798.61			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,351,510	\$1,351,510	\$1,351,510	\$1,351,510				
Portability	0	0	0	0				
Assessed/SOH	\$1,003,640	\$1,351,510	\$1,003,640	\$1,003,640				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,003,640	\$1,351,510	\$1,003,640	\$1,003,640				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/12/2003	SWD	\$800,000	36486 / 281	\$7.00	28,248	SF		
3/10/1995	WD	\$515,000	23255 / 987					
10/1/1991	QCD	\$117	10009 / 532					
1/1/1985	WD	\$475,000						
				Adj. Bldg. S.F. (Card, Sketch)			13312	
				Eff./Act. Year Built: 1984/1983				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
AA WAREHOUSE PROPERTIES INC	)	CASE NO. 6009
Respondent	)	

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AA WAREHOUSE PROPERTIES INC AT 10:26 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

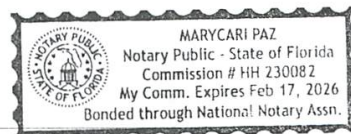


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/08/2022

Sent To:
AA WAREHOUSE PROPERTIES
INC
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:
6009

Property Owner:
AA WAREHOUSE PROPERTIES
INC
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:
514220070039

Legal Description:
PARK-95 106-43 B PARCEL A SOUTH 135
OF NORTH 475

AKA:
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:26





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

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AA WAREHOUSE PROPERTIES
INC

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	120

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	120
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	120
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	120

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	120
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	120
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	120

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	120
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	120
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	120

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

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

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

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

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

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

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

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

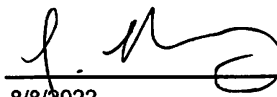
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/8/2022



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number P03000105785

FEI/EIN Number 90-0258748

Date Filed 09/25/2003

Effective Date 10/01/2003

State FL

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 08/08/2008

Event Effective Date NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2020	02/17/2020
2021	04/13/2021
2022	02/06/2022

Document Images

02/06/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
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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\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$197,740	\$1,271,580	\$1,469,320	\$1,104,000	
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Sales History				Land Calculations		
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Page 532 of 1059



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

AA WAREHOUSE PROPERTIES
INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Date:

07/12/2021

Property Owner:

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INC/Gallerit

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Certified Mail #:

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OF NORTH 475

AKA:

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PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	(Ord. No. 99-3-1, 7, 3-9-99) 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...	60

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.	60
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	Cross reference— Code enforcement, Ch. 7. 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.	60
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)	60

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	60
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.	60
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)	60
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)	60
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	60

Notes/Mean of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
4. Graffiti on back end wall. Remove all graffiti on wall.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape.
14. Chain-link fence requires maintenance. Remove rust from fence.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.

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

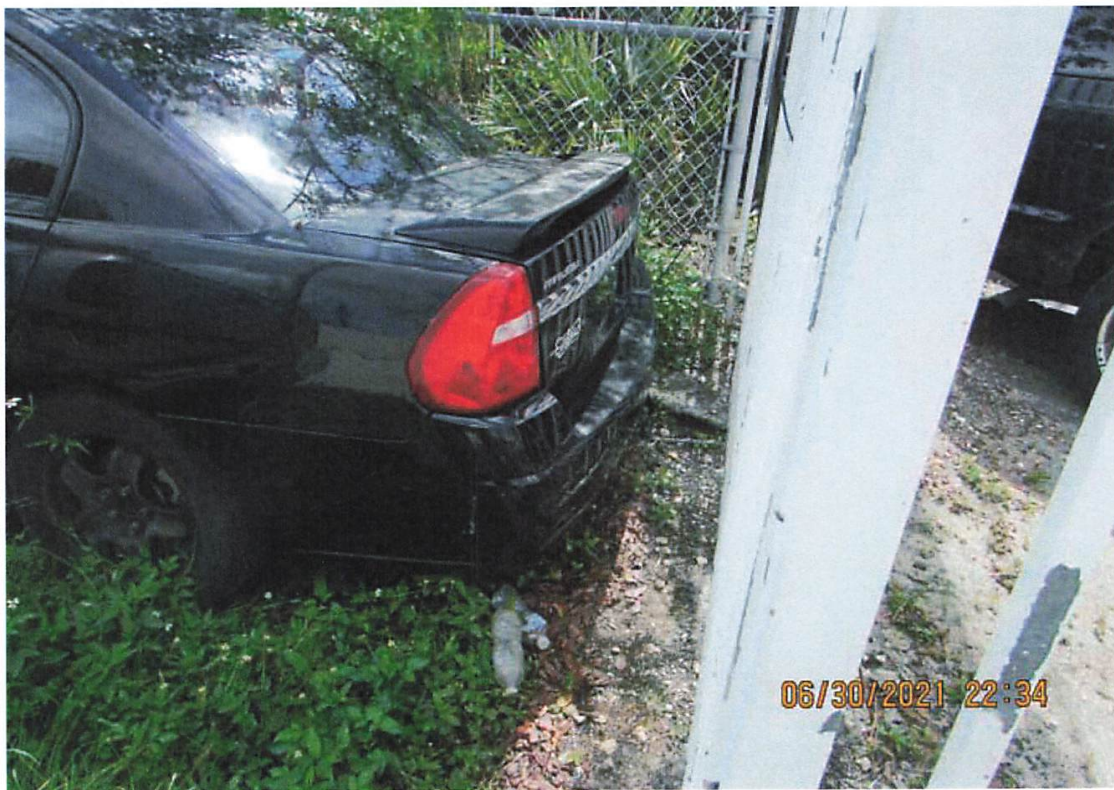
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Enforcement Officer































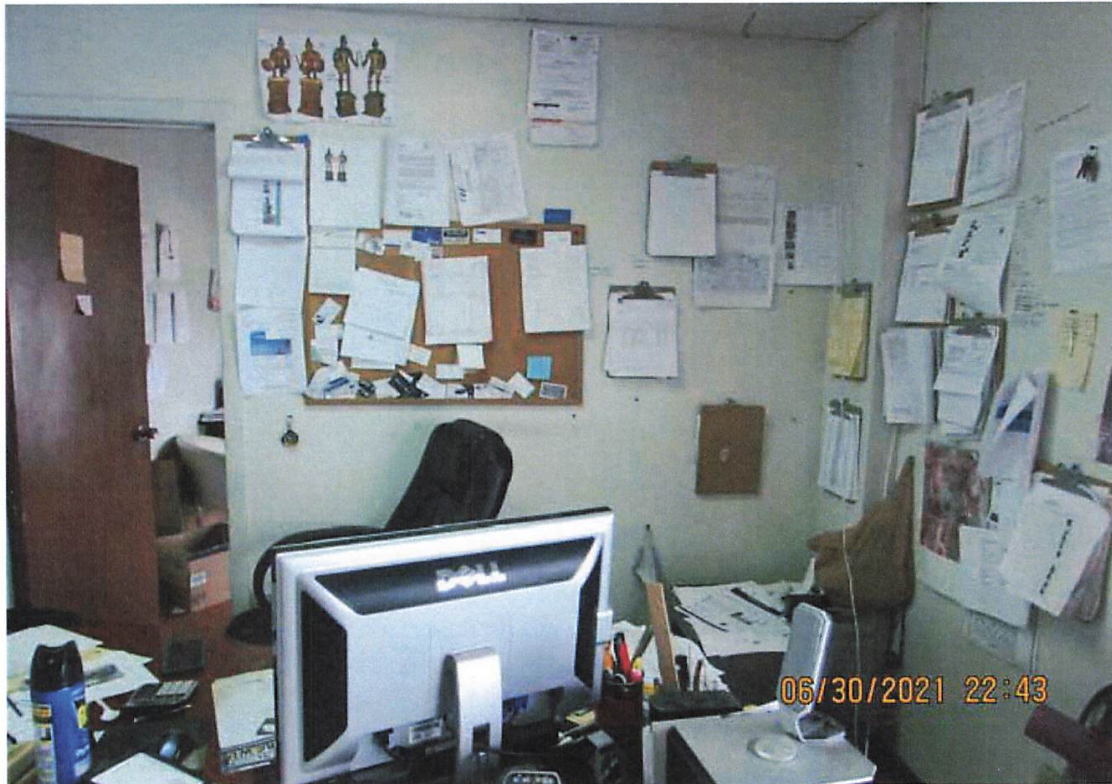










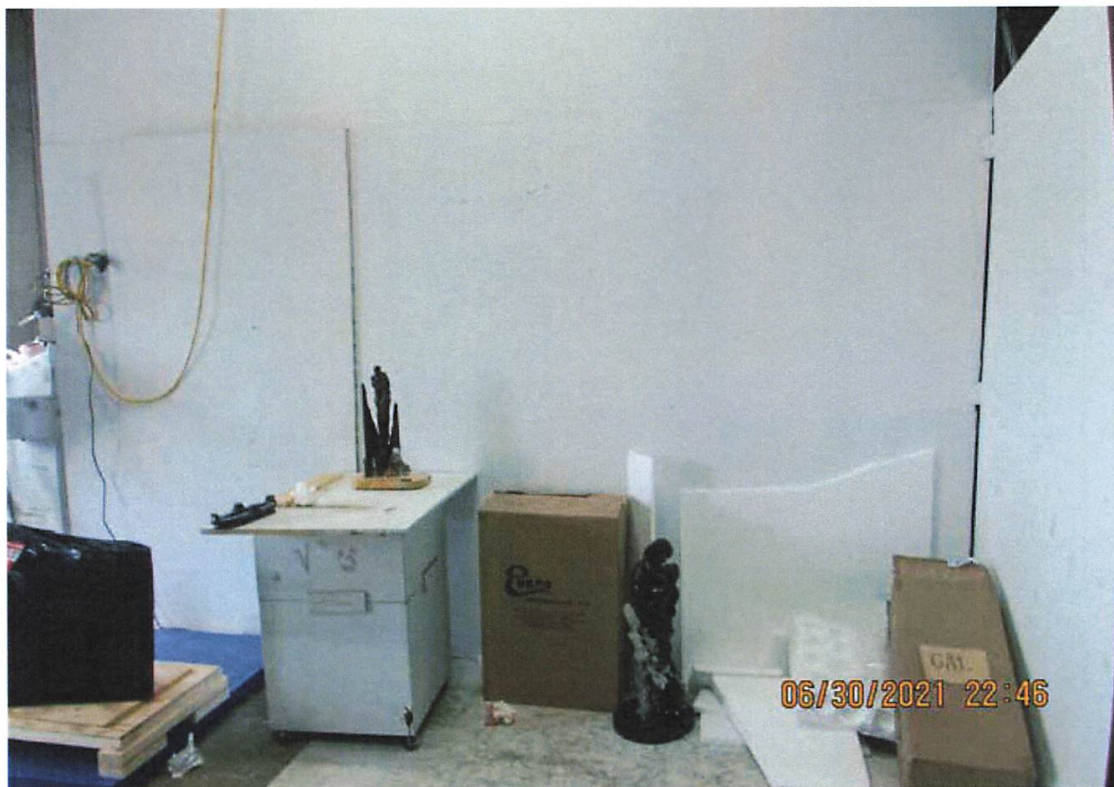
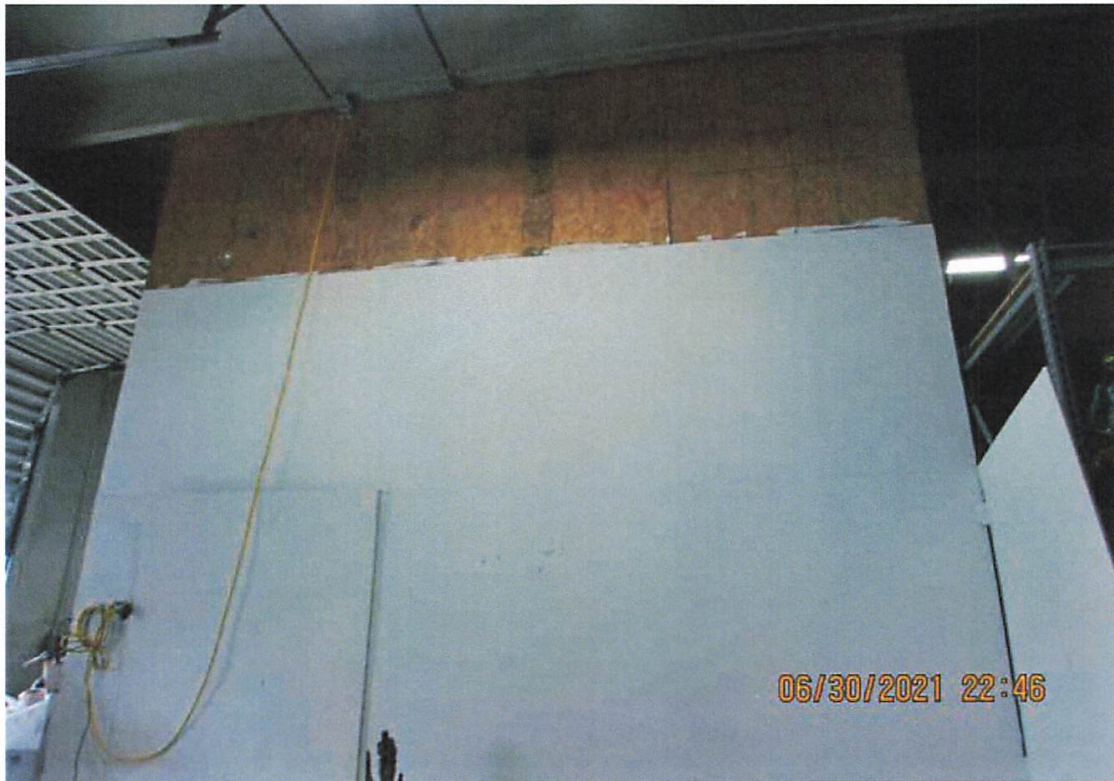






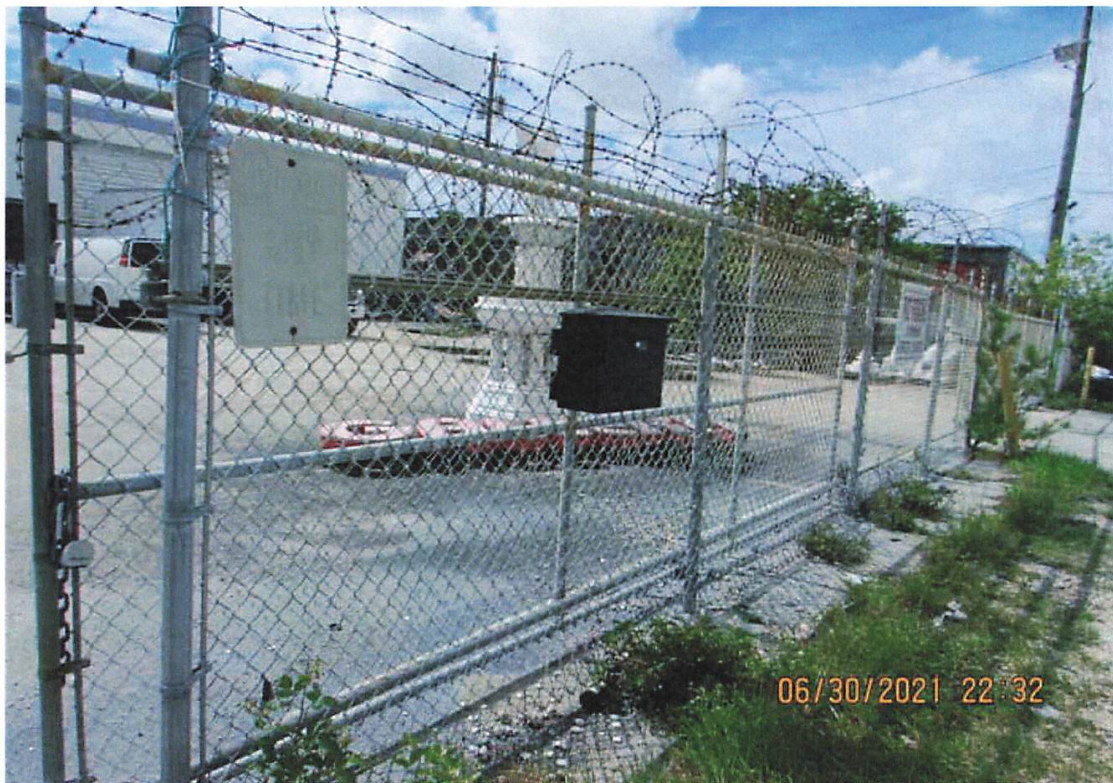






















Case Overview

Property/Incident Information

Owner	Address	Site Address
3520W LLC	3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090280

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22
W 11,22 A W 11 BLK 40

Case Status	Open	Case #	8721	Date Next Inspection	1/15/2025
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Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/11/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail
6/7/2024		Affidavit of Non-Compliance	Regular Mail
12/20/2024	1/15/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	1/29/2024
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.	1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/15/2025
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 residence...	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/15/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	4/1/2024

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/1/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$73,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$73,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$73,600.00

Town of Pembroke Park

INVOICE

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



DATE: December 27, 2024
INVOICE NO.: 001
FOR:

Case No. 8721
3520W LLC
3520 W HALLANDALE BEACH
BLVD
PEMBROKE PARK, FL 33023

Bill To:
3520W LLC
3520 W HALLANDALE BEACH
BLVD
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, and 15-40.		
1	Final Order 2/21/2024 Admin Fee	\$ 100.00	\$ 100.00
299	Day(s) of Per Diem from (03/22/2024 - 1/15/2025)	\$ 250.00	\$ 74,750.00
Balance			\$ 74,850.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3520W LLC

CASE NO. 8721

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: 3520W LLC AT 10:29 A.M. ON THE 02
DAY OF JANUARY 2025.

- (X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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

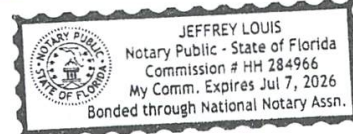
STATE OF FLORIDA
COUNTY OF BROWARD

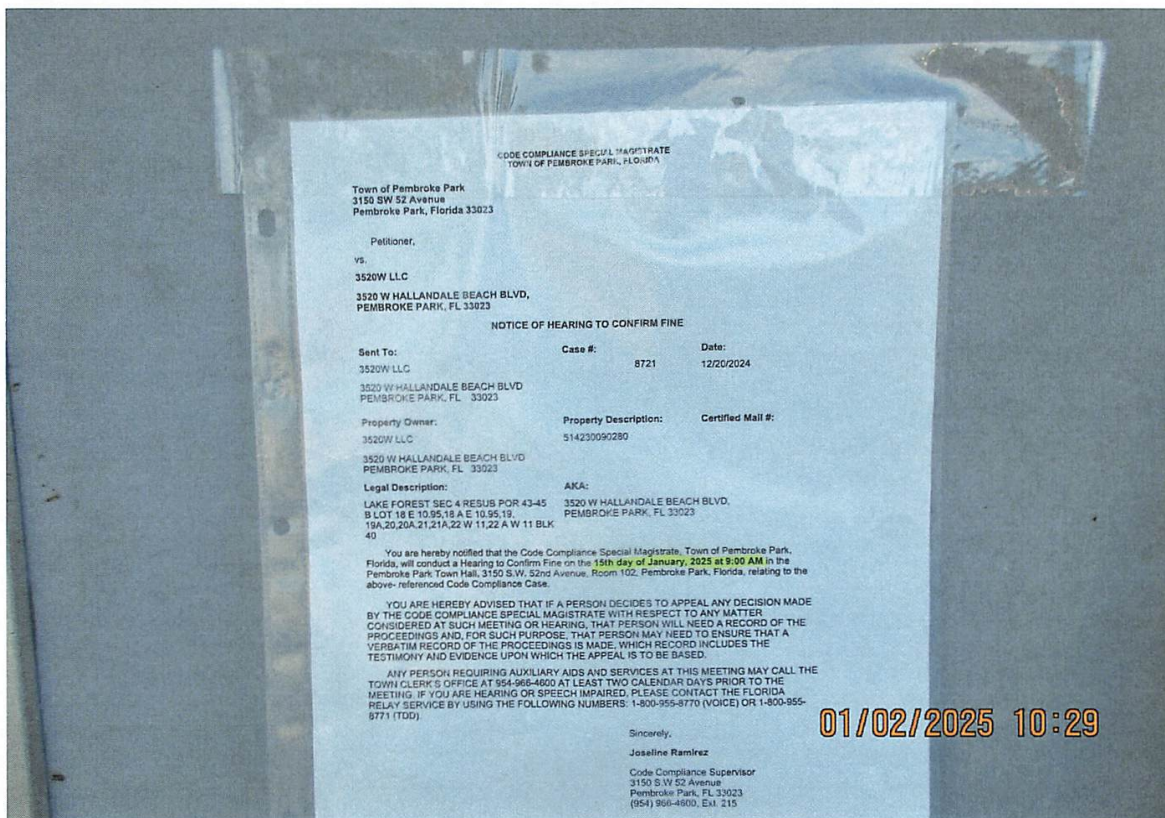
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____





9589 0710 5270 1814 1910 97

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

3520W LLC
HCF NO. 8721
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Street and Apt. No.

City, State, ZIP+4

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



9589 0710 5270 1814 1910 80

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

3520W LLC
YEHUDA GABAY
HCF NO. 8721
470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Street and Apt. No.

City, State, ZIP+4

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3520W LLC

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
3520W LLC	8721	12/20/2024
3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
3520W LLC	514230090280	
3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95, 18 A E 10.95, 19, 19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK 40	3520 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 Confirm Fine on the **15th day of January, 2025 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

Case #:
8721

Petitioner,

vs.

3520W LLC

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 6/7/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3520W LLC
Address: 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio: 514230090280
Site Address: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	1/29/2024

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.	1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/7/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residence...	Not in Compliance - Reinspection Date: 6/7/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 6/7/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	4/1/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/1/2024

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Violation not corrected.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation. Violation corrected.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster. Violation corrected.

Further, Affiant sayeth naught

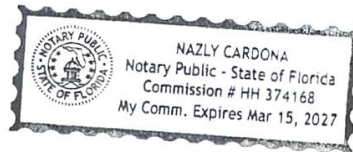
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$ **8.69**

Sent To **3520W LLC**
Street and Apt. No. **FO #8721**
City, State, ZIP+4® **201 189TH TER
SUNNY ISLES BEACH FL 33160**

PS Form 3800, Jan 2019

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Postage \$
Total Postage and Fee \$ **8.69**

Sent To **3520W LLC**
Street and Apt. No. **FO #8721**
City, State, ZIP+4® **3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023**

PS Form 3800, Jan 2019

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

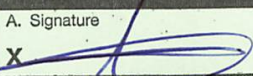
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$ **8.69**

Sent To **GABAY, YEHUDA**
Street and Apt. No. **FO #8721**
City, State, ZIP+4® **470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009**

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: GABAY, YEHUDA FO #8721 470 ANSIN BLVD, SUITE AA HALLANDALE BEACH, FL 33009  9590 9402 8582 3244 8724 12 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9290 38		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) N.F. C. Date of Delivery 2/25 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 ☐ Insured Mail ☐ Mail Restricted Delivery (00)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8721
Petitioner,)
vs.)
3520W LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 3520W LLC

FOLIO NO.: 5142 30 09 0280

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 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) 11-16; 11-42(a); 15-17; 15-175; 15-40; 22-28 and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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) 11-16; 11-42(a); 15-17; 15-175; 15-40; 22-28 and 22-29 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of February 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes ☐ No ☒

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3520W LLC)

CASE NO. 8721

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3520W LLC AT 11:20 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

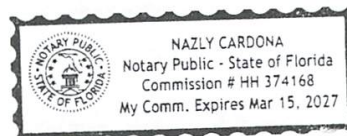
[Signature] Date: 02/09/2024
AFFIANT

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 Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/29/2024

Sent To:
3520W LLC
201 189TH TER
SUNNY ISLES BEACH, FL 33160

Case #:
8721

Property Owner:
3520W LLC
201 189TH TER
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:
514230090280

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
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AKA:
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1 following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the

02/09/2024 11:20



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, FL 33160

Case #:

8721

Property Owner:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

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LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2023 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
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	15
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.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - 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...	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	15
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82)	15
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1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

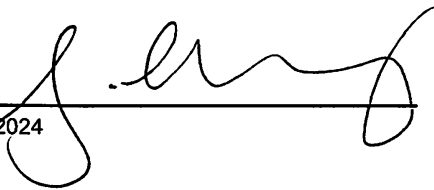
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


1/29/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8721

Petitioner,

vs.

3520W LLC

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3520W LLC
Address: 201 189TH TER SUNNY ISLES BEACH, FL 33160
Folio: 514230090280
Site Address: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/29/2024

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: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 1/29/2024
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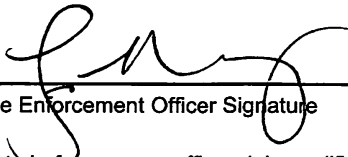
Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected, BTR application was submitted, but incomplete.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation. Swale area was trimmed on Nov 6, 2023, but trash and dead vegetation was not cleaned up. Swale area is overgrown as of today 1/29/24.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster. Provide receipt of waste management contract for current business.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

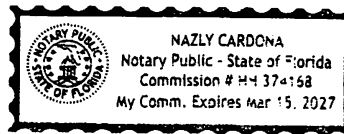


Code Enforcement Officer Signature

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 1/29/2024



NOTARY PUBLIC, STATE OF FLORIDA





Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	3520W LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	
2023	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$30,409.46
2022	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$29,751.89

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680
Portability	0	0	0	0
Assessed/SOH	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680
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	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/10/2021	SWD-Q	\$1,565,000	117733104	\$11.00	30,869	SF
11/9/2021	WD-T	\$100	117733100			
11/9/2021	DRR-T	\$100	117733099			
3/1/1991	QCD	\$100	18346 / 540			
9/1/1985	WD	\$130,000				
				Adj. Bldg. S.F. (Card, Sketch)		8480
				Eff./Act. Year Built: 1990/1989		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	87-2695733
Date Filed	09/14/2021
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JUUCY HOLDINGS LLC
201 189TH TER
SUNNY ISLES BEACH, FL 33160

Case #:

8721

Date:

07/11/2023

Property Owner:

JUUCY HOLDINGS LLC
201 189TH TER
SUNNY ISLES BEACH, FL 33160

Property Description:

514230090280

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2023 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
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	15

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.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - 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 residence...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

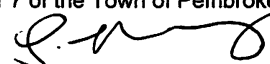
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way.	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	(Ord. No. 82-1-1, § 3, 1-13-82) It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82)	15

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster.

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

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


Joseline Ramirez
Chief Code Compliance Officer



Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	JUUCY HOLDINGS LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40		

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

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

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2023*	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	
2022	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$29,751.89
2021	\$339,560	\$366,050	\$705,610	\$705,610	\$15,173.87

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680
Portability	0	0	0	0
Assessed/SOH	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680
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	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/10/2021	SWD-Q	\$1,565,000	117733104	\$11.00	30,869	SF
11/9/2021	WD-T	\$100	117733100			
11/9/2021	DRR-T	\$100	117733099			
3/1/1991	QCD	\$100	18346 / 540			
9/1/1985	WD	\$130,000				
				Adj. Bldg. S.F. (Card, Sketch)		8480
				Eff./Act. Year Built: 1990/1989		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	87-2695733
Date Filed	09/14/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	03/10/2023
Event Effective Date	12/15/2022

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

7022 2410 0001 1497 4530

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.93

Total Postage and
 \$

Sent To 3520W LLC
 Street and Apt. No. NOH #8721
 City, State, ZIP+4® 3520 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023

PS Form 3800, A

USPS HILLCREST POSTAL STORE
 JAN 30 2024
 HALLANDALE BEACH FL 33021

7022 2410 0002 7328 3573

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 0.89

Total Postage and
 \$

Sent To GABAY, YEHUDA
 Street and Apt. No. NOH #8721
 City, State, ZIP+4® 470 ANSIN BLVD, SUITE AA
 HALLANDALE BEACH, FL 33009

PS Form 3800, A

USPS HILLCREST POSTAL STORE
 JAN 30 2024
 HALLANDALE BEACH FL 33021

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

Postage
 \$ 8.69

Total Postage and
 \$

Sent To 3520W LLC
 Street and Apt. No. NOH #8721
 City, State, ZIP+4® 201 189TH TER
 SUNNY ISLES BEACH FL 33160

PS Form 3800, A

USPS HILLCREST POSTAL STORE
 JAN 30 2024
 HALLANDALE BEACH FL 33021

OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

NON

Sent To:

Case #:

JUUCY HOLDINGS LLC

8721

201 189TH TER
SUNNY ISLES BEACH, FL 33160

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiënt
FIRST-CLASS MAIL
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\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

JUUCY HOLDINGS LLC

NOV # 3721

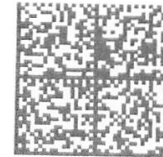
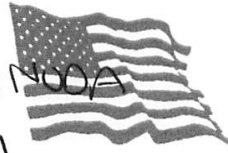
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK

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

GABAY, YENODA

NOV #3721



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/12/2023 ZIP 33023
043M30245597

US POSTAGE

470 AMIN BLVD, Suite AA
HALLANDALE BEACH, FL 33009.

Joseline Ramirez

From: jeffrey louis
Sent: Wednesday, July 12, 2023 9:16 AM
To: Levya C
Cc: Nazly Cardona; Joseline Ramirez
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th - Case 8721
Attachments: Business Tax Receipt Application.pdf; Inspection Application.pdf

Good morning Levya,

Please see attached Business Tax Receipt applications and instructions.
Once filled out and submitted, the application will be routed for zoning approval.
If approved, we will need to schedule inspections (structural, electrical and fire) for setup and life safety.
Inspection fee is \$250.00 and due prior to scheduling inspection.
Once inspections are passed, the BTR certificate can be prepared and signed.

If you have any questions, please let me know.

Thank you,



Jeffrey Louis
Building Clerk, Town of Pembroke Park
954.966.4600 ext. 300 | jlouis@tppfl.gov
www.tppfl.gov
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Tuesday, July 11, 2023 3:17 PM
To: Levya C <levya@jbrands.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Nazly Cardona <ncardona@tppfl.gov>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th - Case 8721

Good afternoon Levya,

Please click below to view the Notice of Violation Case Overview and photos as requested. To obtain Business Tax Receipt, please have the tenant reach out to Jeffrey Louis at 954-966-4600.

[caseoverview.pdf \(gov-easy.com\)](#)

Regards,

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.



3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Monday, July 10, 2023 2:55 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Hi,

I spoke to Nacli today at 1:15 PM about the tree debris at 3520W Hallandale Beach Blvd & re: the BTR you requested.

She said she will pass the message to you.

Thank you.



Levya C.
O: 786-800-2967 ext. 207
Phone/Whatsapp: 347-853-0899
E: levya@jbrands.com

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, July 10, 2023 12:37 PM
To: Levya C <levya@jbrands.com>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Apologies, I was out sick on Friday. I will call you shortly.

Regards,

Joseline Ramirez
Chief Code Compliance Officer



P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Monday, July 10, 2023 9:15 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

@Joseline Ramirez - I left you a voicemail regarding a BTR you are requesting. Please call me to go over this

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, July 10, 2023 8:51:10 AM
To: Levya C <levya@jbrands.com>; Nazly Cardona <ncardona@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good morning Levya,

Thank you for getting this taken care of. If you are trying to report illegal dumping, please have evidence information such as footage or photos to submit to police. You may contact Charline and she will direct you to police to make the report. However, the property owner is responsible to clean up the property.

Regards,



Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Friday, July 7, 2023 4:45 PM
To: Nazly Cardona <ncardona@tppfl.gov>; Joseline Ramirez <jramirez@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good afternoon,

Please be advised that when our landscaper was at the property, he noticed that there were still branches and cut up logs there - not deposited by us.
I called and spoke to Charlene who advised me to reach out to you.

Kindly respond asap.

[@Joseline Ramirez](#) - I left you a voicemail regarding a BTR you are requesting. Please call me to go over this at your convenience.

Thank you.



Levy C.
O: 786-800-2967 ext. 207
Phone/Whatsapp: 347-853-0899
E: levya@jbrands.com

From: Nazly Cardona <ncardona@tppfl.gov>
Sent: Monday, June 5, 2023 8:24 AM
To: Joseline Ramirez <jramirez@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Cc: Levy C <levya@jbrands.com>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good morning Joseline and Jean,

Please I need your kind help responding this email.

Thank you very much,

Regards,



Nazly Cardona
Code Clerk
Town of Pembroke Park
954-966-4600 Ext. 213 ncardona@tppfl.gov
www.tppfl.gov
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Levy C <levya@jbrands.com>
Sent: Tuesday, May 30, 2023 7:03 PM
To: Nazly Cardona <ncardona@tppfl.gov>
Subject: Fw: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

From: Levya C <levya@jbrands.com>
Sent: Tuesday, May 23, 2023 5:05 PM
To: ncardona@tppfl.gov <ncardona@tppfl.gov>
Subject: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

To the kind attention of Nacly
Code Enforcement - Town of Pembroke Park

As per our conversation & your request today at 4:57 PM, please see attached zip file with photos taken by our landscaping company on Friday, May 19th showing branches & cut up logs placed at 3520 W Hallandale Beach Blvd.

Awaiting your immediate response via email.

Thank you.

Levy

O: 786-800-2967

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Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Folio

514229000280

Legal Description

29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

Case Status	Open	Case #	5812	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
3/29/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/29/2023		Affidavit of Non-Compliance	Certified Mail
4/19/2023	4/19/2023	Final Order	Certified Mail Hand
6/26/2024		Affidavit of Compliance	Hand
12/16/2024	1/15/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/3/2025	1/15/2025	Notice of Formal Hearing - Abate Fine	Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	3/29/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$57,200.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$57,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$57,300.00

Town of Pembroke Park

INVOICE

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



DATE: January 14, 2025
INVOICE # 435
FOR:

Case No. 5812
Barry Cunningham
7 Sunny Lane
Pembroke Park, FL 33009

Bill To:
Barry Cunningham
7 Sunny Lane
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 04/19/2023 Admin Fee	\$ 100.00	\$ 100.00
31	Day(s) of Per Diem from (06/18/2023 - 07/19/2023)	\$ 100.00	\$ 3,100.00
	Recommend to Abate Per Diem Fine by 90%		\$ 310.00
	\$310.00 + \$100.00		\$ 410.00
	Balance		\$ 3,200.00

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

CASE NO. 5812

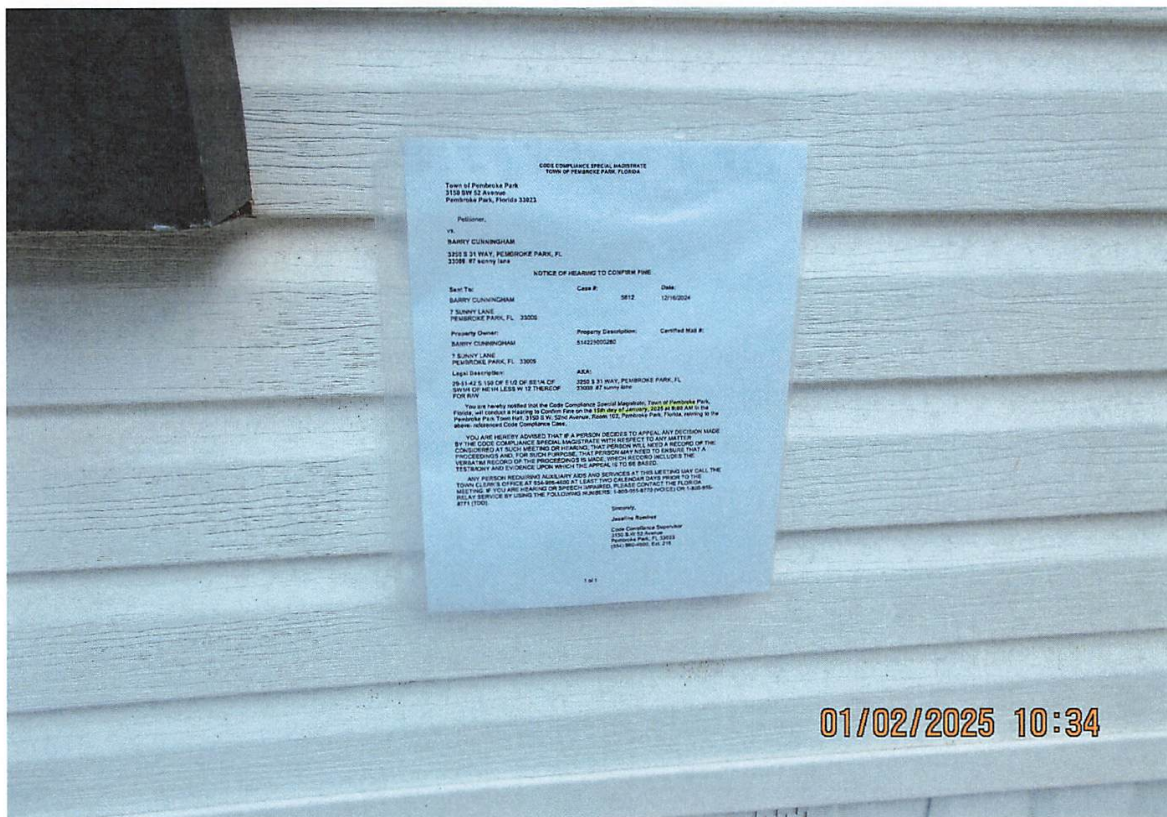
AFFIDAVIT OF SERVICE

TYPE OF SERVICE

- J. King
AFFIANT

Signature _____

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.

BARRY CUNNINGHAM

**3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane**

NOTICE OF HEARING TO ABATE FINE

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Date:

01/03/2025

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000280

Certified Mail #:

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

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 January, 2025 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: Jan 2 2025

Phone #: (954) 932-1220

Case #: 5812

E-mail: thirsty_954@gmail.com

Address of Violation: 3250 S 31 WAY PEMBROKE PARK FL 33009 #7 SUNNY LANE

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, BARRY CUNNINGHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5812 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the January 15 2025 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 4/19/23 imposing the fine of \$ 100 for violation(s) of the Town's Code of

Ordinances: 5-105

5-17

28-272

Brief summary for request: Senior Citizen on limited Income

BARRY CUNNINGHAM

Petitioner's Name (Print)

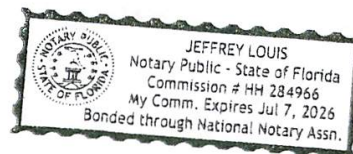
Barry Cunningham
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Barry Cunningham and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 1/2/25.

Notary Public State of Florida: Jeffrey Louis

My Commission expires: 7/7/26



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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 9.64

Sent To
 BARRY CUNNINGHAM
 HCF NO. 5812
 7 SUNNY LANE
 PEMBROKE PARK, FL 33009

Street and Apt. No.
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and
 \$ 9.64

Sent To
 SHADY OAKS MHP LLC
 GORDON C WATT
 NO. 9401 Fort HCF 5812
 4500 LE JEUNE ROAD
 CORAL GABLES, FL 33146

Street and Apt. No.
 CORAL GABLES, FL 33146

City, State, ZIP+4®

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

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

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and
 \$ 9.64

Sent To
 SHADY OAKS MHP LLC
 NO. 9401 Fort HCF 5812
 12345 SW 100 AVE
 MIAMI, FL 33176

Street and Apt. No.
 MIAMI, FL 33176

City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BARRY CUNNINGHAM
HCF NO. 5812
7 SUNNY LANE
PEMBROKE PARK, FL 33009



9590 9402 7288 2028 9902 98

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1910 11

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)

Barry Cunningham

C. Date of Delivery

12/27/24

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHADY OAKS MHP LLC
GORDON C WATT
~~NO. 9401 Fort~~ HCF 5812
4500 LE JEUNE ROAD
CORAL GABLES, FL 33146



9590 9402 9016 4122 6512 72

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 09

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)

G. Watt

C. Date of Delivery

12/23

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHADY OAKS MHP LLC
~~NO. 9401 Fort~~ HCF 5812
12345 SW 100 AVE
MIAMI, FL 33176



9590 9402 9016 4122 6512 89

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 16

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Brandon Ekin

C. Date of Delivery

12/23

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

DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

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

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,

vs.

BARRY CUNNINGHAM

**3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BARRY CUNNINGHAM	5812	12/16/2024
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
BARRY CUNNINGHAM	514229000280	
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny 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 January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5812
Petitioner,)
)
vs.)
)
BARRY CUNNINGHAM)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: BARRY CUNNINGHAM

PROPERTY OWNER: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0280

LEGAL DESCRIPTION: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-272 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
BARRY CUNNINGHAM) CASE NO. 5812
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT 10:24 A.M. ON
THE 07 DAY OF APRIL, 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.

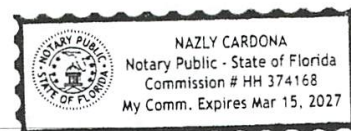
J. Ramirez 4/11/23
AFFIANT

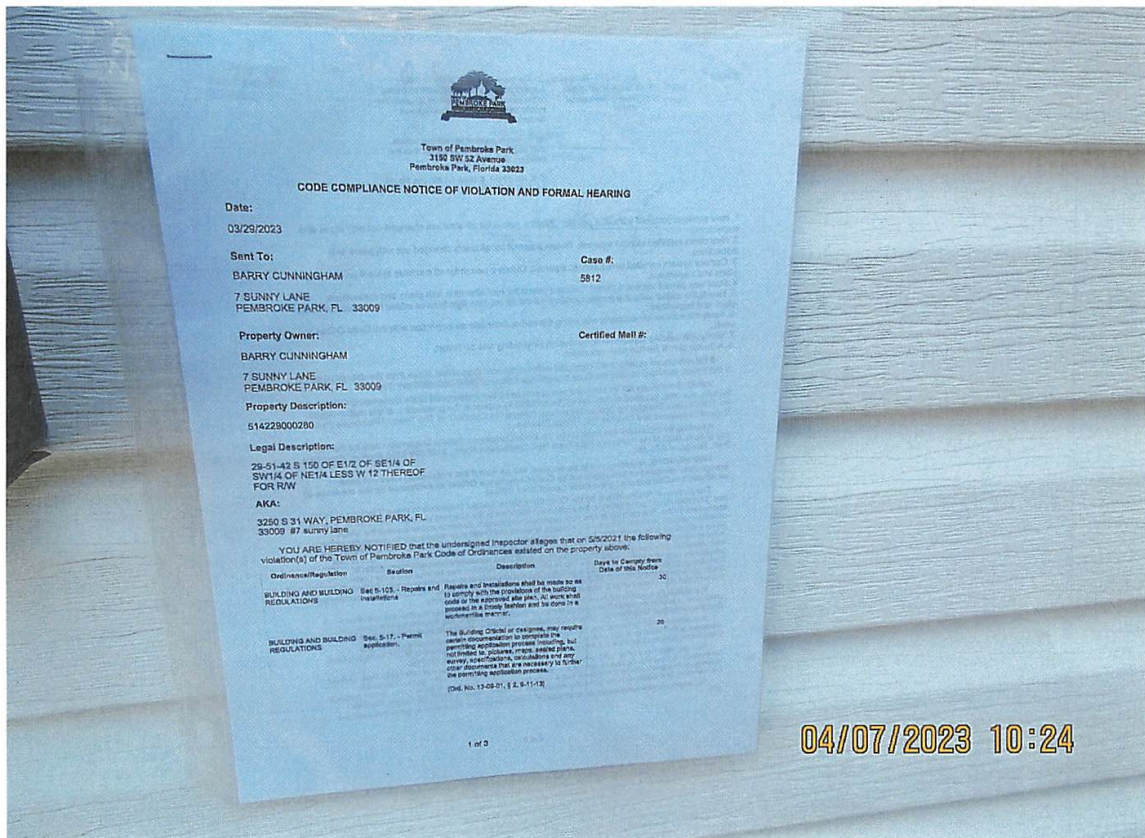
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/29/2023

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

ZONING

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

30

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. 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 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 19th day of April, 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@tpfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


3/29/2023



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

Case #:

5812

Petitioner,

vs.

BARRY CUNNINGHAM

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

Respondent(s)

On 3/29/2023 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: BARRY CUNNINGHAM
Address: 7 SUNNY LANE PEMBROKE PARK, FL 33009
Folio: 514229000280
Site Address: 3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane
Legal Description: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

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: 3/29/2023
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: 3/29/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 3/29/2023

Notes/Mean of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections. In-complete.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections. In-complete.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections. In-complete.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections. In-complete.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections. Permit # 2111374-0 completed.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify. One family confirmed.
7. Verify with building department if the stairs & vinyl siding was permitted. Stairs permit #187438-0 Completed. Vinyl siding permit # 156471-0 completed.

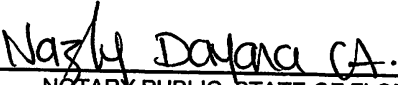
Further, Affiant sayeth naught

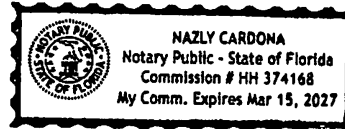
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/29/2023


NOTARY PUBLIC, STATE OF FLORIDA





Thirsty 2 Bar - Barry >

Text Message
Saturday 3:57 PM

Barry cunningham

My name is Barry Cunningham
seven Sunny Lane hallandale
[33009](#) I have upcoming court
date for code violination and I
need to reschedule I am very
very ill with covid I spoke to the
lady from code enforcement
the other day and she advised
me to send this text I am very
weak and can do nothing at all
right now please allow me to
reschedule this date and let the
owner of the property know this
also thank you once again very
Cunningham [954 627-4691](#)
thank you

Yesterday 9:38 AM

Good morning Mr



Text Message





Thirsty 2 Bar - Barry >

me to send this text I am very
weak and can do nothing at all
right now please allow me to
reschedule this date and let the
owner of the property know this
also thank you once again very
Cunningham [954 627-4691](tel:9546274691)
thank you

Yesterday 9:38 AM

Good morning, Mr.
Cunningham. I will present this
information to ask for a
continuance with the judge.
Sorry to hear about your
current condition. Please get
rest and feel better. I'll keep
your number saved for future
updates. Thank you, Teresa

Yesterday 10:58 AM

Thank you Teresa



Text Message



Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Legal Description

Case Status	Open	Case #	5812	Date Next Inspection	9/15/2021
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Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/15/2021

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LUCKY EXPLORER LLC 4500 S LE JEUNE RD MIAMI, FL 33146 NOH # 5812 2. Article Number (Transfer from service label) 21 0350 0001 0297 9284	A. Signature X <u>A. Kossler</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured 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 THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BARRY CUNNINGHAM 7 SUNNY LANE PEMBROKE PARK, FL 33009 NOH # 5812 2. Article Number (Transfer from service label) 21 0350 0001 0297 9260	A. Signature X <u>V. C. R. 7 C 19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <u>Barry Cunningham</u> <u>9-2-21</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
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☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

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

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ 7.33
 Total \$
 Sent \$
 Street \$
 City, \$

P.A. THE SKEEN LAW GROUP
2450 HOLLYWOOD BLVD SUITE 105
HOLLYWOOD, FL 33020
NOH # 5812

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

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total \$
 Sent \$
 Street \$
 City, \$

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812

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

1226 6620 T000 05E0 T207

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 7.33
 Total **P** \$
 Sent **T** \$
 Street 3250 S 31 WAY
 City, St NOH # 5812
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9291

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 7.33
 Total **P** \$
 Sent **T** \$
 Street 2450 HOLLYWOOD BLVD SUITE 105
 City, St NOH # 5812
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0926 6620 T000 05E0 T207

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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 **P** \$
 Sent **T** \$
 Street 7 SUNNY LANE
 City, St BARRY CUNNINGHAM
 NOH # 5812
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4826 6620 T000 05E0 T207

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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 **P** \$
 Sent **T** \$
 Street 4500 S LE JEUNE RD
 City, St MIAMI, FL 33146
 NOH # 5812
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOV # 5812
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/05/2021
US POSTAGE \$0



01

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146

NOV # 5812
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/05/2021
US POSTAGE \$0



01

Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:
5812

7021 0350 0001 0297 9260

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

Postmark
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Postage

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Total P

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Sent To

Street

City, State

BARRY CUNNINGHAM
 7 SUNNY LANE
 PEMBROKE PARK, FL 33009
 NOH # 5812

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

See Reverse for Instructions

7021 0350 0001 0297 9277

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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

Postmark
Here

Postage

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Total F

\$

Sent To

Street

City, State

LUCKY EXPLORER LLC
 3250 S 31 WAY
 PEMBROKE PARK, FL 33009
 NOH # 5812

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

See Reverse for Instructions

7022 2410 0001 1497 0013

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postmark
Here

Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4®

BARRY CUNNINGHAM
 NOH #5812
 7 SUNNY LANE
 PEMBROKE PARK, FL 33009

PS Form 3800

7022 2410 0001 1497 0037

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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

Postmark
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Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

WATT, GORDON C
 NOH #5812
 4500 LE JEUNE ROAD
 CORAL GABLES, FL 33146

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

See Reverse for Instructions

7022 2410 0001 1497 0020

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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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

BARRY CUNNINGHAM
 SHADY OAKS MHP LLC
 NOH #5812
 3250 S 31 WAY,
 PEMBROKE PARK, FL 33009

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

7022 2410 0001 1497 0044

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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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

SHADY OAKS MHP LLC
 NOH #5812
 12345 SW 100 AVE
 MIAMI FL 33176

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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3250 S 31 WAY, PEMBROKE PARK FL 33009	ID #	5142 29 00 0280
Property Owner	LUCKY EXPLORER LLC	Millage	0613
Mailing Address	4500 S LE JEUNE RD MIAMI FL 33146	Use	28
Abbr Legal Description	29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$485,610	\$82,300	\$567,910	\$567,910	
2020	\$485,610	\$71,000	\$556,610	\$556,610	\$12,012.64
2019	\$218,520	\$70,900	\$289,420	\$289,420	\$6,319.20

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$567,910	\$567,910	\$567,910	\$567,910
Portability	0	0	0	0
Assessed/SOH	\$567,910	\$567,910	\$567,910	\$567,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$567,910	\$567,910	\$567,910	\$567,910

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/3/2019	WD-Q	\$675,000	116225744	\$10.00	48,561	SF
4/23/2013	QCD-T	\$100	111524162			
12/26/2002	QCD		34585 / 741			
10/12/1994	QCD		22853 / 141			
12/1/1970	WD	\$75,000				
				Adj. Bldg. S.F. (Card, Sketch)		1570
				Units		3
				Eff./Act. Year Built: 1973/1963		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
LUCKY EXPLORER OF FLORIDA, LLC

Cross Reference Name

LUCKY EXPLORER, LLC

Filing Information

Document Number M20000007634
FEI/EIN Number 84-3761582
Date Filed 08/31/2020
State DE
Status ACTIVE

Principal Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Mailing Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Registered Agent Name & Address

THE SKEEN LAW GROUP, P.A.
2450 HOLLYWOOD BLVD.
SUITE:105
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

WATT, GORDON
4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Title MGR

MORGAN, WILLIAM

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2021	03/15/2021

Document Images

03/15/2021 -- ANNUAL REPORT	View image in PDF format
---	--

08/31/2020 -- Foreign Limited	View image in PDF format
---	--



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE

PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE

PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

ZONING

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

30

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. 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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

8/30/2021

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 BARRY CUNNINGHAM) CASE NO. 5812
 Respondent)















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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BARRY CUNNINGHAM	5812	05/05/2021
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
BARRY CUNNINGHAM	514229000280	
7 SUNNY LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Mean of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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



Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Barry Cunningham
~~NO NAME~~
Site Address 7 Sunny Lane
Pembroke Park FL 33009
Permit # _____

Date 5.4.2021
Case # _____
Sub/Park _____

☒ ***STOP ALL WORK**

- ☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105
☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

new windows without permit + doors
changed out. cameras installed no permit, Roof
Altered, prohibited outside storage, new light

Corrective Action(s) verify the number of occupants in m/h
+ stairs + vinyl siding

obtain permits for windows, roof, light
fixtures, cameras, altered roof columns.

Remove prohibited storage items. verify number of
occupants living in m/h + stairs + vinyl siding

- | | | | |
|---|-----------------------------------|---|--------------------------------------|
| ☐ Structural | ☐ Plumbing | ☐ Mechanical | ☐ Electrical |
| ☐ Code Enforcement | ☐ Zoning | ☐ Business Tax Receipt | ☐ Other _____ |

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator









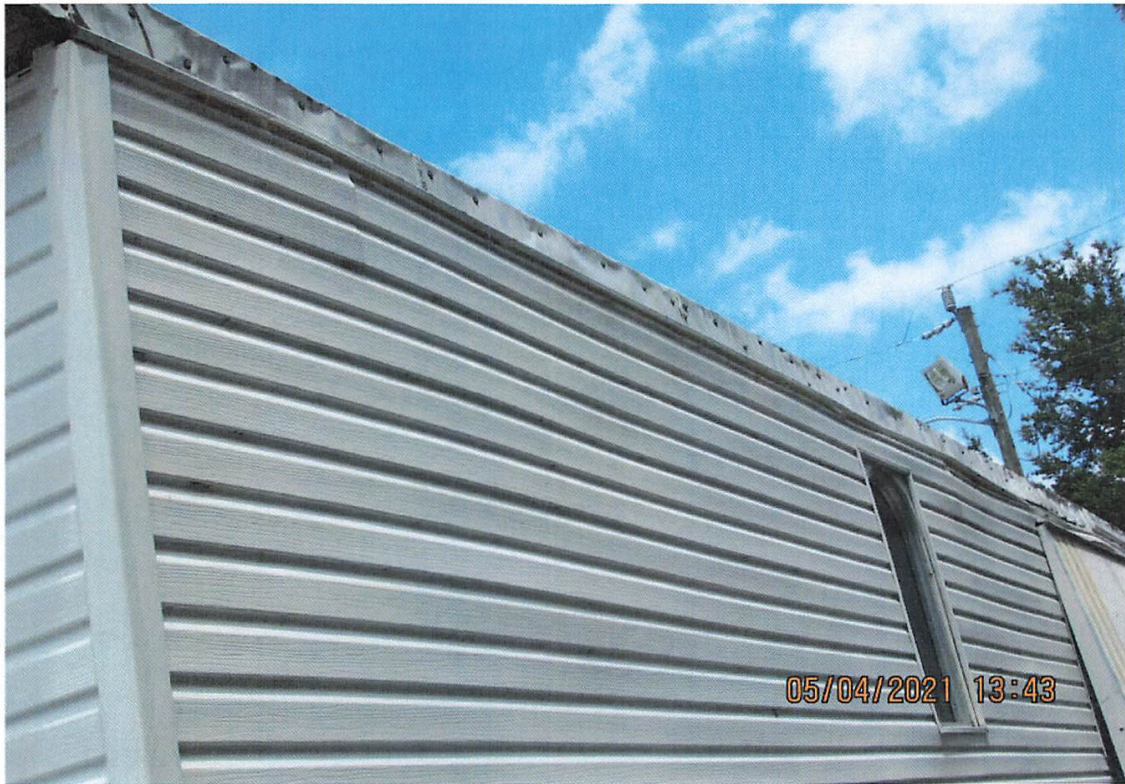














TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL

CERTIFIED MAIL®



7021 0350 0001 0297 9277

Hasler

08/31/2021

US POSTAGE \$007.33⁰



ZIP 33023
011D1065

LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812

NSN

RECEIVED SEP 13 2021

.. 9327010668163202

330099999 NSN
3302354133

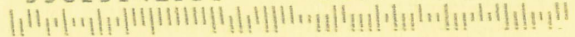
NIXIE

331 CE 1

2209/05/21

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0806-01511-31-45



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:

LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812



9590 9402 6610 1028 6965 11

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9277

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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
RAMON HERNANDEZ	3140 W Hallandale Beach Blvd Lot 334 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334

Folio

514229000300

Legal Description

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

Case Status Closed **Case #** 6619

Notes

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/24/2022		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Certified Mail
3/26/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
8/28/2024		Affidavit of Compliance	Hand
1/14/2025	1/15/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/28/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8/28/2024
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	8/28/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/28/2024	\$4,300.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$4,400.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$4,400.00

Town of Pembroke Park

INVOICE

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



DATE: January 14, 2025
INVOICE NO. 435
FOR:

Case No. 6619
Ramon Hernandez
3140 W Hallandale Beach Blvd
Lot 334
Pembroke Park, FL 33009

Bill To:

Ramon Hernandez
3140 W Hallandale Beach Blvd
Lot 334
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17 and 27-32.1.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
43	Day(s) of Per Diem from (07/16/2024 - 08/28/2024)	\$ 100.00	\$ 4,300.00
	Recommend to Abate Per Diem Fine by 90%		\$ 430.00
	\$430.00 + \$100.00		\$ 530.00
	Balance		\$ 4,400.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

RAMON HERNANDEZ

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
RAMON HERNANDEZ	6619	01/14/2025

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
RAMON HERNANDEZ	514229000300	

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334

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 January, 2025 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: 1/14/25

Phone #: 0876045437

Case # 6619

E-mail: lucia0000@falconer

Address of Violation: 3140 W Hallandale Beach Blvd, Lot 334

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Ramon Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6619 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 1/15/25 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/17/24 imposing the fine of \$ 4,400 for violation(s) of the Town's Code of Ordinances:

5-105 ; 5-17 ; 27-32.1

Brief summary for request: FINANCIAL HURTS

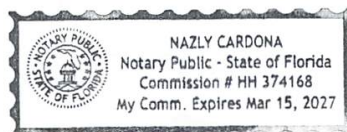
Ramon Hernandez
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Ramon Hernandez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 01/14/2025.

Notary Public State of Florida: Nazly Cardona GA My Commission expires: Mar, 15, 2027



Agreed to
\$530 Amount
for mitigation s.r.
R.L.C

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6619
Petitioner,)
)
vs.)
)
RAMON HERNANDEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #334, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: RAMON HERNANDEZ

VEHICLE IDENTIFICATION #: 3789

TITLE #: 1349895

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 27-32.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 27-32.1 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th of April 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9284 99

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OFFICIAL USE
HILLCREST POSTAL STORE
APR 18 2024

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 8.69
Total Postage and Fee \$ 8.69
Sent To HOLIDAY HALLANDALE MHC LLC
FO #6658, #6661, #6619
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9284 82

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Sent To HOLIDAY HALLANDALE MHC LLC
FO #6658, #6661, #6619
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9284 68

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 8.69
Total Postage and Fee \$ 8.69
Sent To RAMON HERNANDEZ
FO #6619
3140 W HALLANDALE BEACH BLVD#334,
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9284 75

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HILLCREST POSTAL STORE
APR 18 2024

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 8.69
Total Postage and Fee \$ 8.69
Sent To CORPORATION SERVICE COMPANY
FO #6658, #8742, #6661, #6619
1201 HAYS STREET
TALLAHASSEE, FL 32301
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RAMON HERNANDEZ) CASE NO. 6619
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RAMON HERNANDEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 334 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RAMON HERNANDEZ AT 1:19 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

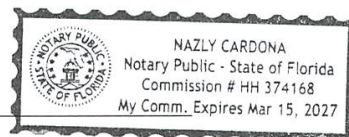
[Signature] DATE: 04/08/2024
AFFIANT

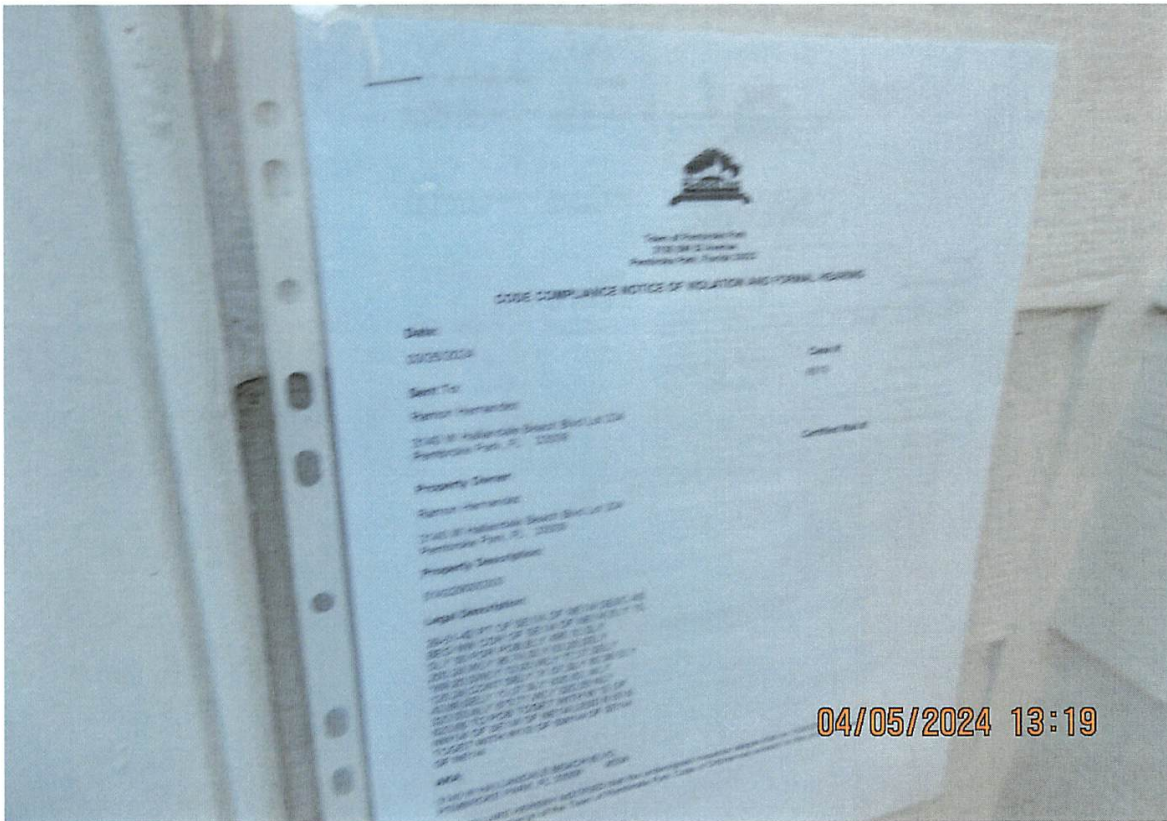
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 #6658, #6619
 8800 NORTH BRONX AVE 2ND
 FLOOR SKOKIE IL 60077



9590 9402 8582 3244 8682 00

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x B. Andreoli

☐ Agent☐ Addressee

B. Received by (Printed Name)

BANDNESI

C. Date of Delivery

4/1/24

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

3. Service Type

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

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

Mail

Restricted Delivery

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 #6658, #6619
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8682 31

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x J. M.

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/2/24

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

3. Service Type

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

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

Mail

Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
CORPORATION SERVICE COMPANY
NOH #6658, #6619
Street and Apt. No. 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2020 PSN 7530-02-000-9053

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

Postage
\$

Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

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

Postage
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Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 8800 NORTH BRONX AVE 2ND
City, State, ZIP+4® FLOOR SKOKIE IL 60077

PS Form 3800, January 2020 PSN 7530-02-000-9053

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

Postage
\$

Total Postage and
\$

Sent To
RAMON HERNANDEZ
NOH #6619
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #334,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery 3/30/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: RAMON HERNANDEZ NOH #6619 3140 W HALLANDALE BEACH BLVD #334, PEMBROKE PARK, FL 33009 Barcode: 9590 9402 8582 3244 8681 63	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted 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
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9278 98	PS Form 3811, July 2020 PSN 7530-02-000-9053



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Property Owner:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

Sent To:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Date:

3/26/2024 12:00:00 AM

Property Owner:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334

Mailing Purposes Only

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
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	30

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6619

Petitioner,
vs.
Ramon Hernandez
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334
Respondent(s)

On 3/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Ramon Hernandez
Address: 3140 W Hallandale Beach Blvd Lot 334 Pembroke Park, FL 33009
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334
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: 3/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2024
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Mean of Correction:

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras. Cameras were removed, corrected.
2. Installed addition without a building permit. Obtain plans, permit and inspections. According to BCPA addition existed since 2006, there is no evidential support that an addition was done without permits. Violation removed.
3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections. No permit has been obtained.
4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections. No permit has been obtained.
5. Installed sky roof without a permit. Obtain plans, permit and inspections. No permit has been obtained.
6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections. No permit has been obtained.
7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections. Permit #2211431-0 completed.
8. Added new door. Obtain plans, permit and inspections. Permit #2211431-0
9. Add grass/sod to bare spots around mobile home. No corrected.

Further, Affiant sayeth naught

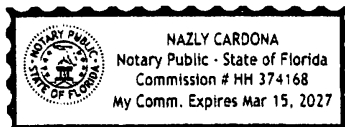
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2024


NOTARY PUBLIC, STATE OF FLORIDA



A00557

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

Identification Number 3789 Year 1984 Make SPTC Body HS WT-L-BHP 48 Vessel Regs. No. 1349895 Title Number 1349895
 Registered Owner RAMON LUCIANO HERNANDEZ
3120 W HALL BCH BLVD
HALLANDALE FL 33009
 Date of Issue 06/16/2011

Lien Release
 Interest in the described vehicle is hereby released
 By _____
 Title _____
 Date _____

IMPORTANT INFORMATION

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

Mail To:

RAMON LUCIANO HERNANDEZ
 3120 W HALL BCH BLVD
 HALLANDALE FL 33009

CERTIFICATE OF TITLE

Identification Number 3789 Year 1984 Make SPTC Body HS WT-L-BHP 48 Vessel Regs. No. 1349895 Title Number 1349895 Lien Release
 Interest in the described vehicle is hereby released
 By _____
 Title _____
 Date _____
 Pre State FL Color UNK Primary Brand _____ Secondary Brand _____ No. of Brands _____ Use PRIVATE Prev Issue Date 02/24/2011
 Odometer Status or Vessel Manufacturer or OH Use _____ Hull Material _____ Prop _____ Date of Issue 06/16/2011

Registered Owner

DUPLICATE

RAMON LUCIANO HERNANDEZ
 3120 W HALL BCH BLVD
 HALLANDALE FL 33009

1st Lienholder

NONE

DIVISION OF MOTOR VEHICLES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Carl A. Ford
 Carl A. Ford
 Director

Control Number

101394732

Julie L. Jones
 Julie L. Jones
 Executive Director

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

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

Seller Must Enter Purchaser's Name _____

Address _____

Seller Must Enter Selling Price _____

Seller Must Enter Date Sold: _____

We state that this ☐ is ☐ 6 digit odometer now reads _____ (no tenth) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE. ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. IS NOT THE ACTUAL MILEAGE

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

SELLER Must

CO-SELLER Must

Sign Here _____

Sign Here _____

Print Here _____

Print Here _____

Seller/Dealer's License Number _____

Tax No. _____

Tax Collected _____

Auction Name _____

License Number _____

PURCHASER Must

CO-PURCHASER Must

Sign Here _____

Sign Here _____

Print Here _____

Print Here _____

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

STATE OF FLORIDA



English ▼

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: MX100165A888

Vehicle Type: VESSEL

Year: 1988

Make: OTHER

Color:

Registration Expiration Date: 06/30/1901

Title Number: 1349895

Previous Title State:

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 04/20/1988

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 24' 0"

Lien Information



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Date:

01/24/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
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 #334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
VEGETATION	Sec. 27-32.1. - Enforcement.	(Ord. No. 13-09-01, § 2, 9-11-13) (a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	30

Notes/Mean of Correction:

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

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

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


 Joseline Ramirez
 Chief Code Enforcement Officer

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



FIRST-CLASS
ZIP 33023
011D106

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



FIRST-CLASS
ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/25/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 703 of 1059



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

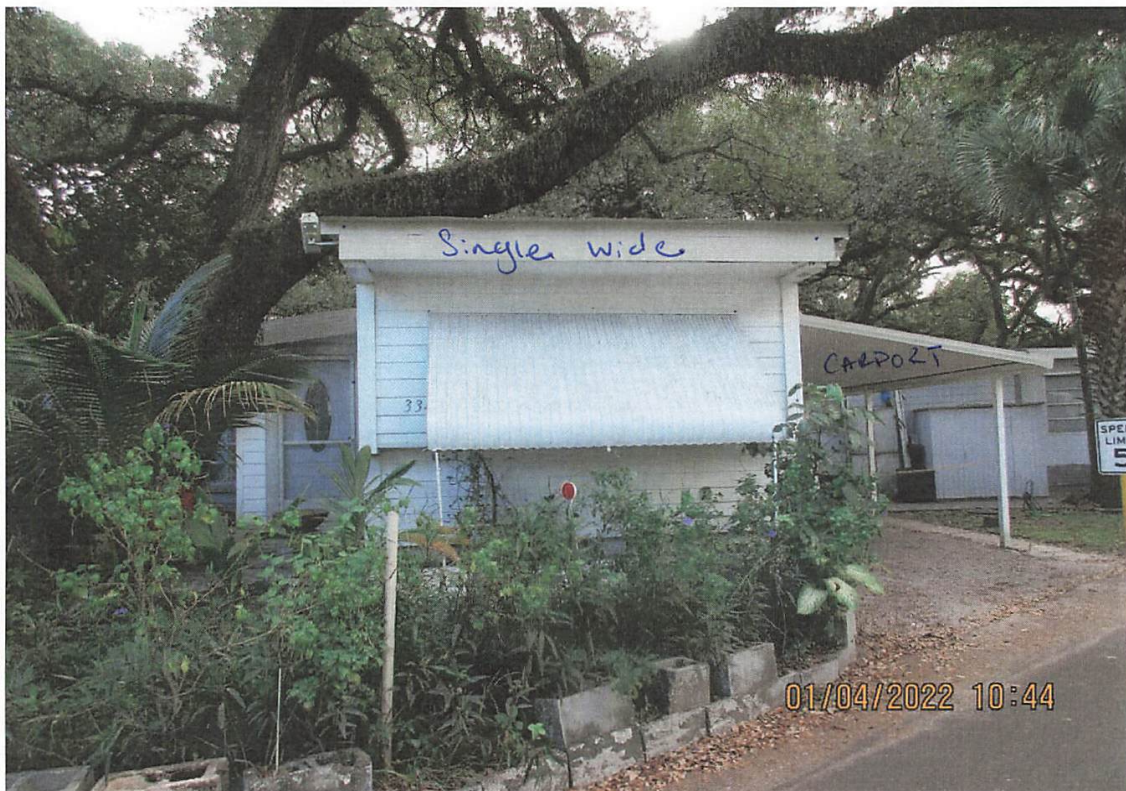
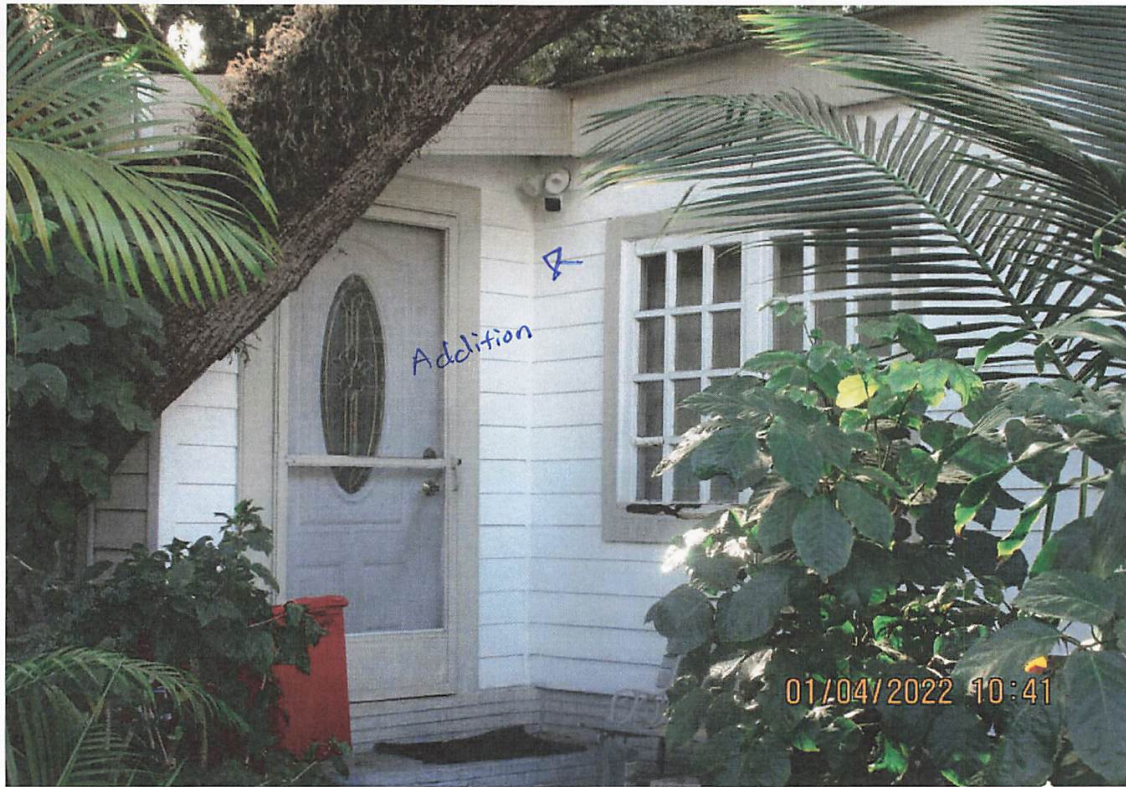
Annual Reports

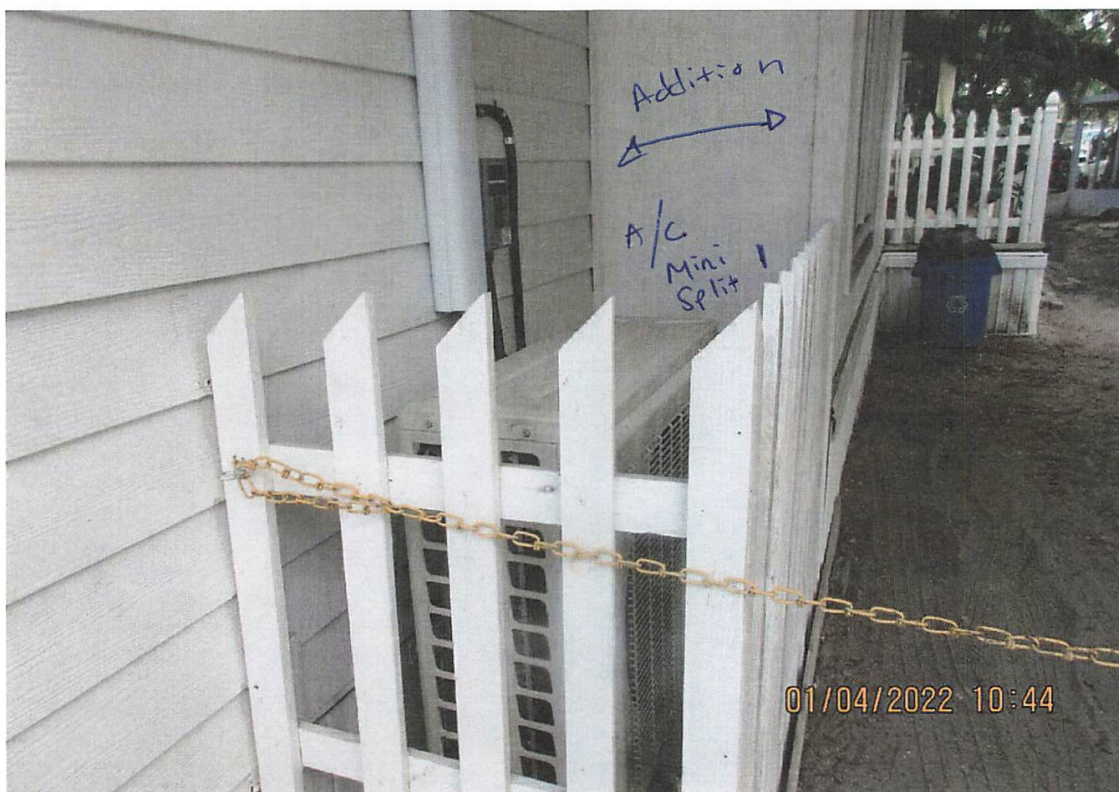
Report Year	Filed Date
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2020	04/22/2020
2021	04/07/2021

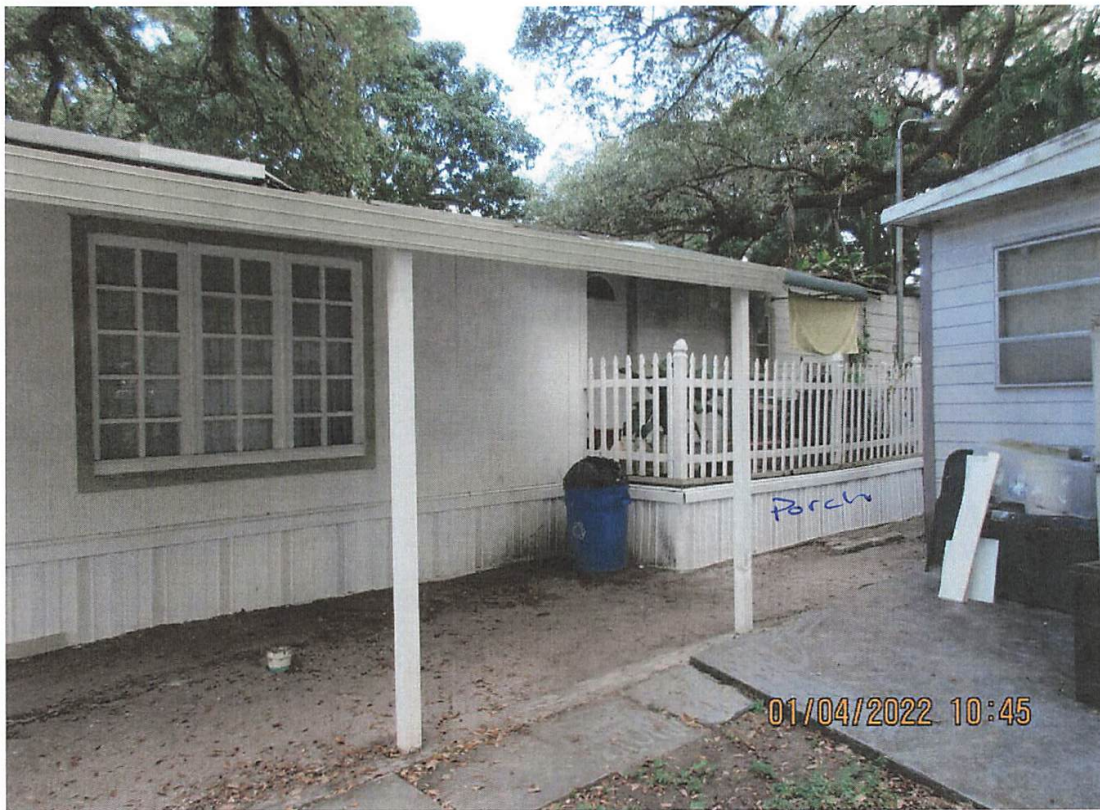
Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

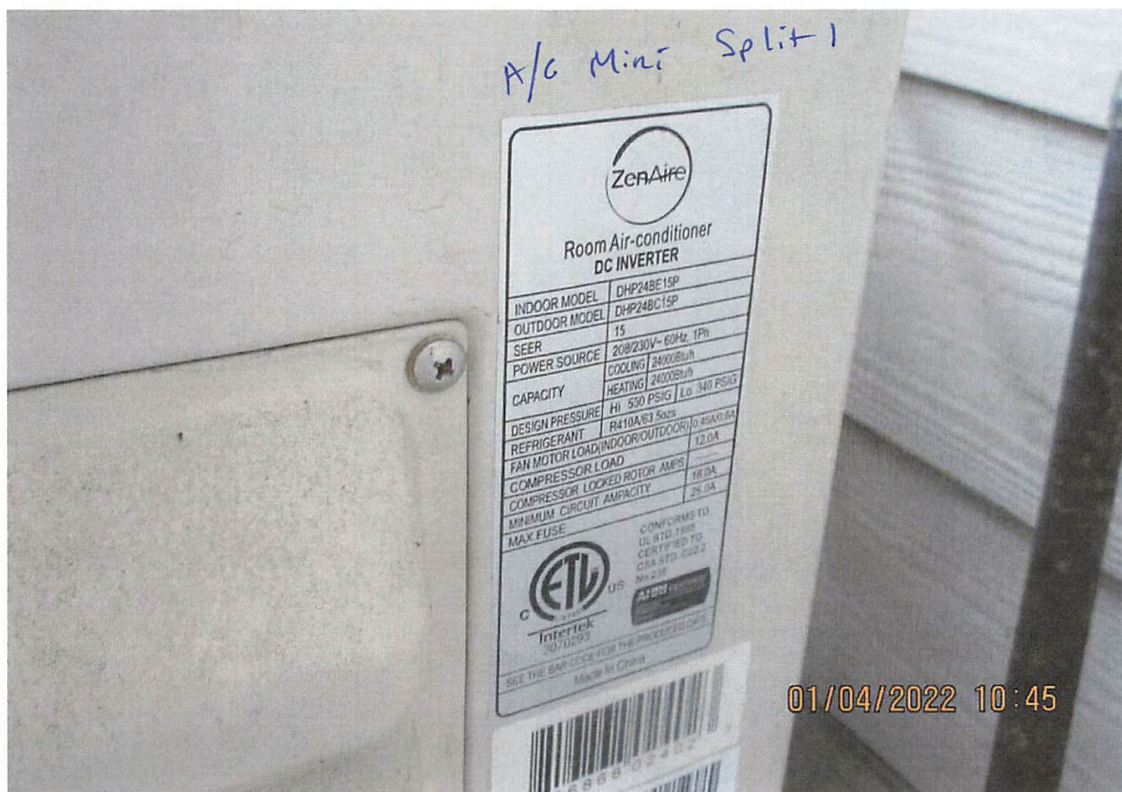


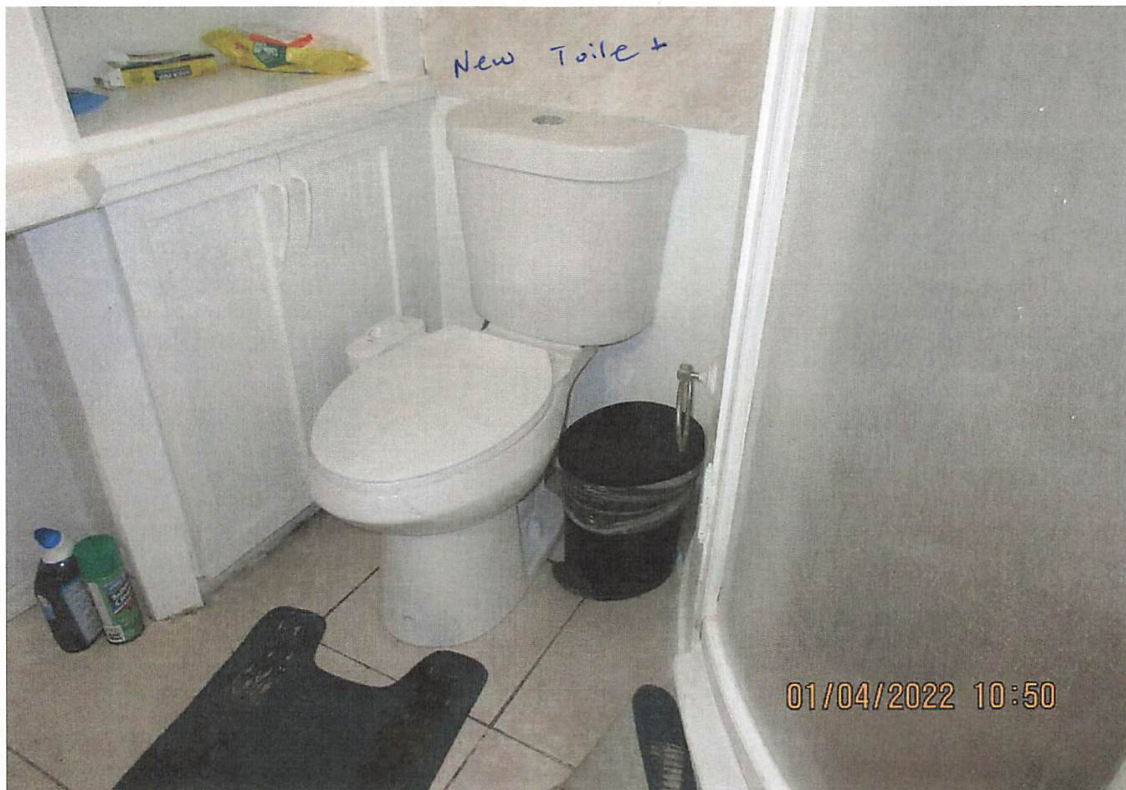








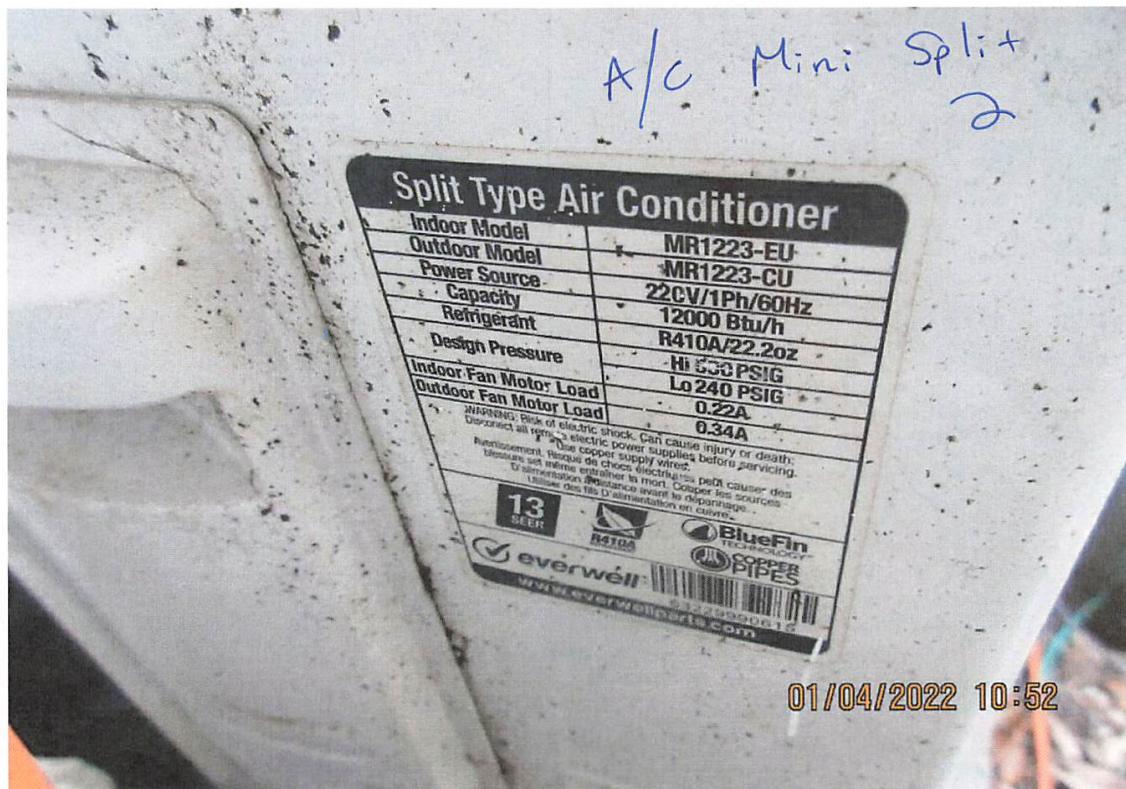










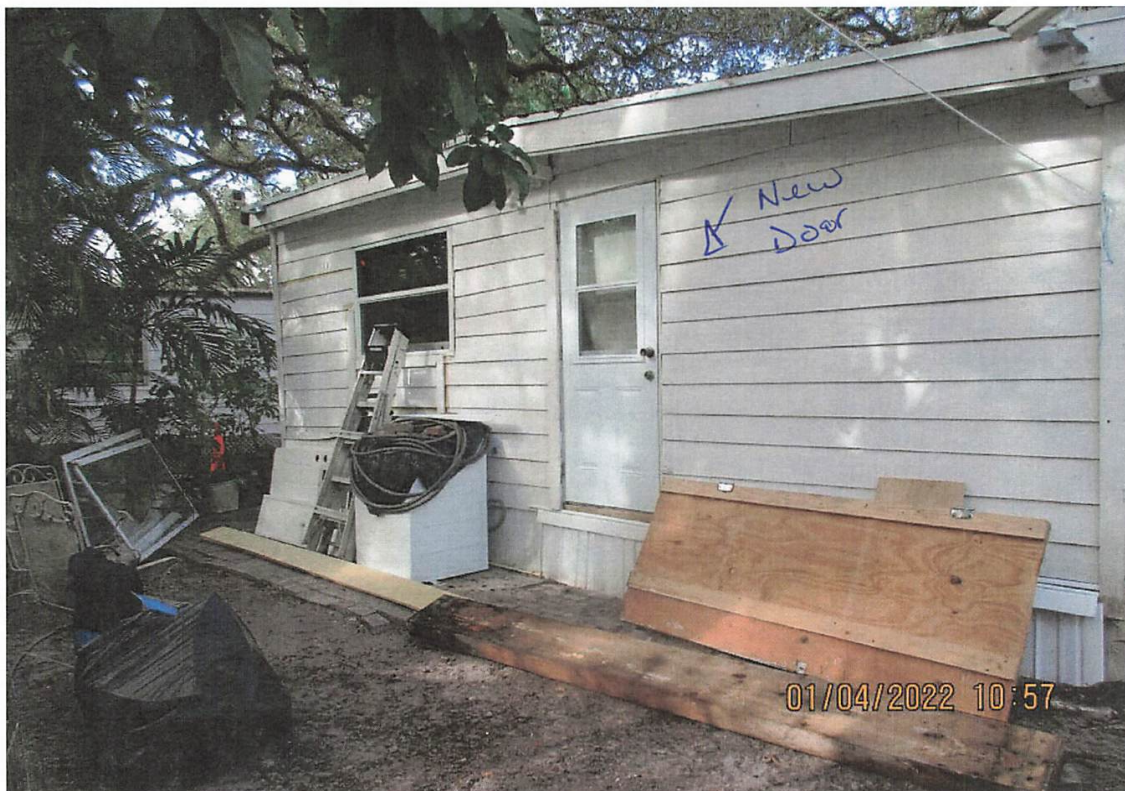






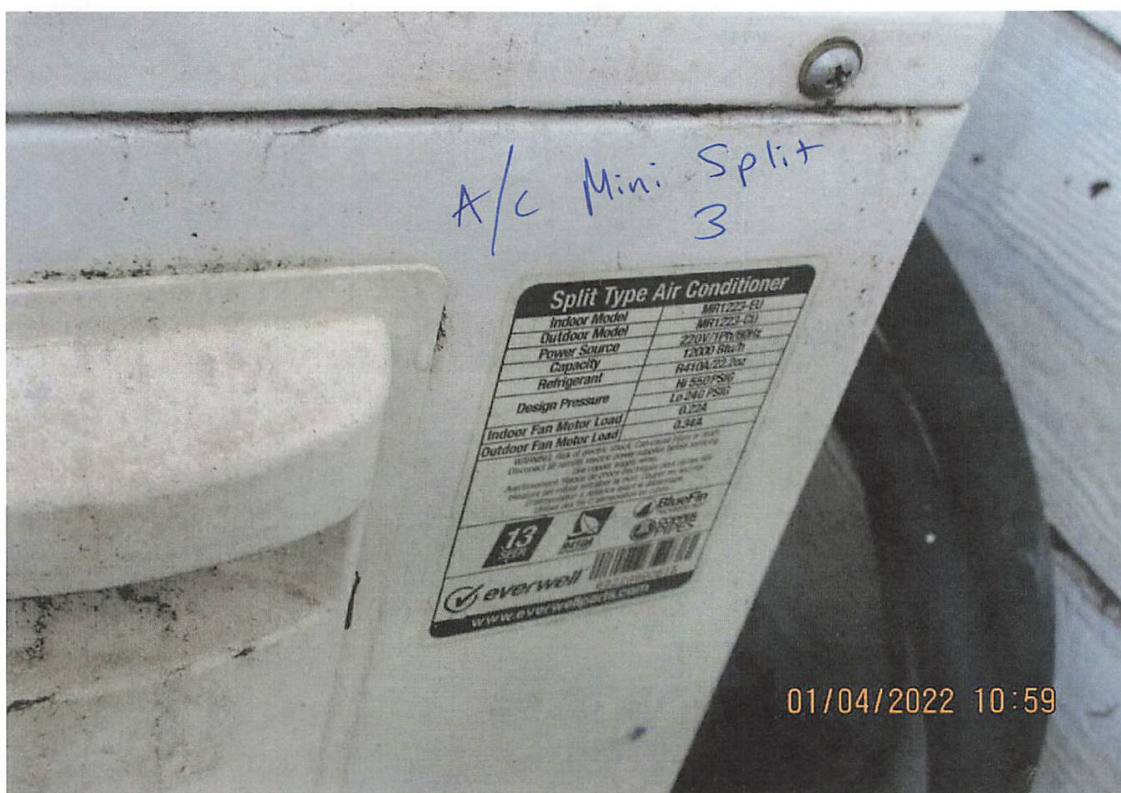
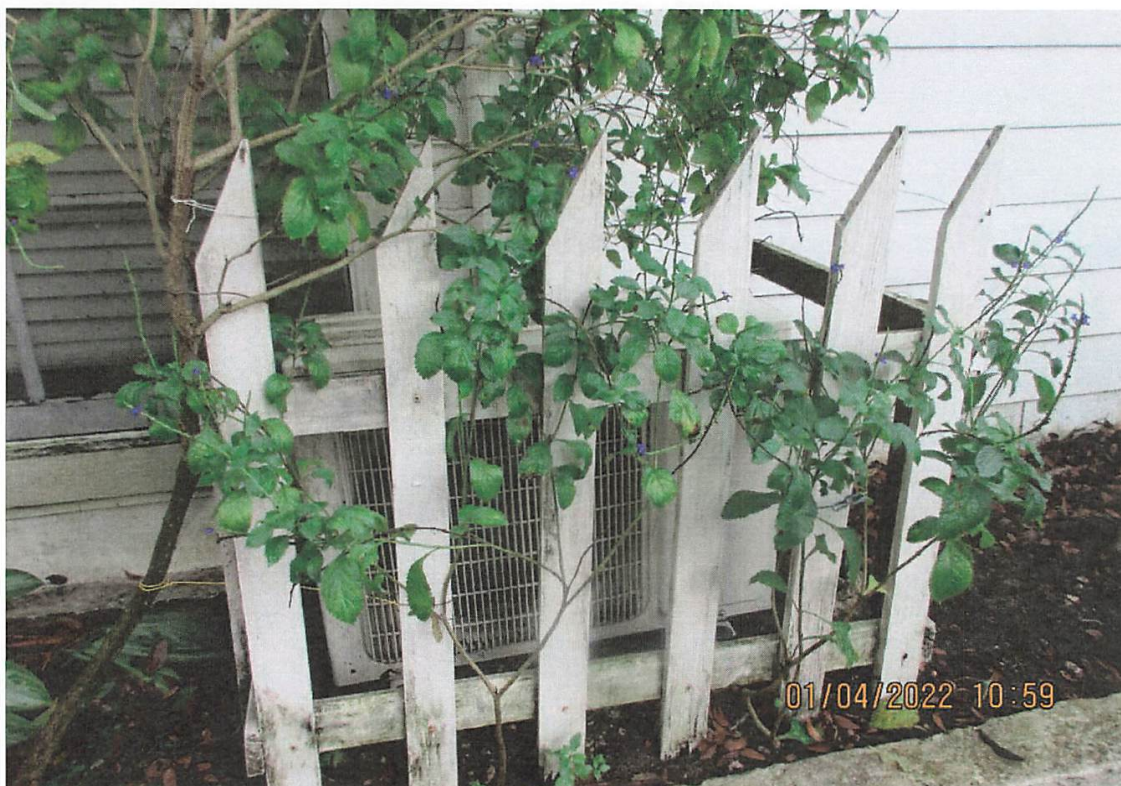


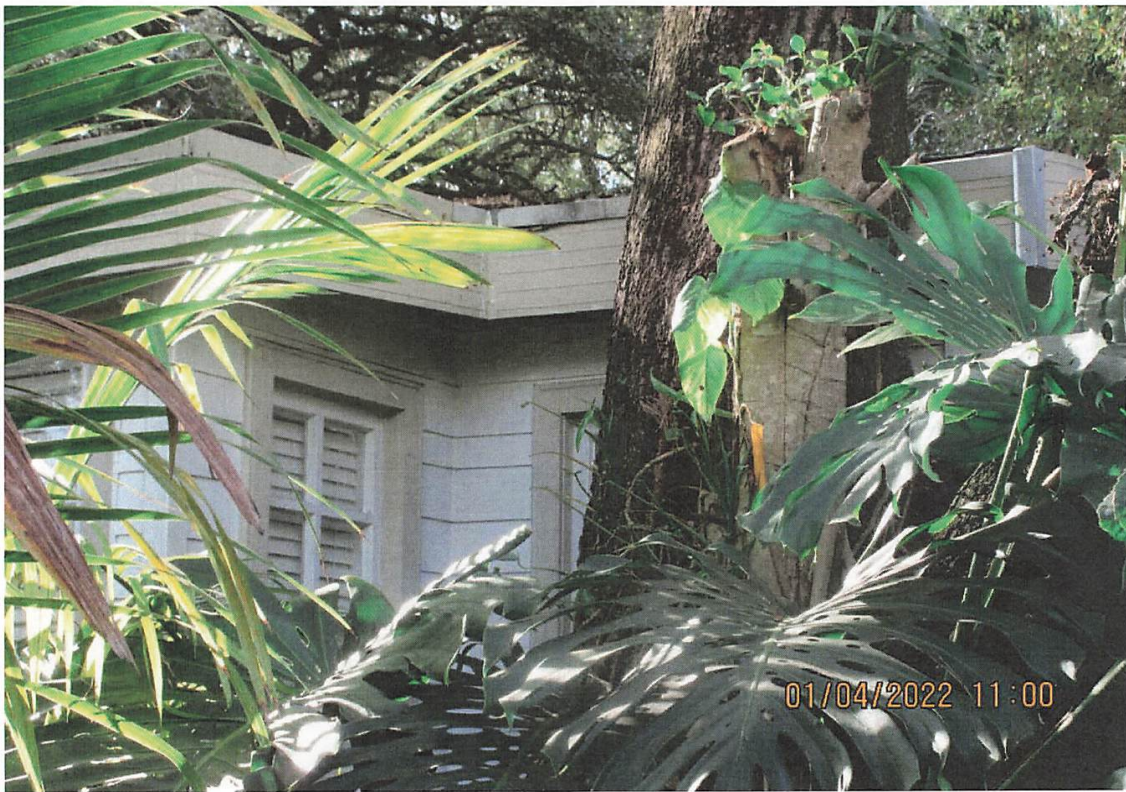


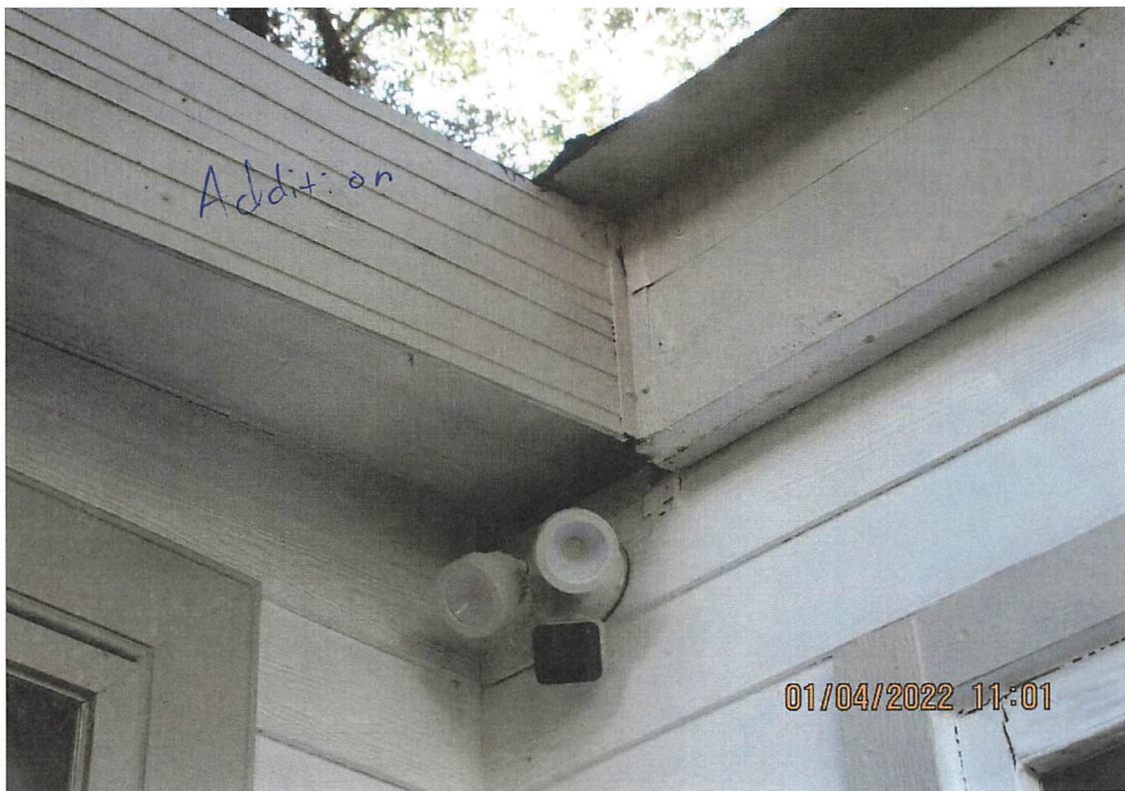
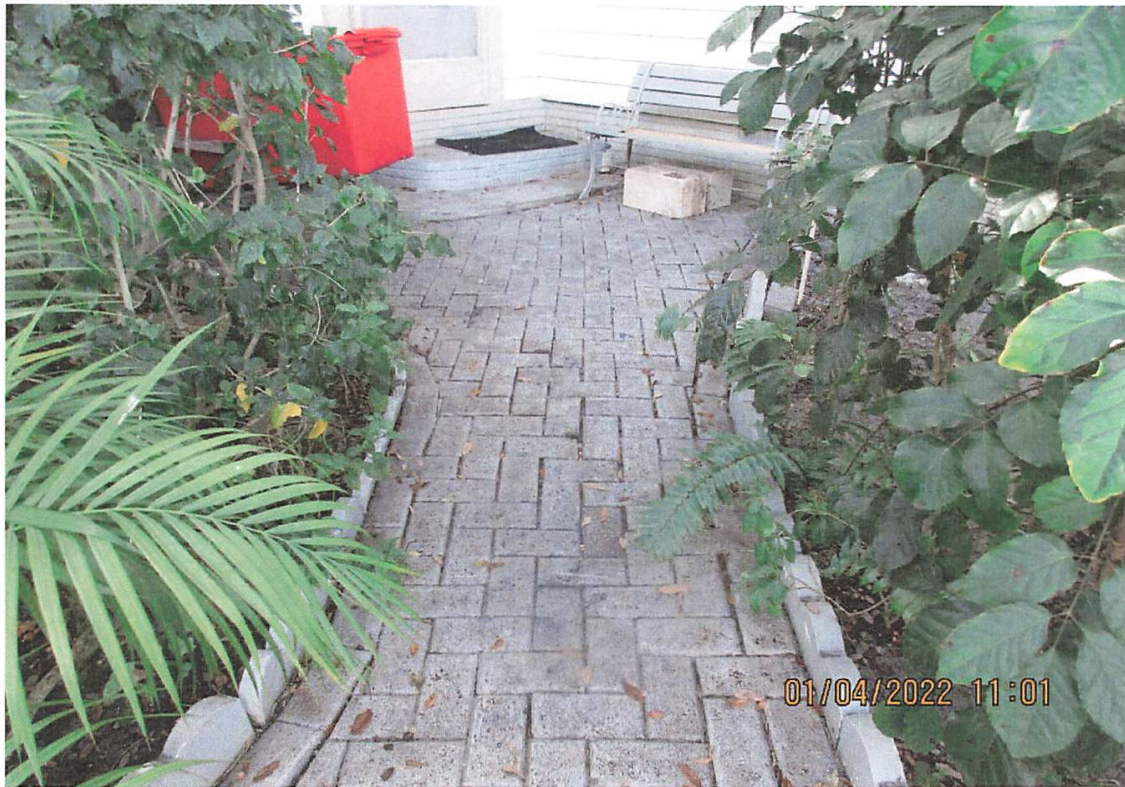




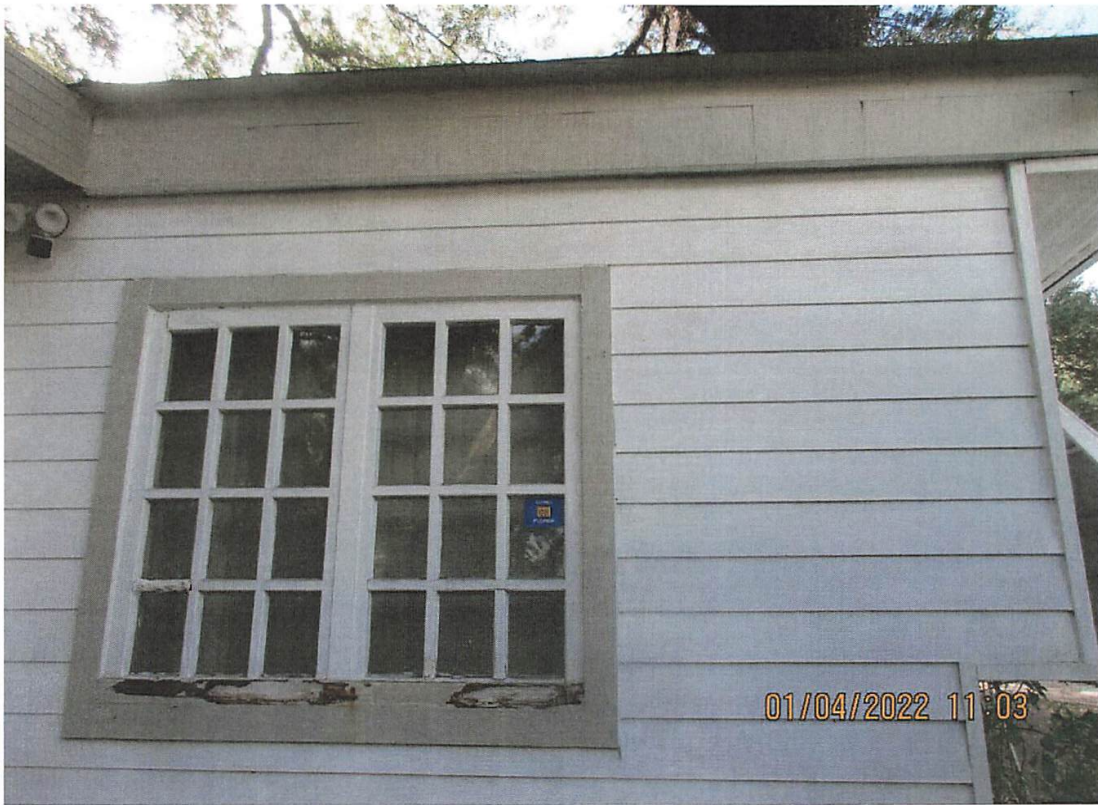












Case Overview

Property/Incident Information

Owner	Address	Site Address
AA WAREHOUSE PROPERTIES INC	2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514220070039

Legal Description

PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

Case Status	Open	Case #	6009	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2021		Notice of Violation	Regular Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/8/2022		Affidavit of Compliance	
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
12/20/2024		Affidavit of Non-Compliance	Certified Mail
12/20/2024	1/15/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
12/30/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Hand Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/8/2022
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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	12/20/2024
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...	12/20/2024

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.	12/20/2024
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.	8/8/2022
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)	12/20/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	3/3/2023
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: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/15/2025
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)	12/20/2024
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	12/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$165,000.00
Individual Violation		Individual Violation	12/20/2024	\$182,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$347,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
1/10/2023	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$347,494.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AA WAREHOUSE PROPERTIES INC

CASE NO. 6009

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AA WAREHOUSE PROPERTIES INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE / NOTICE OF HEARING TO EXTEND TIME

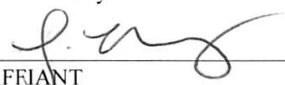
ADDRESS: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: AA WAREHOUSE PROPERTIES INC AT 11:12 A.M. ON THE 03 DAY OF JANUARY 2025.

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

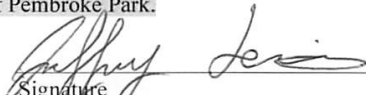
TYPE OF SERVICE

- () 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.

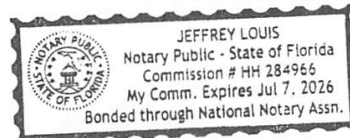

AFFIANT

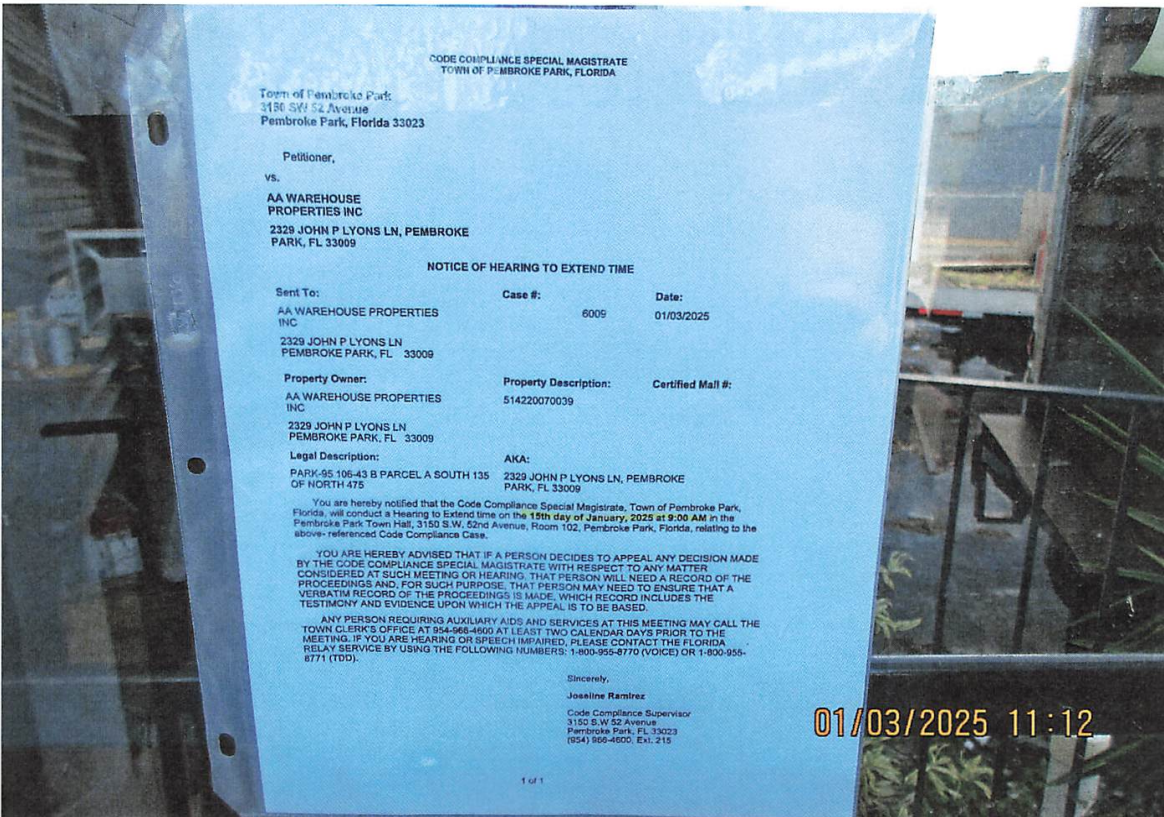
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**

**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	6009	01/03/2025
Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	514220070039	
Legal Description:	AKA:	
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/30/24 Phone: 9548061874
Email: GALLERIT1@gmail.com
Property Address: 2329 John P Lyons Lane, Pembroke Park, FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, NIR SHAHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6009 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/15/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on _____ imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances: 15-17 ; 15-17 ; 15-28 ; 15-40

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

NIR SHAHAM
Petitioner's Name (Print)

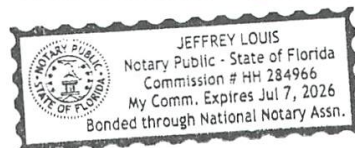
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 30 day of December, 2024.

[Signature]
Notary
My Commission expires 7/7/24



9589 0710 5270 1814 1910 73

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$

Total Postage and Sent To
\$ 9.64

Street and Apt. N
2329 JOHN P LYONS LN
City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

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

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

OFFICIAL USE

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

Postage
\$

Total Postage and Sent To
\$ 9.64

Street and Apt. N
MOMEN ABDELHAMID
HCF 6009
1701 NW 119 AVE
City, State, ZIP+4
PEMBROKE PINES, FL 33026

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature x <u>ABDELFAJI</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>AM</u> C. Date of Delivery <u>12/1/24</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 27 2024		
1. Article Addressed to: AA WAREHOUSE PROPERTIES INC MOMEN ABDELHAMID HCF 6009 1701 NW 119 AVE PEMBROKE PINES, FL 33026 9590 9402 7288 2028 9902 05	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted 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
☐ Adult Signature ☐ Adult Signature Restricted 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		
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1911 34	Domestic Return Receipt		

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**
**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	6009	12/20/2024
Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009	514220070039	
Legal Description:	AKA:	
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6009

Petitioner,
vs.
AA WAREHOUSE
PROPERTIES INC
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
Respondent(s)

On 12/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AA WAREHOUSE PROPERTIES INC
Address: 2329 JOHN P LYONS LN PEMBROKE PARK, FL 33009
Folio: 514220070039
Site Address: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/20/2024

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/8/2022
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: 12/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	12/20/2024
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...	12/20/2024
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.	12/20/2024

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.	8/8/2022
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)	12/20/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 12/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 12/20/2024

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

Not in Compliance -
Reinspection Date:
12/20/2024

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)

12/20/2024

ZONING

Sec. 28-307 (a) - Marking
of spaces

In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.

12/20/2024

Notes/Mean of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment). Corrected.
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Corrected.
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Corrected. Permit #2111216-0 completed.
4. Graffiti on back end wall. Remove all graffiti on wall. Corrected.
5. Broken glass door (main door entrance). Repair. Corrected.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Corrected.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Corrected.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt. Not corrected.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse. Corrected.
10. Trash and debris on premise. Remove all trash and debris. Corrected.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint). Corrected.
12. Built interior wall without a building permit. Obtain plans, permit and inspections. Permit # 2212092-0 completed.
13. Overgrown vegetation. Trim all landscape. Corrected.
14. Chain-link fence requires maintenance. Remove rust from fence. Corrected.
15. Installed security cameras without a permit. Obtain plans, permit and inspections. Not corrected.
16. Installed rack's without permits. Obtain plans for permit and inspections. Permit # 2212183-0 completed.

Further, Affiant sayeth naught

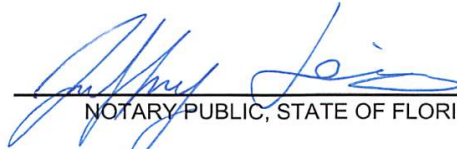
STATE OF FLORIDA

COUNTY OF BROWARD

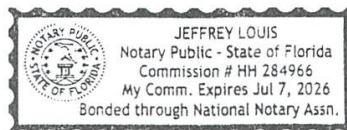


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/20/2024



NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

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

**SALES RECEIPT****Bill To:**

NIR SHAHAM
2329 Jhon pLYONS
PEMBROKE PARK, FL 33009

Date 1/10/2023 2:53:28 PM**Invoice #** 26725**For** Code Enforcement Case#
6009**Site Address:**

2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
6.00	Technology Convenience Fee	\$6.00
Total		\$206.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	3/22/2023		\$250.00	0	\$0.00
Admin Fixed	9/22/2022		\$100.00	0	\$100.00
Admin Fixed	12/22/2022		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
1/10/2023	Credit	\$206.00
	Total	\$206.00

Balance **\$0.00**

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6009
Petitioner,)
)
vs.)
)
AA WAREHOUSE PROPERTIES INC)
Respondent(s)

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AMENDED 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 ☐

SUBJECT REAL PROPERTY: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: AA WAREHOUSE PROPERTIES INC

FOLIO NO.: 5142 20 07 0039

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307. The Special Magistrate adopted as its findings of facts those facts as set forth by the 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of 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 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 Dec, 2022.

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
AA WAREHOUSE
PROPERTIES INC
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To: Case #: Date:
AA WAREHOUSE PROPERTIES INC 6009 12/01/2022
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Property Owner: Property Description: Certified Mail #:
AA WAREHOUSE PROPERTIES INC 514220070039
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Legal Description: AKA:
PARK-95 106-43 B PARCEL A SOUTH 135 2329 JOHN P LYONS LN, PEMBROKE
OF NORTH 475 PARK, FL 33009

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

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-866-4600 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

12/08/2022 11:37

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**AA WAREHOUSE
PROPERTIES INC**

**2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	12/01/2022
Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC 1701 NW 119 AVE PEMBROKE PINES, FL 33026	514220070039	
Legal Description:	AKA:	
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

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

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/1/22 Phone: 954-806-1824
Email: NIR.ETM@GMAIL.COM
Property Address: 2329 JOHN P LYONS LN

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, NIR SHAHAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6009 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9-21-22 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105 ; 5-2(a)(6) ; 12-48 ; 15-17, 15-27
15-40

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

NIR-SHAMAM
Petitioner's Name (Print)

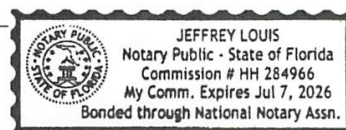
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 1 day of December, 2022.

[Signature]
Notary
My Commission expires 7/7/26



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6009
Petitioner,)
)
vs.)
)
AA WAREHOUSE PROPERTIES INC)
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: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AA WAREHOUSE PROPERTIES INC

FOLIO NO.: 5142 20 07 0039

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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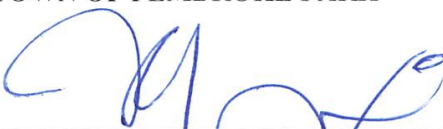
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(h)(k); 5-105; 5-207; 5-2(a)(b); 12-41; 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-304 and 28-307 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X	
1. Article Addressed to: ABDELHAMID, MOMEN F.O #6009 1701 NW 119TH AVE, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9041		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Domestic Return Receipt	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X	
1. Article Addressed to: AA WAREHOUSE PROPERTIES INC F.O #6009 2329 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9027		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Domestic Return Receipt	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X	
1. Article Addressed to: AA WAREHOUSE PROPERTIES INC F.O #6009 1701 NW 119 AVE, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9034		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Domestic Return Receipt	

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

7020 0640 0000 5918 9430

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

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

OFFICIAL USE

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

Postage

\$ 8.06

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, Zip+4®

PS Form 3800, Apr

1730 PR LLC
 S.O.C.L #6909, #6561 #6771
 F.O #7112
 1730 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33009

7020 0640 0000 5918 9447

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

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

OFFICIAL USE

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

Postage

\$ 8.06

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, Zip+4®

PS Form 3800, Apr

1730 PR LLC
 SHLOMO MELLOUL
 S.O.C.L #6909, #6561 #6771 F.O #7112
 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 1730 PR LLC H.C.F #6909, #6567, #6771 N.O.H #7112 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9898		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			
9590 9402 6921 1104 9850 51			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 3635

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 8.06

Total Postage and F
\$ ABDELHAMID, MOMEN

Sent To N.O.H #6009

Street and Apt. No. 1701 NW 119TH AVE,
 City, State, ZIP+4® PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3642

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 8.06

Total Postage and F AA WAREHOUSE PROPERTIES INC

Sent To N.O.H #6009

Street and Apt. No. 1701 NW 119 AVE,
 City, State, ZIP+4® PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3628

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 8.06

Total Postage and F AA WAREHOUSE PROPERTIES INC

Sent To N.O.H #6009

Street and Apt. No. 2329 JOHN P LYONS LANE,
 City, State, ZIP+4® PEMBROKE PARK, FL, 33009

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:

ABDELHAMID, MOMEN
N.O.H #6009
1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026



9590 9402 6921 1104 9864 85

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3635

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

ABDELHAMID

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-12-22

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail 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:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9864 92

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3628

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AA Warehouse

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026



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2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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AA Warehouse

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 6009

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FIRST-CLASS MAIL

07/12/2021

US POSTAGE

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AA Warehouse Properties Inc.
2329 John P. Lyons Lane
Pembroke Park, FL 33009

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 6009

Hasler

FIRST-CLASS MAIL

07/12/2021

US POSTAGE

\$000.71⁰⁰



ZIP 33023
011D10656696

Sent To:

AA WAREHOUSE PROPERTIES
INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

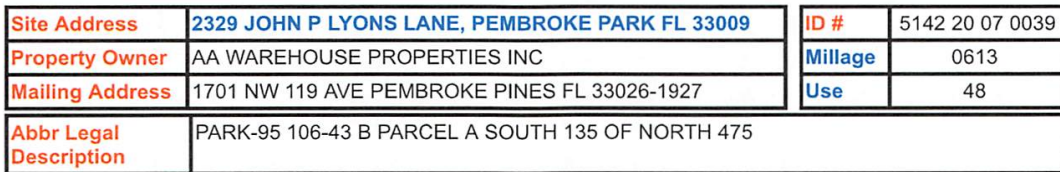
SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/17/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
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02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format



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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,351,510	\$1,351,510	\$1,351,510	\$1,351,510
Portability	0	0	0	0
Assessed/SOH	\$1,003,640	\$1,351,510	\$1,003,640	\$1,003,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,003,640	\$1,351,510	\$1,003,640	\$1,003,640

[illegible]

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
AA WAREHOUSE PROPERTIES INC)
Respondent)

CASE NO. 6009


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/08/2022

Sent To:
AA WAREHOUSE PROPERTIES
INC
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:
6009

Property Owner:
AA WAREHOUSE PROPERTIES
INC
1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:
514220070039

Legal Description:
PARK-95 106-43 B PARCEL A SOUTH 135
OF NORTH 475

AKA:
2329 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:26





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

Sent To:

AA WAREHOUSE PROPERTIES
INC

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PEMBROKE PINES, FL 33026

Case #:

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	120

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	120
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	120
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	120

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	120
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	120
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	120

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	120
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	120
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	120

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired
condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.
Contact Lisa Cannon to obtain BTR/CU.

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

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

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

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

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

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

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

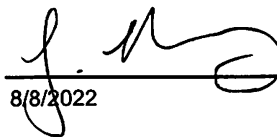
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/8/2022



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number P03000105785

FEI/EIN Number 90-0258748

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State FL

Status ACTIVE

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Event Date Filed 08/08/2008

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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\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$197,740	\$1,271,580	\$1,469,320	\$1,104,000	
2021	\$197,740	\$1,153,770	\$1,351,510	\$1,003,640	\$23,830.86
2020	\$197,740	\$714,660	\$912,400	\$912,400	\$19,691.25

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/12/2003	SWD	\$800,000	36486 / 281	\$7.00	28,248	SF
3/10/1995	WD	\$515,000	23255 / 987			
10/1/1991	QCD	\$117	10009 / 532			
1/1/1985	WD	\$475,000				
				Adj. Bldg. S.F. (Card, Sketch)		13312
				Eff./Act. Year Built: 1984/1983		

Page 771 of 1059



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

AA WAREHOUSE PROPERTIES
INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Date:

07/12/2021

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BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	(Ord. No. 99-3-1, 7, 3-9-99) 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...	60

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.	60
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	Cross reference— Code enforcement, Ch. 7. 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.	60
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)	60

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	60
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.	60
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)	60
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)	60
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	60

Notes/Mean of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
4. Graffiti on back end wall. Remove all graffiti on wall.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape.
14. Chain-link fence requires maintenance. Remove rust from fence.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.

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

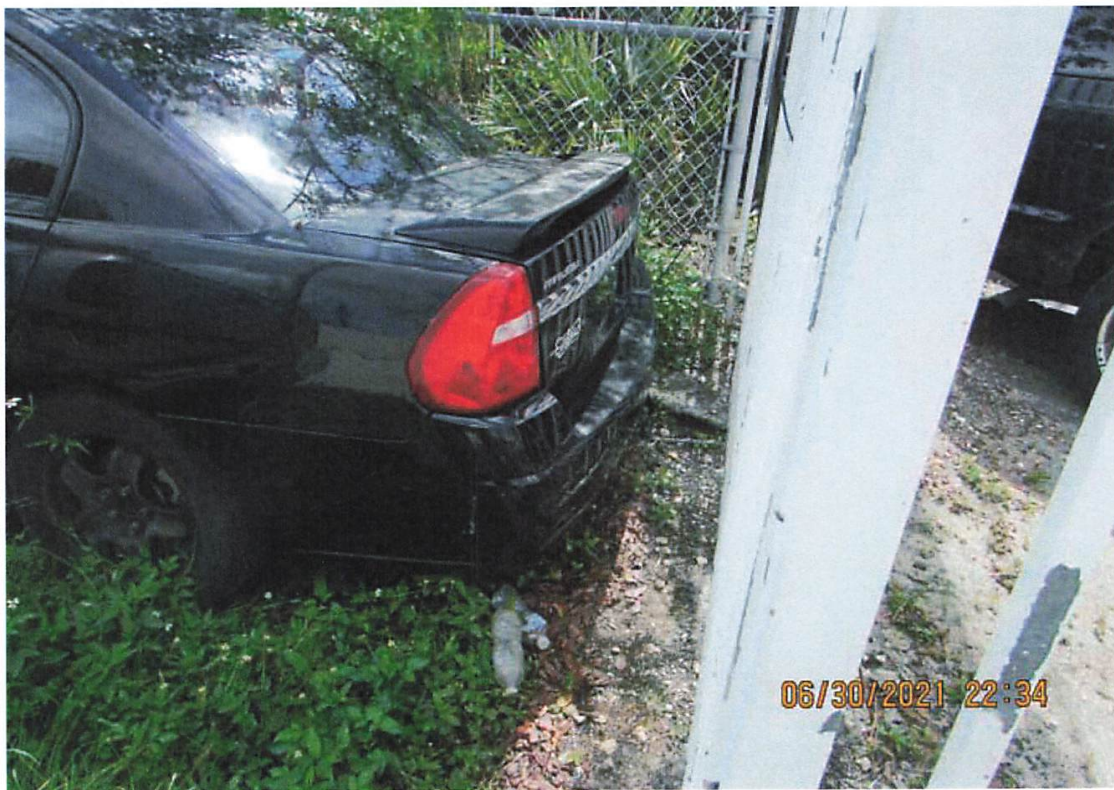
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Enforcement Officer









































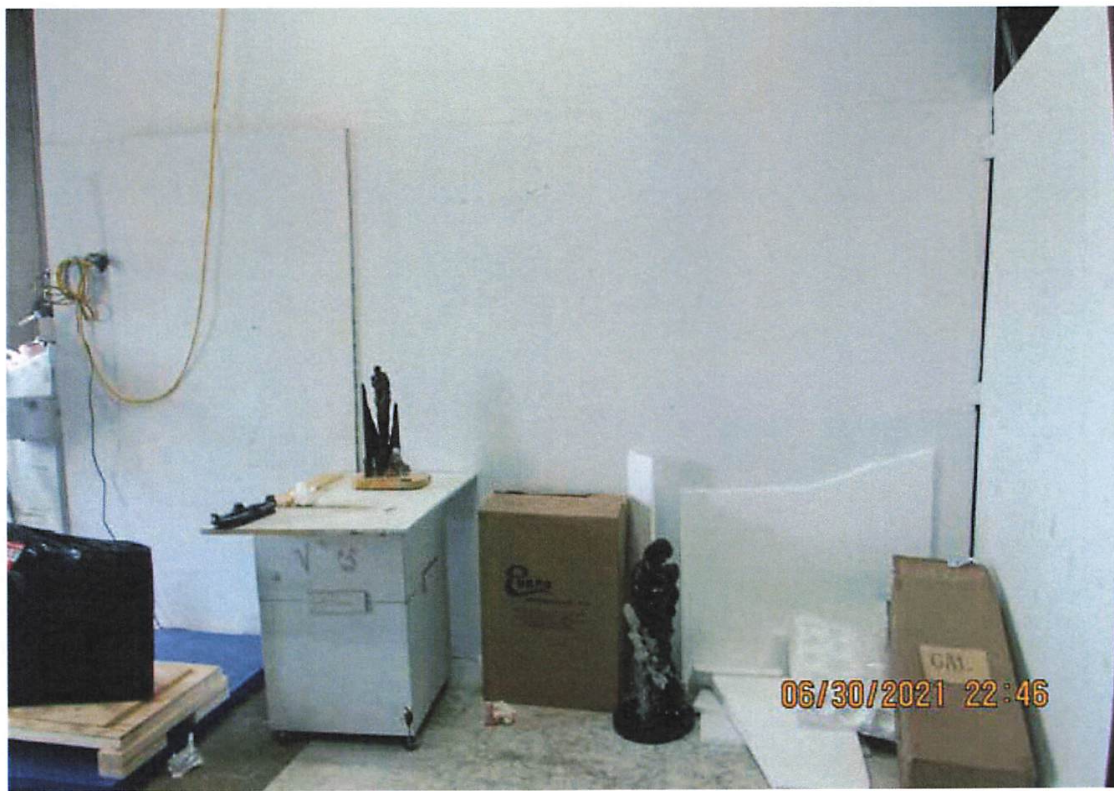
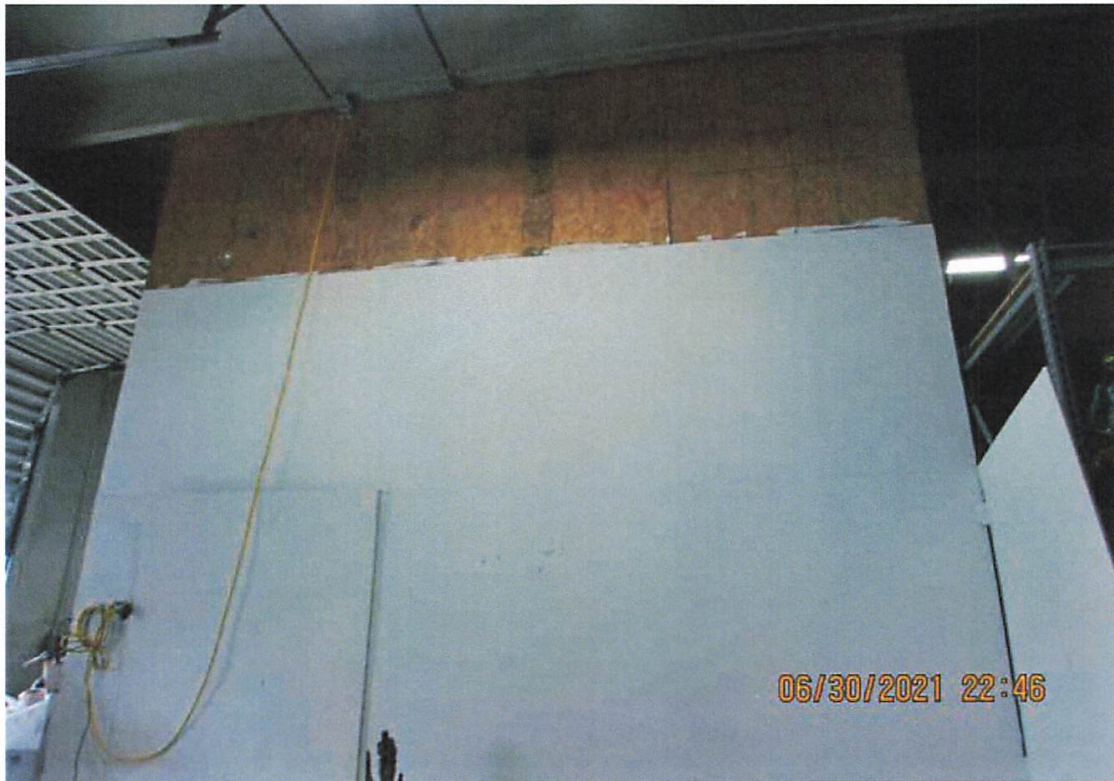






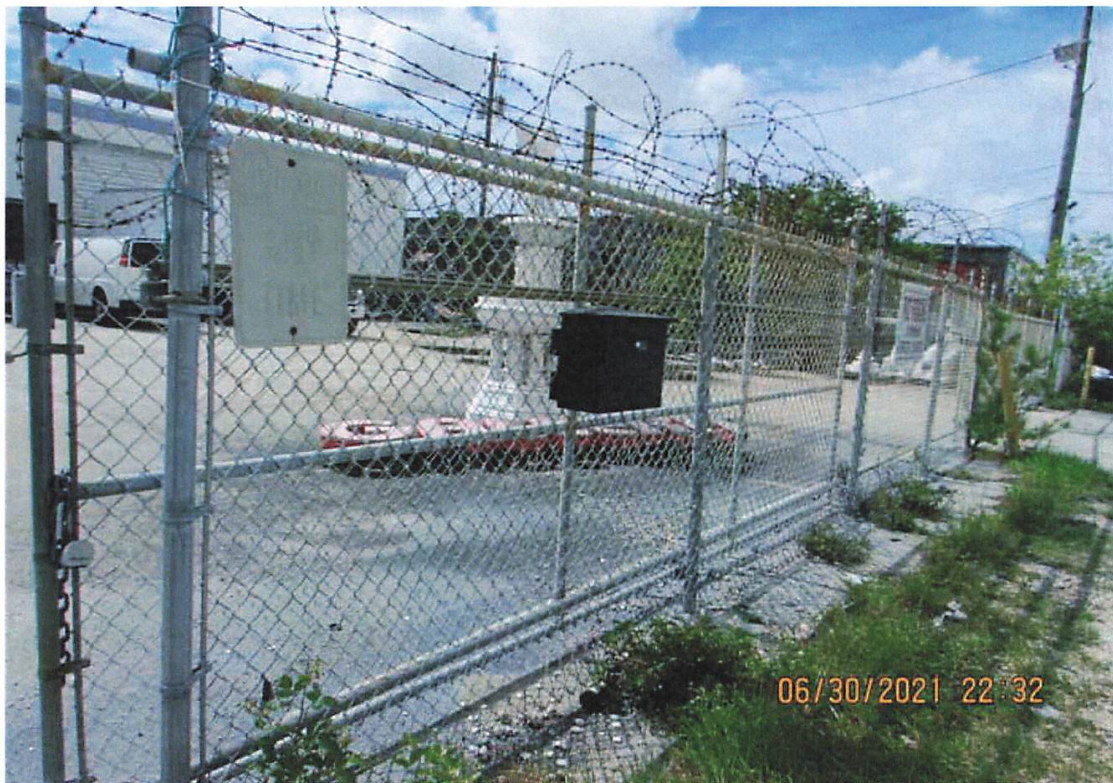






















Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL ROMERO	131 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

Folio
514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status	Open	Case #	6622	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2022		Notice of Violation	Regular Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/12/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Amended Final Order	Certified Mail Hand
10/25/2024		Affidavit of Non-Compliance	Hand
12/19/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Certified Mail 12/20/24

1 of 2

Posted 1/2/25
Posted to Town Hall 1/2/25

Extension of Time Rec. 90 days, \$100 p.d. , \$100 admin.

Case Overview

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.	8/31/2023
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.	10/25/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$23,200.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$23,400.00

Payments

Date	Payment Type Name	Amount
2/29/2024	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$23,194.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MIGUEL ROMERO

CASE NO. 6622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MIGUEL ROMERO AT 11:04 A.M. ON
THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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

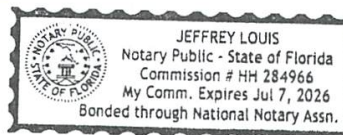
STATE OF FLORIDA
COUNTY OF BROWARD

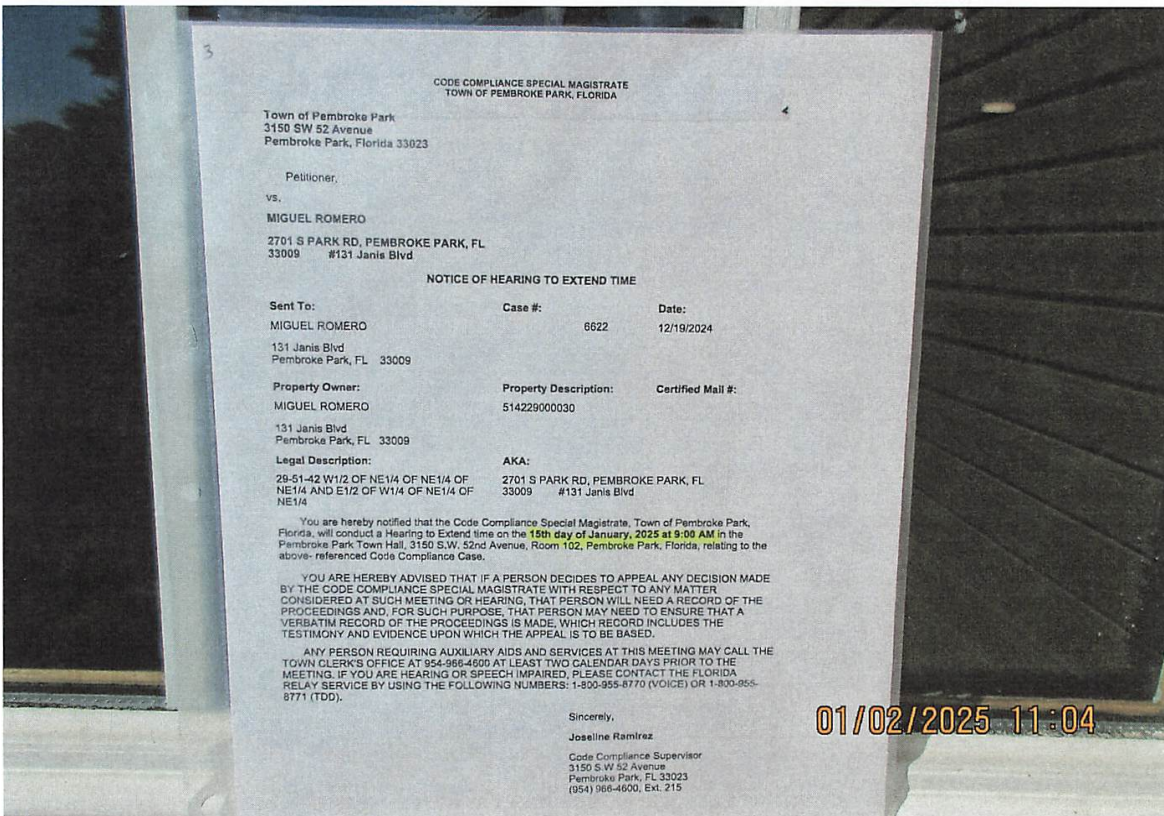
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 02 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the
Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,

vs.

MIGUEL ROMERO

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MIGUEL ROMERO	6622	12/19/2024

131 Janis Blvd
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
MIGUEL ROMERO	514229000030	

131 Janis Blvd
Pembroke Park, FL 33009

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

9589 0710 5270 1814 1906 32

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HET NO. 6622
131 JANIS BLVD,
PEMBROKE PARK, FL 33009

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

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



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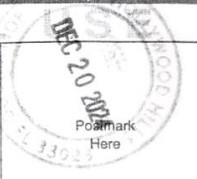
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Total Postage and
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Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

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

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



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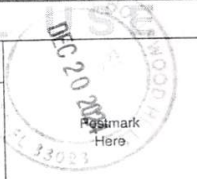
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Total Postage and
\$ 9.92

Sent To
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622
6400 TELEGRAPH RD NO.2000
BLOOMFIELD TOWNSHIP, MI 48301

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 **HET 6622**
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 7288 2028 9903 35

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1909 77

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent

☐ Addressee

B. Received by (Printed Name)

DEC 27 2024

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 **HET 6622**
6400 TELEGRAPH RD NO. 2000
BLOOMFIELD TOWNSHIP, MI 48301



9590 9402 7288 2028 9903 28

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1909 84

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

Mail
Mail Restricted Delivery (00)

Domestic Return Receipt



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 19-12-2024 Phone: 561-294-8624
Email: miguel.perezcasanova2015@gmail.com
Property Address: 131 Janis Bly. Hallandale Beach 33009 FL.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Angel (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6622 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01-15-25 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 2-21-24 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Miguel Angel
Petitioner's Name (Print)

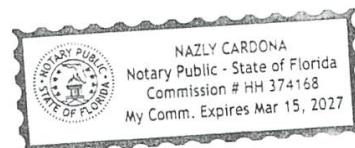
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 19 day of Dec., 2024.

Nazly Dayana GA.
Notary
My Commission expires Mar 15, 27



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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fee \$ **8.69**

Sent To **LAKESHORE MOBILE HOME PARK LLC**
AFO #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

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Postage
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AFO #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

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☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fee \$ **8.69**

Sent To **MIGUEL ROMERO**
AFO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001

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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 and Fee \$ **8.69**

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AFO #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6622
Petitioner,)
)
vs.)
)
MIGUEL ROMERO)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

VEHICLE IDENTIFICATION #: DC9R3S10663

TITLE #: 3852573

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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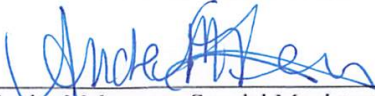
ORDER

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)(k); 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MIGUEL ROMERO)

Respondent

CASE NO. 6622

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 131 JANIS BLVD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:50 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

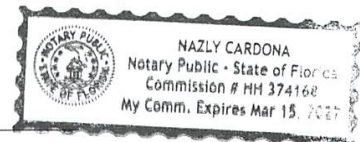
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

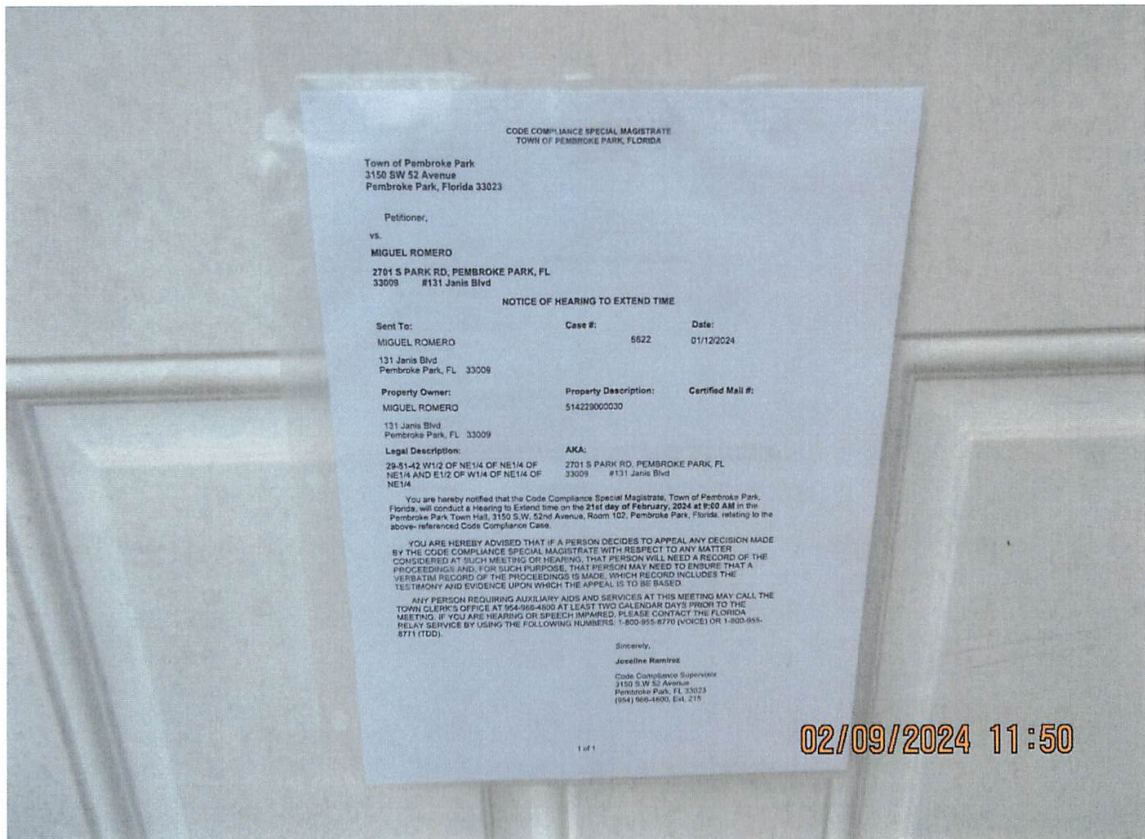
[Signature] Date: 02/09/2024
AFFIANT

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 Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MIGUEL ROMERO

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MIGUEL ROMERO	6622	01/12/2024
131 Janis Blvd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
MIGUEL ROMERO	514229000030	
131 Janis Blvd Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6622

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

Respondent(s)

On 1/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

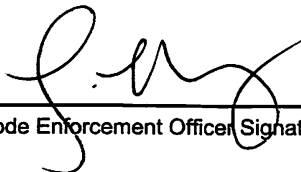
Owner Name:	MIGUEL ROMERO
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/12/2024

Notes/Mean of Correction:

1. Renovated addition without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Removed, corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

Further, Affiant sayeth naught



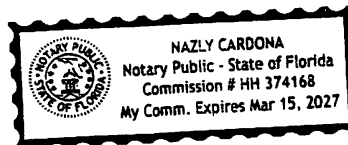
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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 1/12/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

Case #:

6622

Petitioner,

vs.

Miguel Romero

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

Respondent(s)

On 8/31/2023 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:	Miguel Romero
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 8/31/2023
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: 8/31/2023
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: 8/31/2023

Notes/Mean of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
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Further, Affiant sayeth naught

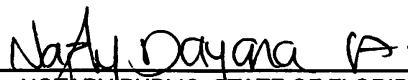


Code Enforcement Officer Signature

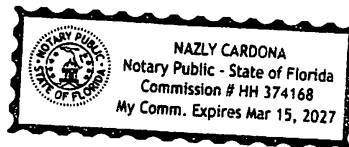
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023



NOTARY PUBLIC, STATE OF FLORIDA





60 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12-11-2023 Phone: 561-2948624
Email: miguel.perezcasanova2015@gmail.com
Property Address: 31 Janis Blvd Pembroke Park FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Pérez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6622 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Feb 21-2024 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 09-20-23 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-103 (a), 5-103 (K), 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Miguel Pérez
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Miguel Pérez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of Dec., 2023.

[Signature]
Notary
My Commission expires Mar 15, 2027.

DATE: 03-31-2022

CHARLES WEIDNER
212 W. LAKE DR.
HALLANDALE, FLORIDA 33009
(954) 274-3810 CELL.
(954) 929-8988 FAX.

CODE VIOLATION IMPROVEMENT PLANS::
MIGUEL A. PEREZ-ROMERO RESIDENCE
131 JANIS BLVD., #50
HALLANDALE, FLORIDA 33009

ENGINEER OF RECORD :
CHARLES O. BUCKALEW
BUCKALEW CONSULTING ENGINEERING SERV., INC.
FL. REG. NO. 24842

INVOICE NO.= MA-2265-A1A

ATTN.: MIGUEL A. PEREZ-ROMERO
OWNER OF RESIDENCE

REF.: PROPOSAL FOR PERMIT PLAN PACKAGE PREPARATION TO INCLUDE : (CODE VIOLATION - PPARK.)
RESIDENCE IMPROVEMENTS WITH ADDITION FULL DWGS. - FOR NEW CITY PERMIT WITH OVERALL
IMPROVEMENTS REQUIRE FROM CITY., WITH ENG'S. PERMIT PACKAGE PLAN REVIEW & SIGN/SEAL

PROJECT :	DESCRIPTION :	TOTAL :
131 JANIS BLVD. HALLANDALE, FLORIDA	FIELD SITE VISIT - COORD. W/ OWNER FIELD MEASUREMENTS AT RESIDENCE (COORDINATE W./OWNER FOR SITE VISITS) ONE STORY RESIDENCE CODE VIOLATION PLANS RESIDENCE FLOOR PLAN- EXIST. WITH IMPROVEMENTS EXTERIOR ELEVATIONS, AS APPLICABLE SITE DEMO. FLOOR PLAN - EXIST. WITH IMPROVEMENTS STRUCTURAL IMPROVEMENTS PLAN WINDOW/DOOR CHANGE-OUT PLAN- WINDLOADS STRUCTURAL DTLS. AND SECTIONS WINDLOADS (DOOR/WINDOW/ROOF) N.O.A. PRODUCT APPROVALS - WINDLOAD CALC. PLUMBING PLAN :: AS APPLICABLE ELECTRIC / LIGHTING PLAN ELEC. RISER DIAG. AND C.B. PANEL LOAD CALC'S. HVAC. PLAN & DTLS. :: INSTALLATION DETAILS ENG'S. SIGN/SEAL & REVIEW (1) SET FOR PERMIT (1) SET FOR OWNER	1600.00

PAYMENT SCHEDULE:

DEPOSIT, TO START PLANS
UPON PLAN COMPLETION

800.00
800.00

TOTAL DUE: 1,600.00

PAID CASH TOTAL FOR PLANS : 1600.00
← \$800.00

NOTE:: PLANS SHALL BE PREPARED FOR PERMIT
SUBMITTAL W/IN 3 WEEKS AFTER THE DEPOSIT
CHECK IS PAID..

CHECK/PAYMENT,, PAYABLE TO : CHARLES WEIDNER

PLAN PREPARATION & PRICE QUOTE INCLUDES, FULL PACKAGE PERMIT PLANS, ALL
ABOVE LISTED ITEMS & ALL CITY/REVIEWING AGENCIES COMMENTS AND/OR CORRECTIONS.

THE FOLLOWING ITEMS ARE NOT INCLUDED AND ARE THE
THE RESPONSIBILITY OF OWNER OR CONTRACTOR. :

REVIEWING AGENCY / MUNICIPAL PERMITTING - COUNTY & CITY
PERMIT PROCESSING AND/OR PERMIT FEES - IMPACT FEES
RESIDENCE SURVEY / ELEVATION CERTIFICATE, AS APPLCABLE
FIELD INSPECTIONS/REPORTS (BILLED SEPARATELY,, AS NEEDED)
ASBESTOS REPORT and ABATEMENT REPORTS - SOILS SAMPLES

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6622
Petitioner,)
)
vs.)
)
MIGUEL ROMERO)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

FOLIO NO.: 5142 29 00 0030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(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.

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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)(k); 5-105 and 5-17 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of September 2023.

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, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 7067

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Sent To VCORP SERVICES, LLC
FO #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage
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Total Postage and
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Sent To MIGUEL ROMERO
FO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 7074

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Postage
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Sent To LAKESHORE MOBILE HOME PARK LLC
FO #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 7081

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.53**

Total Postage and
\$

Sent To LAKESHORE MOBILE HOME PARK LLC
FO #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 4158

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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
\$ **8.53**

Total Postage and
\$

Sent To LAKESHORE MOBILE HOME PARK LLC
HET #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 4141

U.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
\$ **8.53**

Total Postage and
\$

Sent To LAKESHORE MOBILE HOME PARK LLC
HET #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®
HOLLYWOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature RECEIVED B. Received by (Printed Name) SEP 25 2023 C. Date of Delivery	
1. Article Addressed to: VCORP SERVICES, LLC FO #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7067		3. 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X B. Received by (Printed Name) Carlos Abreu C. Date of Delivery 9/25/23	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC FO #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7081		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here
Postage \$ 8.53 Total Postage and Fee \$ Sent To VCORP SERVICES, LLC HET #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324	
PS Form 3800, April 2019 PSN 7530-02-000-9053	



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

Case #:
6622

Petitioner,
vs.

Miguel Romero
2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd
Respondent(s)

On 8/31/2023 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:	Miguel Romero
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 8/31/2023
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: 8/31/2023
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: 8/31/2023

Notes/Mean of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

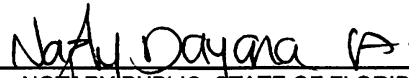
Further, Affiant sayeth naught

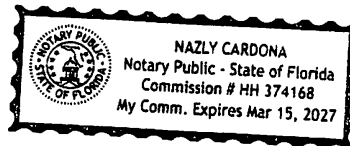

Code Enforcement Officer Signature

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MIGUEL ROMERO)

CASE NO. 6622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:23 A.M. ON THE 09 DAY OF AUGUST 2023.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

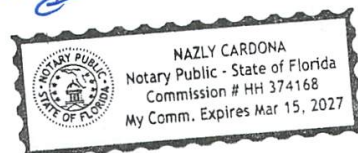
JOSELINE RAMIREZ
AFFIANT

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, 2023, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

NAZLY DAYANA CA
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____






 Town of Pembroke Park
 3150 SW 32 Avenue
 Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 08/31/2023

Sent To: Miguel Romero
 131 Janis Blvd
 Pembroke Park, FL 33009

Case #: 5622

Property Owner: Miguel Romero
 131 Janis Blvd
 Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514229000030
Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned (inspector alleges that) on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. The paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette or in accordance with the Town of Pembroke Park. Every foundation, exterior wall, window and door of house, garage, porch, deck, screen or other exterior structure shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the structural elements of the building, commercial structure or other non-residential buildings, or	30

09/08/2023 11:23



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Property Owner:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) 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 20th day of September, 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.

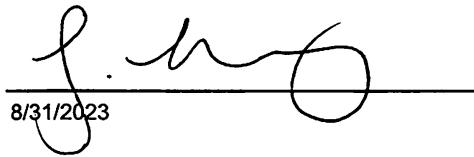
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



8/31/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero	6622	01/12/2022
131 Janis Blvd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero	514229000030	
131 Janis Blvd Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Lakeshore Mobile Home Park LLC
6400 Telegraph Rd #2000
Bloomfield Township, MI 48301

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Lakeshore Mobile Home Park
2701 S Park Rd
Pembroke Park, FL 33009

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$8.53
Total Postage and \$
Sent To LAKESHORE MOBILE HOME PARK LLC
NOH #6622
Street and Apt. No. 2701 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$8.53
Total Postage and \$
Sent To LAKESHORE MOBILE HOME PARK LLC
NOH #6622
Street and Apt. No. 6400 TELEGRAPH RD #2000
City, State, ZIP+4® BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, April 2019 PSN 7530-02-000-9053

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$8.53
Total Postage and \$
Sent To VCORP SERVICES, LLC
NOH #6622
Street and Apt. No. 1200 S PINE ISLAND ROAD
City, State, ZIP+4® PLANTATION, FL 33324

PS Form 3800, April 2019 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

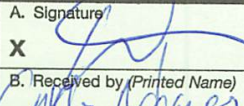
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$8.71
Total Postage and \$
Sent To MIGUEL ROMERO
NOH #6622
Street and Apt. No. 131 JANIS BLVD
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009 9590 9402 7581 2098 7748 22 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6688 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature X  B. Received by (Printed Name) CAROL ADAMS C. Date of Delivery 9/5/23 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

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #6622

Lakeshore Mobile Home Park, LLC
VCORP Services, LLC
5011 South State Road 7, STE 106
Davie, FL 33314

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature _____ RECEIVED B. Received by (Printed Name) _____ SEP 06 2023 C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No CT CORPORATION
1. Article Addressed to: VCORP SERVICES, LLC NOH #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted 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
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6664	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted 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 THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	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
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted 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
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6671	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted 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	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$2,499,060	\$217,900	\$2,716,960	\$2,628,390	
2021	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	\$53,500.56
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,628,390	\$2,716,960	\$2,628,390	\$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,628,390	\$2,716,960	\$2,628,390	\$2,628,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **187480-0**

Job Address:

131 JANIS

Job Name: PATOW, KATIA

Permit Status: Permit Complete

Permit Issued Date: 3/1/2018 8:08:31 AM

Submitted Into Plan Review Date: 12/14/2017 9:52:37 AM

Application Date: 12/12/2017 2:38:54 PM

Difference Between Application to Plan Review: 2 Day(s)

Difference Between Plan Review to Permit Issued: 77 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	2/21/2018 3:19:05 PM
STRUCTURAL	Denied	1/17/2018 8:38:25 AM
ZONING	Approved	1/17/2018 9:47:42 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5810 FAX

187480

PERMIT NO.

B-84092

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: STRUCTURAL							
JOB NAME: PATOW, KATIA							
JOB ADDRESS: 131 JANIS							
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC							
OWNER ADDRESS: 6400 TELEGRAPH RD #2000							
CITY: BLOOMFIELD TOWNSHIP							
PHONE: 9999999999				FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:							
FEE SIMPLE TITLE HOLDER'S ADDRESS:							
CONTRACTING FIRM: CONSTRUCTION ON DEMAND							
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7							
CITY STATE ZIP: TAMARAC FL 33470							
PHONE: 9545128849				FAX: 9547244171		EMAIL: americanroofingsolutionsllc@gmail.com	
CERT. COMPETENCY: CRC1328315/CCC1327341				STATE REGISTRATION: N/A			
LOT: 131		BLOCK: 000		PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030				SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1		OFFICES: 0		FAMILIES: 1		BEDROOMS: 1	
BATHS: 1							
TYPE OF WORK:		ADD		N/A		N/A	
JOB COST: 2000				SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: ROOF OVER NEW ADDITION							
ARCHITECT/ENGINEER NAME:							
ARCHITECT/ENGINEER ADDRESS:							
PHONE:				FAX:		EMAIL:	
MORTGAGE LENDER NAME:							
MORTGAGE LENDER ADDRESS:							

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5810 FAX



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

E-84091

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: American Digital Design Inc					
MAIL ADDRESS: 2951 NW 68 St					
CITY STATE ZIP: Ft Lauderdale FL 33309					
PHONE: 9542263676		FAX:		EMAIL:	
CERT. COMPETENCY: ER13014809			STATE REGISTRATION: 12 CME 18188X		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030			SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 600		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: INSTALL (2) SWITCHES AND (4) OUTLES IN ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5910 FAX



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

ZON-84090

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: CONSTRUCTION ON DEMAND					
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7					
CITY STATE ZIP: TAMARAC FL 33470					
PHONE: 9545128849		FAX: 9547244171		EMAIL: americanroofingcsolutionsllc@gmail.com	
CERT. COMPETENCY: CRC1328315/CCC1327341			STATE REGISTRATION: N/A		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030			SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: REPAIR ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



R203 Permit Messages For Permit (187480-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
64507	Drywall Screw Wall / Ceiling	4/13/2018	Pass
64593	Final Building Inspection	4/13/2018	Fail Without Penalty
	Add screws to door frame at 8" o.c. along frame and provide perimeter sealant around door frame Correct seal floor in bedroom area to prevent insect intrusion		
64604	Final Building Inspection	4/18/2018	Pass
	Final Building Inspection Approved 4-18-18 .		
64508	Foundation Footings Forms/ Reinf/ Compaction	4/13/2018	Pass
61501	Framing - Floor Wood/Lt Gauge Steel	3/5/2018	Pass Partial
	Like kind mobile home repairs per FAC rules in progress approved		
64509	Framing - Floor Wood/Lt Gauge Steel	4/13/2018	Pass
64512	Insulation Wall Thermal / Sound	4/13/2018	Pass
64513	Sign Footings	4/13/2018	Pass
	Not used		
64510	Window Buck Attachment	4/13/2018	Pass
64511	Window Installation	4/13/2018	Pass
Electrical Inspection			
62795	Electric Service	3/19/2018	Canceled Inspection
	NSF CHECK		
62983	Electric Service	3/26/2018	Pass

61502 Electrical Rough rough ok	3/5/2018	Pass
62796 Final Electrical NSF CHECK	3/19/2018	Canceled Inspection
62984 Final Electrical	3/26/2018	Pass

Zoning Inspection

64330 Final Zoning	4/6/2018	Pass
61469 Location Verification	3/2/2018	Pass



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

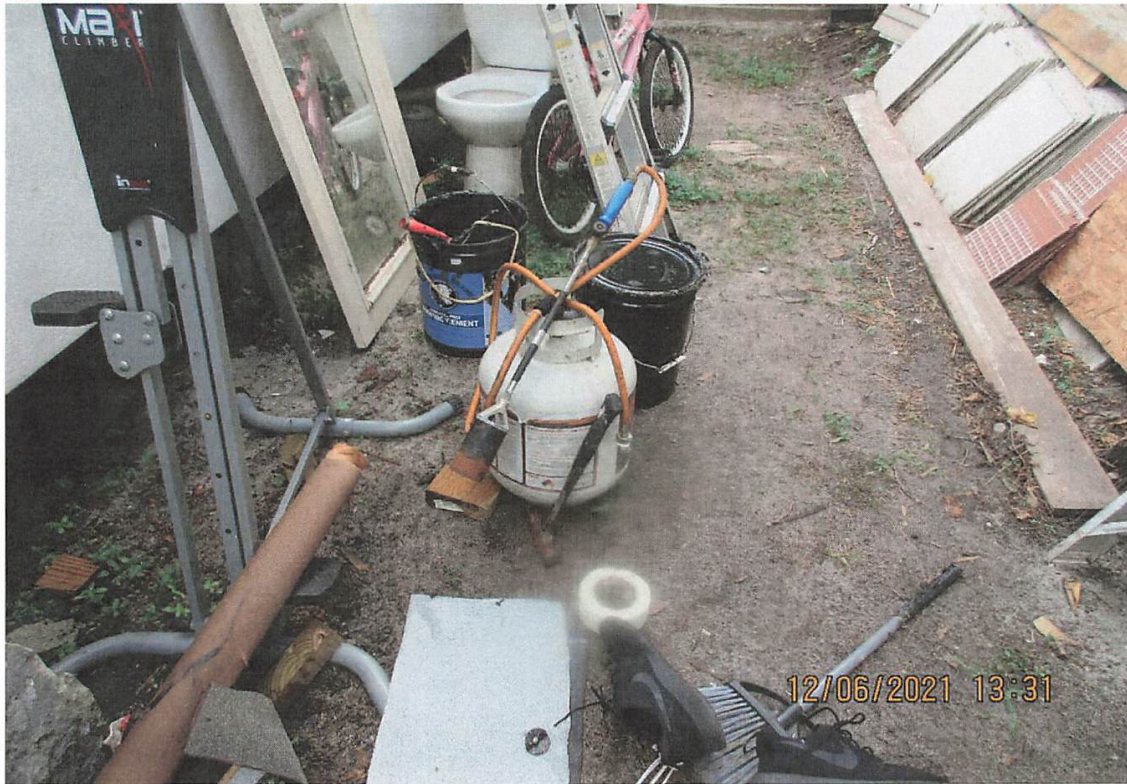
Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilities	View image in PDF format

















Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	2250 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220000390

Legal Description

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS
COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N
674.33, E 15 TO POB

Case Status	Open	Case #	8365	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/31/2023		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail
12/10/2024	1/15/2025	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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
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.	7/24/2024

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.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	9/3/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$14,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$14,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,100.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC

CASE NO. 8365

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT
10:00 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in 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.

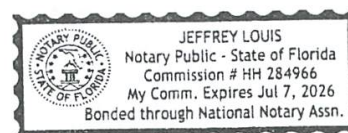

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
**TRINITY BROADCASTING
OF FL INC**
2250 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	12/10/2024

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description: AKA:
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

2250 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 Extend time on the **15th day of January, 2025 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
CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE
HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA
RELAY SERVICE AT 1-800-955-8770 (VOICE) OR 1-800-955-8770 (VOICE) OR 1-800-955-8770 (VOICE)

01/03/2025 10:00

9589 0710 5270 1814 1906 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 9.64
 Total Postage at

Sent To
 TRINITY BROADCASTING OF FL INC
 HET #8365
 4302 HOLLYWOOD
 BLVD HOLLYWOOD FL 33021-6635

Street and Apt. #
 City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1906 25

U.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
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 Total Pos

Sent To
 TRINITY BROADCASTING OF FL INC
 MICHAEL EVERETT
 HET #8365
 4525 VINELAND ROAD STE 200
 ORLANDO, FL 32711

Street and
 City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1906 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 9.64
 Total Postage at

Sent To
 TRINITY BROADCASTING OF FL INC
 HET #8365
 2250 S PARK RD
 PEMBROKE PARK, FL 33009

Street and Apt. #
 City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
HET #8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635



9590 9402 9016 4122 6512 03

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 56

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

12-13-29

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
HET #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 9016 4122 6513 26

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 25

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)

Sherri Patko

C. Date of Delivery

12-16-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

12/10/2024

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 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 Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/6/24 Phone: 786-650-4368
Email: Kmirabal23@yahoo.com
Property Address: 2250 S Park Rd, Pembroke FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8365 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/15/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/16/24 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Kevin Mirabal
Petitioner's Name (Print)

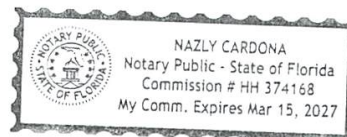
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Kevin Mirabal, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 6 day of Dec, 20 24.

Nazly Cardona GA
Notary
My Commission expires Mar 15, 27.



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8365
Petitioner,)
)
vs.)
)
TRINITY BROADCASTING OF FL INC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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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 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

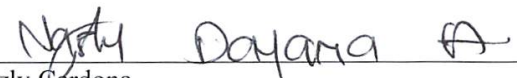

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of OCT., 2024.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2150 45

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **9.64**
Total Postage and Fees \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

EVERETT, MICHAEL
FO #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

PS Form 3800, January 2009

9589 0710 5270 1814 2150 76

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **9.64**
Total Postage and Fees \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

TRINITY BROADCASTING OF FL INC
FO #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021

PS Form 3800, January 2009

9589 0710 5270 1814 2150 69

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) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **9.64**
Total Postage and Fees \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

TRINITY BROADCASTING OF FL INC
FO #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2009

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TRINITY BROADCASTING OF FL INC)

CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT
10:27 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

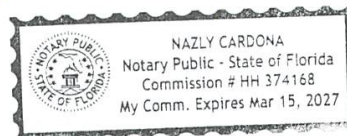
STATE OF FLORIDA
COUNTY OF BROWARD

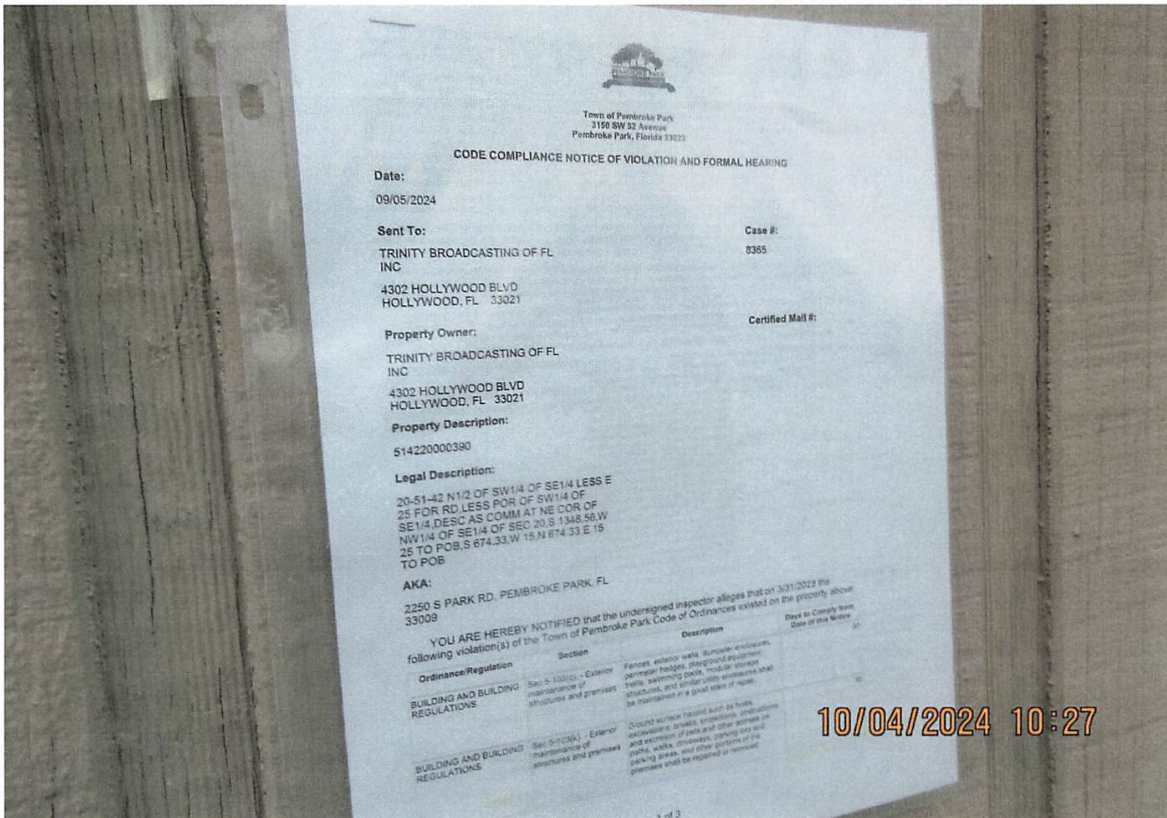
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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 VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000390

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	30

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
 2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
 3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.
- 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

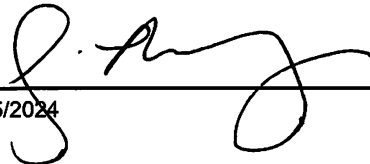
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
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.	7/24/2024
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.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 9/3/2024

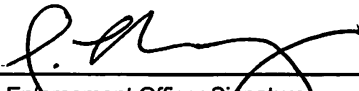
Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence. Damaged silt has been removed, but silt remains on South of the court. For privacy slats or hedges are permitted. Corrected.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections. Parking lot was maintenance, but permit was not obtained. Not corrected.
3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

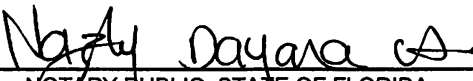
STATE OF FLORIDA

COUNTY OF BROWARD

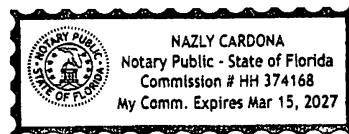


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/3/2024



NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

03/31/2023

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:**Legal Description:**

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
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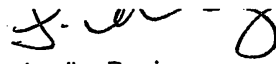
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces 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
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Joseline Ramirez
Chief Code Compliance Officer



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 891 of 1059



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

13600 Heritage Parkway
STE 200
Fort Worth, TX 76177

Changed: 03/08/2023

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4525 VINELAND ROAD
STE 200
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 03/08/2023

Officer/Director Detail

Name & Address

Title Director, President



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

Case #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

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Further, Affiant sayeth naught

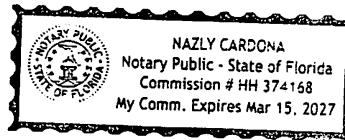
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024


NOTARY PUBLIC, STATE OF FLORIDA

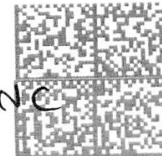


TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Trinity Broadcasting of FL INC
AONC #B365.

2250 S Park Rd,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Everett, Michael
AONC # 8365.

4525 Vineland Road Ste 200
Orlando, FL 32711.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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FIRST-CLASS MAIL
IMI
\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

TRINITY BROADCASTING OF FL INC
NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021



quadiant

FIRST-CLASS MAIL
IMI

\$000.60 ^g

04/04/2023 ZIP 33023
043M30245597

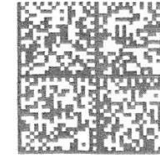
US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



quadtent

FIRST-CLASS MAIL
IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



quadtent

FIRST-CLASS MAIL
IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

9589 0710 5270 2325 0910 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 2325 0910 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

City, State, ZIP+4®
ORLANDO, FL 32711

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 2325 0910 98

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

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NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021

City, State, ZIP+4®
HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047





03/07/2023 16:33



03/07/2023 16:34





Case Overview

Property/Incident Information

Owner	Address	Site Address
JAHOOOR LLC	2111 John P Lyons Lane Pembroke Park, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Folio
514220000543

Legal Description

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

Case Status	Open	Case #	9628	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes Kenny Upholstery
 1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
 2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/8/2024		Notice of Violation	Regular Mail
7/25/2024		Affidavit of Non-Compliance	Regular Mail
9/5/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail Hand
12/10/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/15/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 1/15/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

JAHOOR LLC

CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

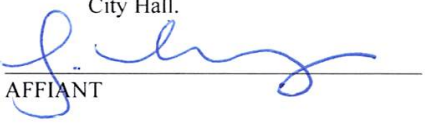
ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: JAHOOR LLC AT 10:04 A.M. ON THE 03
DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

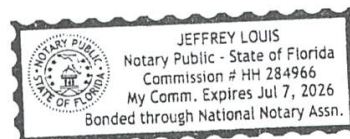
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

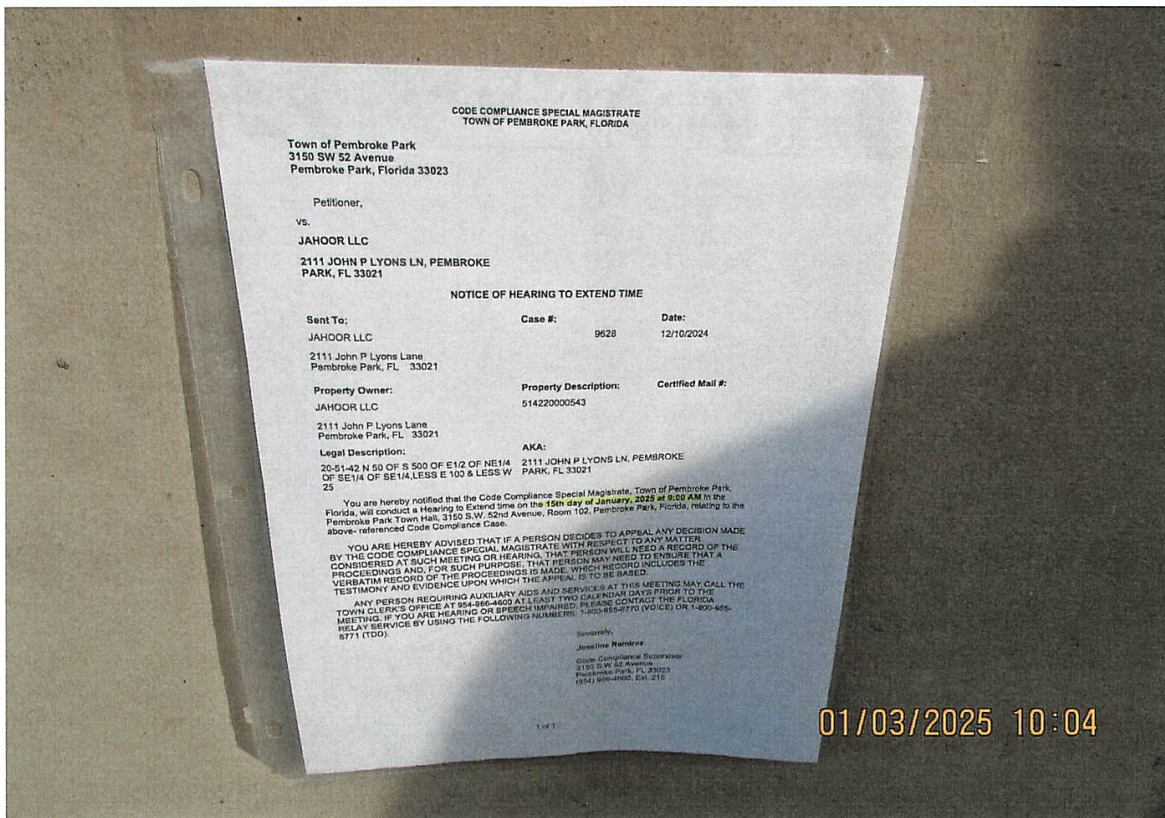

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of Jan, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature 
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

JAHOOR LLC
2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
JAHOOR LLC	9628	12/10/2024

2111 John P Lyons Lane
Pembroke Park, FL 33021

Property Owner:	Property Description:	Certified Mail #:
JAHOOR LLC	514220000543	

2111 John P Lyons Lane
Pembroke Park, FL 33021

Legal Description:	AKA:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Dec - 3RD 2024 ^{5TH NS}

Phone: 954-966-5900

Email: Kennys2301@gmail.com

Property Address: 2111 John P Lyons Lane, Pembroke Park, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Sookdeo (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9628 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the

JANUARY 15TH 2025 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 Oct 16th 2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

5-105 ; 5-17 ; 15-175 ; 15-28 and 15-40(L)

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 SOOKDEO

Petitioner's Name (Print)

Marlene Sookdeo

Petitioner's Signature

State of Florida)
County of Broward)

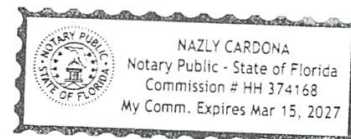
PERSONALLY APPEARED before me, the undersigned authority, Marlene Sookdeo, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 5 day of Dec, 20 24.

Nazly Cardona GA.

Notary

My Commission expires Mar 15, 27



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9589 0710 5270 1814 1906 87

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, Zip+4

JAHOOR, LLC
HET #9628
2111 JOHN P LYONS LN
PEMBROKE PARK, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, Zip+4

JAHOOR, LLC
MARLENE SOOKDEO
HET #9628
620 NW 66TH AVENUE
PLANTATION, FL 33317

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOR, LLC
MARLENE SOOKDEO
HET #9628
620 NW 66TH AVENUE
PLANTATION, FL 33317



9590 9402 9016 4122 6512 34

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 87

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Marlene Sookdeo*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

MARLENE SOOKDEO

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

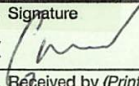
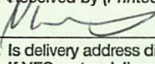
DEC 27 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: JAHOOOR, LLC HET #9628 2111 JOHN P LYONS LN PEMBROKE PARK, FL 33021		B. Received by (Printed Name)  C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 9016 4122 6512 10		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9628
Petitioner,)
)
vs.)
)
JAHOOOR LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: JAHOOOR LLC

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4, LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175; 15-28 and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-28 and 15-40(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of October, 2024.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Jan 2019

JAHOOOR LLC
FO #9628
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021

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:

JAHOOOR LLC
FO #9628
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021



9590 9402 7581 2098 7709 09

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2150 38

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

STEVE SOOKDEO

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOOR LLC
SOOKDEO, MARLENE
FO #9628
620 NW 66 AVE
PLANTATION FL 33317



9590 9402 6379 0303 8599 99

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2150 21

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JAHOOOR LLC)

CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOOR LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JAHOOOR LLC AT 10:30 A.M. ON THE 04
DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

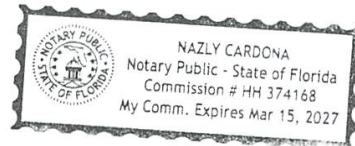
[Signature]
AFFIANT

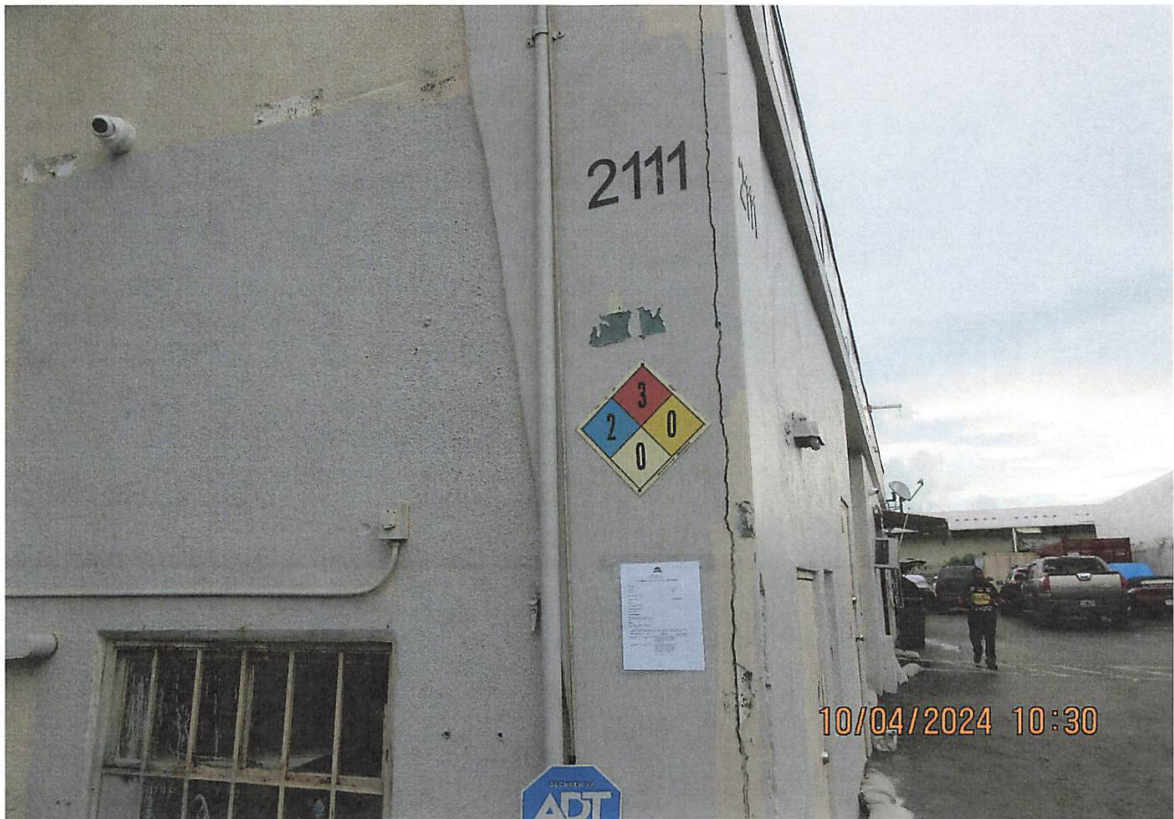
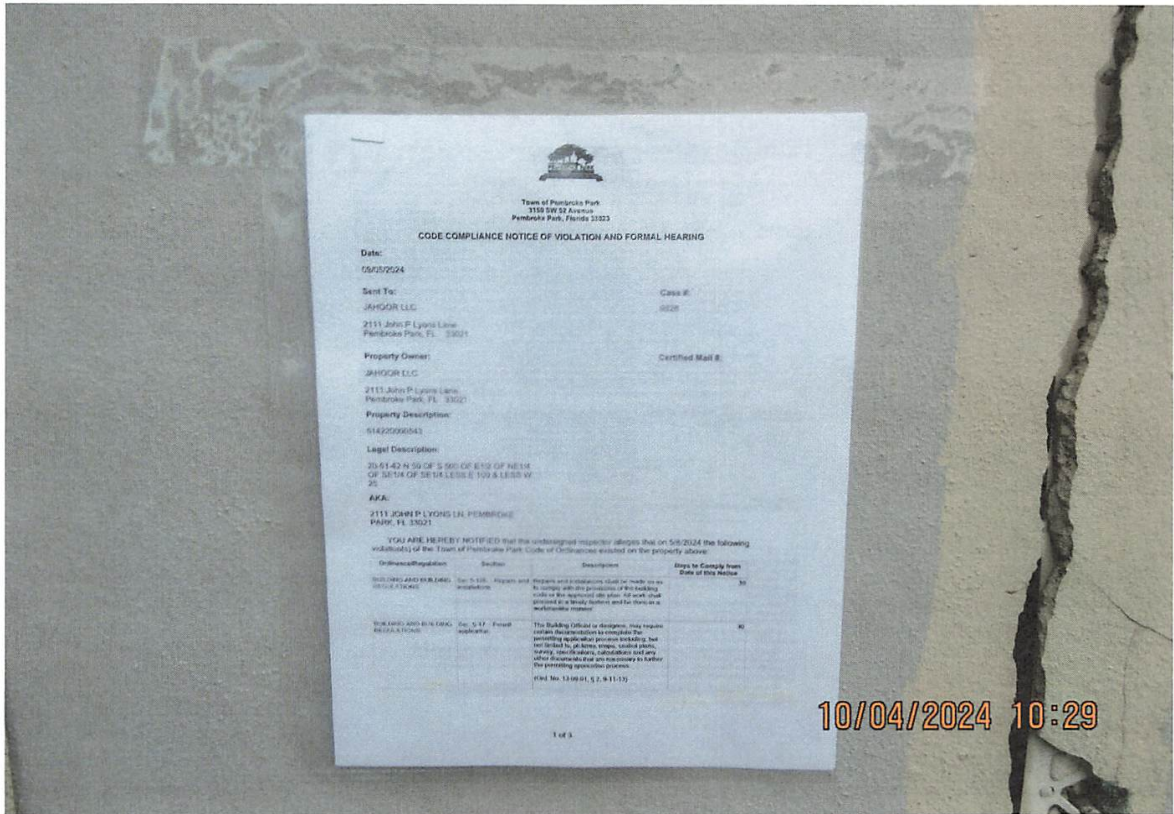
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Ngaly Dayana A
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Property Owner:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Kenny Upholstery

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
 2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

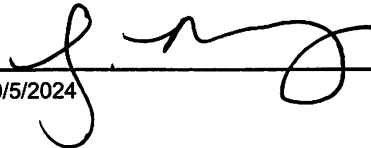
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

9628

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

Respondent(s)

On 9/5/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JAHOOR LLC
Address:	2111 John P Lyons Lane Pembroke Park, FL 33021
Folio:	514220000543
Site Address:	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description:	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/5/2024
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Notes/Mean of Correction:

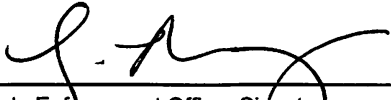
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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

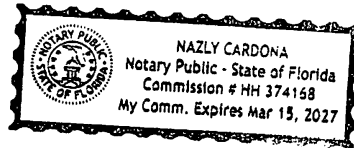


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/5/2024



NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Date:

05/08/2024

Property Owner:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Property Description:

514220000543

Certified Mail #:

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
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AKA:

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PARK, FL 33021

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Joseline Ramirez
Chief Code Compliance Officer



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

JAHOOOR, LLC

Filing Information

Document Number L18000155783

FEI/EIN Number 83-1151950

Date Filed 06/25/2018

Effective Date 06/25/2018

State FL

Status ACTIVE

Principal Address

620 NW 66th Avenue
Plantation, FL 33317

Changed: 02/10/2024

Mailing Address

620 NW 66th Avenue
Plantation, FL 33317

Changed: 02/10/2024

Registered Agent Name & Address

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Address Changed: 02/10/2024

Authorized Person(s) Detail

Name & Address

Title MGR

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Annual Reports

Report Year	Filed Date
-------------	------------



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 927 of 1059

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

JAHOOOR LLC
SOOKDEO, MARLENE
NOV #9628.
620 NW 66th AVENUE,
PLANTATION, FL 33317.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/09/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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FIRST-CLASS MAIL
IMI
\$000.64⁰
05/09/2024 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

JAHOOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628



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

Case #:
9628

Petitioner,

vs.

JAHOOOR LLC

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

Respondent(s)

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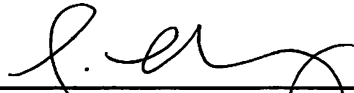
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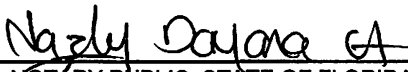
STATE OF FLORIDA

COUNTY OF BROWARD

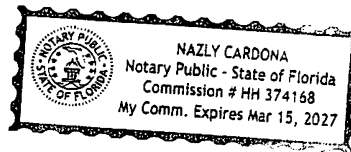


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/25/2024



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Jahoor LLC
- SOOKDEO, MARLENE
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FIRST-CLASS MAIL
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07/26/2024 ZIP 33023
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US POSTAGE

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3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
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US POSTAGE

AANC

Sent To:

JAHOOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

9589 0710 5270 2325 0910 50

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **9.64**

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JAHOOR LLC
NOV #9628
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021

PS Form 3800, J

WOOD HILLS
SEP - 6 2024
Postmark
Here
HOLLYWOOD FL 33023

9589 0710 5270 2325 0910 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **9.64**

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JAHOOR LLC
SOOKDEO, MARLENE
NOV #9628
620 NW 66 AVE
PLANTATION FL 33317

PS Form 3800, J

WOOD HILLS
SEP - 6 2024
Postmark
Here
HOLLYWOOD FL 33023







Case Overview

Property/Incident Information

Owner	Address	Site Address
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE	4800 SW 36 CT PEMBROKE PARK, FL 33023	4800 SW 36 CT, PEMBROKE PARK, FL 33023

Folio

514230150050

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

Case Status	Open	Case #	9195	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/3/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail Hand
1/13/2025	1/15/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$100.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	9195	01/13/2025

Property Owner:	Property Description:	Certified Mail #:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, 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 January, 2025 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



Requested
96 days
90

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: January 13th, 2025 Phone: 786-286-0373
Email: lacroixmitza@gmail.com
Property Address: 4800 SW 36th Ct.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Mitza Lacroix (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9195 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01/15/2025 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/16/2024 imposing the fine of \$ _____ per day for violation(s) of the Town's Code of Ordinances:

5105 and 517

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.

Mitza Lacroix
Petitioner's Name (Print)

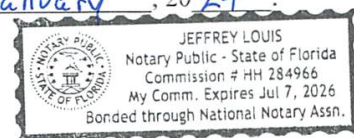
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Mitza Lacroix, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of January, 2024.

[Signature]
Notary
My Commission expires 7/7/26



Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Wednesday, December 18, 2024 8:03 AM
To: Joseline Ramirez
Subject: Permit Delay

Good morning Officer Ramirez, I hope you're well.

This is Mitza Lacroix at 4800 SW 36th Ct. I'd like to let you know that there has been a delay with getting the permit for the addition. The engineer has been working with the contractor and the permit department on the plan that was already done.

I know I had until mid January to have had everything done. And I'm still in the permit process. I'm asking if I could be granted at least 60 days for now please. Thank you in advance!

Have a wonderful day!

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: lacroixmitza@gmail.com
Sent: Friday, September 27, 2024 8:52 AM
To: Joseline Ramirez
Subject: Update

case 9195

Good morning Officer Ramirez, I hope this email finds you well.

I am Mitza Lacroix and I wanted to update you on the building permit for 4800 SW 36th Ct. As of September 25th, 2024, it was confirmed by Jeffrey that a permit is being processed. I know that this process has taken more time than it should have. I just wish you knew the reason behind all this delay. It has not been easy.

I received a notice to present at the Town Hall about this issue next month. I'll make sure that I'll be present. Have a wonderful weekend!

Thank you!

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9195
Petitioner,)
)
vs.)
)
LACROIX, MITZA AUGUSTIN, BENSON)
& BARONVIL, MARIE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE

FOLIO NO.: 5142 30 15 0050

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS, W 90 & LESS S 30 OF E 10 OF W 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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This 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 October, 2024.



Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2150 83

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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
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Total Postage and LACROIX, MITZA AUGUSTIN, BENSON
\$ & BARONVIL, MARIE
Sent To FO #9195
Street and Apt. No 4800 SW 36 CT,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2008 PSN 7530-02-000-9001

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OCT 17 2024
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LACROIX, MITZA AUGUSTIN, BENSON &
BARONVIL, MARIE)

CASE NO. 9195

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE AT 9:35 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

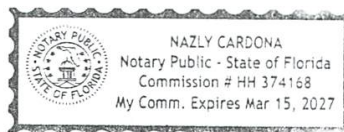

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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 VIOLATION AND FORMAL HEARING

Date:

09/03/2024

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230150050

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	84
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	84

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

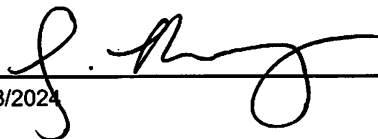
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


9/3/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9195

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023
Folio: 514230150050
Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 &
LESS S 30 OF E 10 OF W 100

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024

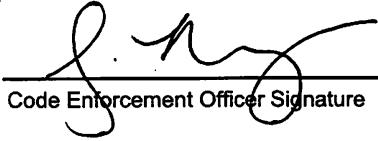
Notes/Mean of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

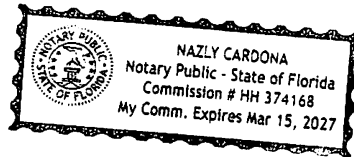


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/3/2024



NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Date:

01/31/2024

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Property Description:

514230150050

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

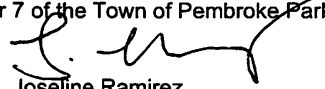
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
(Ord. No. 13-09-01, § 2, 9-11-13)			

Notes/Mean of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

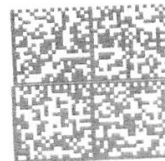
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiënt

FIRST-CLASS MAIL
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\$000.64⁰

01/31/2024 ZIP 33023
043M30245597

US POSTAGE

SENT FOR

9195

LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVIL, MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 15 0050
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL	Millage	0613
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023	Use	01-01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$74,610	\$444,180	\$518,790	\$503,740				
2023	\$74,610	\$444,180	\$518,790	\$490,590	\$9,716.39			
2022	\$74,610	\$386,040	\$460,650	\$460,650	\$8,826.56			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$518,790	\$518,790	\$518,790	\$518,790				
Portability	0	0	0	0				
Assessed/SOH 22	\$503,740	\$503,740	\$503,740	\$503,740				
Homestead 50%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$453,740	\$478,740	\$453,740	\$453,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/16/2021	WD-Q	\$480,000	117638722	\$5.00	14,921	SF		
8/6/2014	QCD-T	\$100	112453318					
11/21/2002	QCD	\$100	34181 / 517					
2/16/2001	DRR	\$100	31292 / 819					
12/28/2000	WD	\$78,000	31153 / 617	Adj. Bldg. S.F. (Card, Sketch)		2106		
				Units/Beds/Baths		1/3/3		
				Eff./Act. Year Built: 1972/1965				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #: 9195

Date: 01/10/2024

Property Owner: LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Property Description: 514230150050

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA: 4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/10/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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/Mean of Correction:

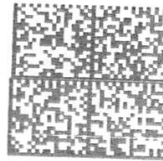
1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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US POSTAGE

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LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVIL, MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

9195



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 15 0050
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL	Millage	0613
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023	Use	01-01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS, W 90 & LESS S 30 OF E 10 OF W 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024*	\$74,610	\$444,180	\$518,790	\$496,620		
2023	\$74,610	\$444,180	\$518,790	\$490,590	\$9,716.39	
2022	\$74,610	\$386,040	\$460,650	\$460,650	\$8,826.56	
2024* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$518,790	\$518,790	\$518,790	\$518,790		
Portability	0	0	0	0		
Assessed/SOH 22	\$496,620	\$496,620	\$496,620	\$496,620		
Homestead 50%	\$25,000	\$25,000	\$25,000	\$25,000		
Add. Homestead	\$25,000	0	\$25,000	\$25,000		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$446,620	\$471,620	\$446,620	\$446,620		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/16/2021	WD-Q	\$480,000	117638722	\$5.00	14,921	SF
8/6/2014	QCD-T	\$100	112453318			
11/21/2002	QCD	\$100	34181 / 517			
2/16/2001	DRR	\$100	31292 / 819			
12/28/2000	WD	\$78,000	31153 / 617	Adj. Bldg. S.F. (Card, Sketch)		2106
				Units/Beds/Baths		1/3/3
				Eff./Act. Year Built: 1972/1965		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

Case #:
9195

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/24/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023
Folio: 514230150050
Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

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: 7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/24/2024

Notes/Mean of Correction:

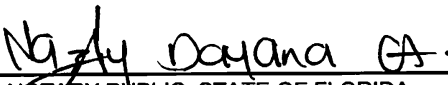
1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

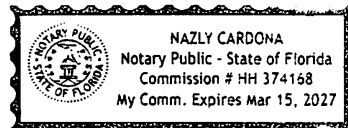
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL

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\$000.69⁰

07/25/2024 ZIP 33023

043M30245597

US POSTAGE

Sent to:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

AONC

Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Monday, March 25, 2024 12:27 PM
To: Joseline Ramirez
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

On Mar 25, 2024, at 12:12 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon,

I hope to find you well, I can grant an extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Monday, March 25, 2024 9:38 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Good morning Officer Ramirez, I hope this email finds you well.

I'm writing you to request another extension for my permit. The week you granted me the extension, I was able to submit everything to the city. However, I was told that the plan needed some modifications and more details needed to be provided due to the size of the addition. I also need to get some documents from Hollywood city as well. I was given a whole list of items needed which I didn't know comparing to the other permits we've requested before.

One reason why I'm asking for this extension is because I need to provide more documents which the engineer is working on and I was told that it will take time to add all the details that the city is asking for. Another reason is because my father in law passed away 3 weeks ago in Haiti and the fact that there's no flight in and out of Haiti, it's troubling the family because we cannot plan the funeral or to even think about making it there.

Honestly, I don't even know for how long to ask for the extension. I'm really doing my best working on everything and dealing with the death of a loved one. If I can get another month or 2, I can have everything done. And if everything is done prior to the time, I will notify you. As of last month, no work has been done in the house and I made sure of that. I just need you to bear with me so I can get everything done. And I will truly appreciate it.

Thank you!

On Mar 7, 2024, at 11:42 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

You're welcome.

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Wednesday, March 6, 2024 9:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

Sent from my iPhone

On Mar 5, 2024, at 5:10 PM, Joseline Ramirez
<jramirez@tppfl.gov> wrote:

Good afternoon,

Thank you for your email, you have been granted the extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Mitza Lacroix <lacroixmitza@gmail.com>

Sent: Tuesday, February 27, 2024 3:57 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Permit Request Extension Case #9195

Good afternoon Officer Ramirez,

This is Mitza Lacroix, from 4800 SW 36th Ct. Pembroke park, FL 33023, requesting an extension for my permit to build.

The reason for the extension is because 1) the contractor has been sick so he had to be hospitalized and 2) The engineer is still working on the plan, which is the main reason the permit request has been delayed. If possible, I would appreciate it if I could have an extension for at least another 30 days to ensure that everything is ready. If everything is ready before the 30-day extension, I will bring in the documents for the permit.

Thank you again for talking and clarifying the process to me earlier. I really wish I knew. I would appreciate if I could be granted that extension.

Sincerely,

Mitza L.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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Re: Permit Request Extension Case #9195

lacroixmitza@gmail.com <lacroixmitza@gmail.com>

Mon 3/25/2024 12:26 PM

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P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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P: (754) 210-5893 / jramirez@tppfl.gov
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Town of Pembroke Park / **Code
Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL
33023

Website: www.tppfl.gov

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Sincerely,

Mitza L.

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage ar

Sent To

Street and Apt. N

City, State, Zip+4

LACROIX, MITZA AUGUSTIN, BENSON
 & BARONVIL, MARIE
 NOV #9195
 4800 SW 36 CT,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2010 PSN 7530-02-000-9000-7 See Reverse for Instructions





Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWIN R. WENDORFF	139 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8812	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/21/2023		Notice of Violation	Regular Mail
11/28/2023		Affidavit of Non-Compliance	Certified Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Final Order	Certified Mail Hand
8/14/2024		Affidavit of Non-Compliance	Certified Mail
8/14/2024	9/18/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/1/2024		Affidavit of Non-Compliance	Regular Mail
12/20/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail Email

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	10/31/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$300.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/9/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$400.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

EDWIN R. WENDORFF

**3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 Lone
Pine Lane**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
EDWIN R. WENDORFF	8812	12/20/2024
139 Lone Pine Lane Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
EDWIN R. WENDORFF	514229000480	
139 Lone Pine Lane Pembroke Park, FL 33009		

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 #139 Lone Pine Lane

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 January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12-16-2024

Phone: 754-303-0666

Email: RichiWand.50@gmail

Property Address: 139 Long Pine Lane Pembroke Park FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, EDWIN Wandorff (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8812 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the

E.W. 9-18-24 1/15/2025 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9-18-24 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-105, 12-248, 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

EDWIN Wandorff

Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)

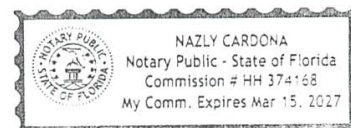
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Edwin Wandorff, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of Dec, 20 24.

Nazly Cardona CA
Notary

My Commission expires Mar 15, 27





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

Case #:
8812

Petitioner,

vs.

EDWIN R. WENDORFF
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 Lone Pine
Lane

Respondent(s)

On 11/1/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	EDWIN R. WENDORFF
Address:	139 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 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: 10/30/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/30/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	10/31/2024

Notes/Mean of Correction:

1. Installed addition without a permit. Permit / Process # 883994 for Residential Alteration Structural – incomplete, Not Corrected.
2. Installed shed without a permit. The shed has been removed. Corrected.
3. Property has blight damage to the mobile home skirt/vent. The mobile home skirt/vent has been repaired. Corrected.
4. Outdoor storage at premise, remove miscellaneous items and store inside. The outdoor storage has been removed. Corrected.

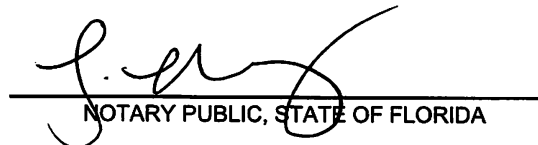
Further, Affiant sayeth naught

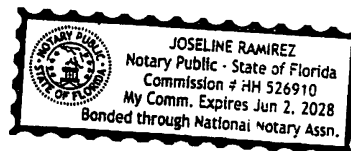
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

AOC 8812

Edwin R Wendorff
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

11/04/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

11/04/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

EDWIN R. WENDORFF

139 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8812

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8812
Petitioner,)
)
vs.)
)
EDWIN R. WENDORFF)
Respondent(s) _____

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☒ J.E.

SUBJECT REAL PROPERTY: 139 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: EDWIN R. WENDORFF

TITLE #: 4176710

VEHICLE IDENTIFICATION #: 334662

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A LESS N 613.85

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-48 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☐ No ☒

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of sept., 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC SOCL #8610, #8812 AFO 8800 N BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9736 80		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC SOCL #8610, #8812 AFO 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery 09/24/2024	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9736 97		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY SOCL #8610, #8909, #8812, #8773, AFO OF 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) C. Date of Delivery OCT 07 2024	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9737 96		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 1605 9736 97

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark Here

SEP 19 2024

Postage \$ **9.64**

Total Postage and Sent To PARKER LONE PINE WEST LLC

SOCL #8610, #8812 AFO

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9736 80

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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	\$

Postmark Here

SEP 19 2024

Postage \$ **9.64**

Total Postage and Sent To PARKER LONE PINE WEST LLC

SOCL #8610, #8812 AFO

8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9737 03

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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	\$

Postmark Here

SEP 19 2024

Postage \$ **9.64**

Total Postage and Sent To EDWIN R. WENDORFF

AFO #8812

139 LONE PINE LANE
PEMBROKE PARK, FL 33009

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWIN R. WENDORFF	139 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8812	Date Next Inspection	8/14/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/21/2023		Notice of Violation	Regular Mail
11/28/2023		Affidavit of Non-Compliance	Certified Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Final Order	Certified Mail Hand
8/14/2024		Affidavit of Non-Compliance	Certified Mail
8/14/2024	9/18/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/14/2024

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)

Not in Compliance -
Reinspection Date:
8/14/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$16,600.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$16,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/9/2024	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$16,600.00

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 EDWIN R. WENDORFF)
)
 Respondent)
)
 CASE NO. 8812)

TO BE SERVED: EDWIN R. WENDORFF

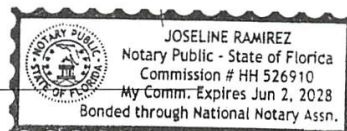
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

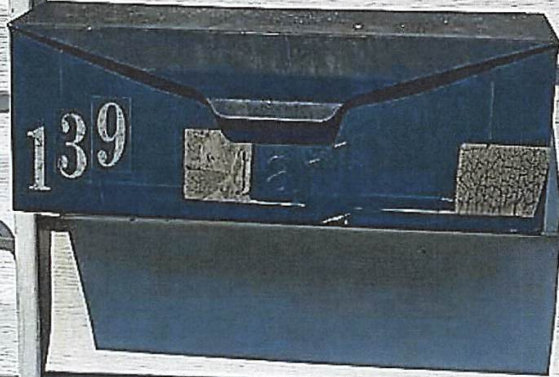
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of Aug 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



Aug 23, 2024 at 10:54:14 AM



Aug 23, 2024 at 10:54:19 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
EDWIN R. WENDORFF
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 Lone
Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
EDWIN R. WENDORFF	8812	08/14/2024
139 Lone Pine Lane Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
EDWIN R. WENDORFF	51422000480	
139 Lone Pine Lane Pembroke Park, FL 33009		

Legal Description:

2951-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL RW AND LESS PT IN DR 3741/88

AXA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 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 7th day of September, 2024 at 9:00 AM in 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 954-966-4000 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,
Josephine Ramirez
Code Compliance Supervisor
3160 SW 52 Avenue
Pembroke Park, FL 33023
(954) 966-4800, Ext. 315

1 of 1

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>B. Andreoli</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC HCF #8610, #8812 8800 N BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name) <i>B Andreoli</i>	C. Date of Delivery <i>8-20-24</i>
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8711 94		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9589 0710 5270 1605 9748 23		Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1605 9748 23

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage and
\$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark
Here

PARKER LONE PINE WEST LLC
HCF #8610, #8812
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, January 2020 PSN 7530-02-000-9001 See Reverse for Instructions

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage and
\$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark
Here

PARKER LONE PINE WEST LLC
HCF #8610, #8812
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9001 See Reverse for Instructions

9589 0710 5270 1605 9748 16

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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) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage and
\$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark
Here

EDWIN R. WENDORFF
HCF #8812
139 LONE PINE LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9001 See Reverse for Instructions

9589 0710 5270 1605 9748 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 14

Total Postage and
 \$

Sent To
 CORPORATION SERVICE COMPANY
 HCF #8610, #8909, #8812, #8773,
 #5552
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9001 See usps.com for instructions



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

EDWIN R. WENDORFF

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 Lone
Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
EDWIN R. WENDORFF	8812	08/14/2024
139 Lone Pine Lane Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
EDWIN R. WENDORFF	514229000480	
139 Lone Pine Lane Pembroke Park, FL 33009		
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 #139 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 **18th day of September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8812

Petitioner,

vs.

EDWIN R. WENDORFF
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #139 Lone
Pine Lane

Respondent(s)

On 8/14/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	EDWIN R. WENDORFF
Address:	139 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
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: 9/18/2024

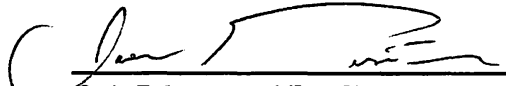
Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
 2. Installed shed without a permit. Shed Permit / Process #883994 - Incomplete.
 3. Property has blight damage to the mobile home skirt/vent. Not Corrected
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Not Corrected.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

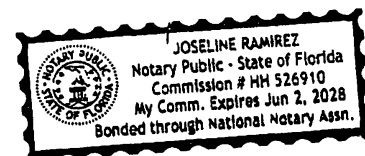
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/14/2024


NOTARY PUBLIC, STATE OF FLORIDA





Transmittal Number: 28140818 null

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Code Enforcement
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date: 12/11/2023
Party Served: Edwin R. Wendorff
Jurisdiction Served: FL
Method Served: Certified Mail
Title of Action: Town of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009
Case/Reference No: 8812

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com



Transmittal Number: 28140818 null

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Code Enforcement
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date: 12/11/2023
Party Served: Edwin R. Wendorff
Jurisdiction Served: FL
Method Served: Certified Mail
Title of Action: Town of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009
Case/Reference No: 8812

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

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- **Surrendered**
- **Merged Out of Existence**
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- **Revoked**

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251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com



Transmittal Number: 28380511 null

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke null
Nazly Cardona
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Date: 01/24/2024
Party Served: Unclear
Title of Action: Town of Pembroke Park, Florida vs. Edwin R. Wendorff
Case/Reference No: 8812

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for the reason listed below:

The legal process MUST specifically indicate which party is being served. Sufficient copies must be furnished so that we may transmit one copy for each defendant if multiple parties are being served. We cannot make copies of process if you have not provided sufficient copies. We also cannot choose against whom, among a group of potential defendants, service is directed if none among them are specifically designated as the entity being served.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8812
Petitioner,)
)
vs.)
)
EDWIN R. WENDORFF)
Respondent(s) _____

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 139 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: EDWIN R. WENDORFF

VEHICLE VIN #: 334662

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; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-48 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 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 January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.



Nazly Cardona

Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32395-0500

T# 1830931501
B# 1737710

Identification Number 334662 Year 1970 Make NEWMO Body HS WT-L-BHP 46' Vessel Regs. No. Title Number 4176710

Registered Owner:
EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

Date of Issue 07/05/2023

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:
EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

CERTIFICATE OF TITLE

Identification Number 334662 Year 1970 Make NEWMO Body HS WT-L-BHP 46' Vessel Regs. No. Title Number 4176710
Lien Release Interest in the described vehicle is hereby released
By _____
Title _____
Date _____
Prev. Issue Date 06/10/2019
By _____
Title _____
Date _____
Odometer Status or Vessel Manufacturer or CH use _____ Engine Drive _____ Hull Material _____ Prop _____
Date of Issue 07/05/2023

Registered Owner
EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 162732801
1 /10 162732801

David M. Karner
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____ Address: _____
Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____
I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (X) (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____
Print Here: _____ Print Here: _____
Selling Dealer's License Number: _____ Tax No: _____ Tax Collected: _____
Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____
Print Here: _____ Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

STATE OF FLORIDA

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWIN R. WENDORFF	139 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8812	Date Next Inspection	1/17/2024
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Notes

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/21/2023		Notice of Violation	Regular Mail
11/28/2023		Affidavit of Non-Compliance	Certified Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
EDWIN R. WENDORFF)
Respondent)
CASE NO. 8812

AFFIDAVIT OF SERVICE

TO BE SERVED: EDWIN R. WENDORFF

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

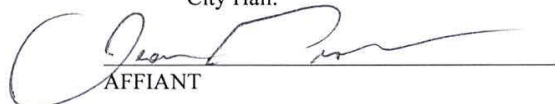
ADDRESS: 139 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: EDWIN R. WENDORFF AT 03:26 P.M. ON THE 04 DAY OF DECEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

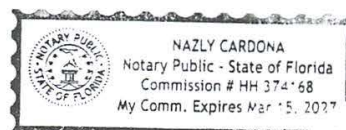
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Dec 4, 2023 at 3:26:15 PM



NOTICE OF COMPLAINT SERVICE BY MAILING AND FORMAL HEARING

Case:
Case No. 139-2023-0001
Case Name: 139-2023-0001
Case Date: 12/04/2023

Property Owner:
139-2023-0001
139-2023-0001
139-2023-0001
139-2023-0001

Case Description:
139-2023-0001
139-2023-0001
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Case Status:
139-2023-0001
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Case History:
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Case Notes:
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Case Actions:
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Case Comments:
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139-2023-0001

Case Attachments:
139-2023-0001
139-2023-0001
139-2023-0001
139-2023-0001

Case References:
139-2023-0001
139-2023-0001
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139-2023-0001

Case Links:
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139-2023-0001
139-2023-0001

Case Footer:
139-2023-0001
139-2023-0001
139-2023-0001
139-2023-0001

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 1 / 10

T# 1830936483

B# 1737713

DECAL 21576017

Expires Midnight Sun 12/31/2023

YR/MK 1970/NEWMO BODY HS
VIN 334882
LENGTH 46' LOCATION 10 40

COLOR UNK
TITLE 4176710

Reg. Tax 21.10
Init. Reg.
County Fee 3.00
Mail Fee
Sales Tax
Voluntary Fees
Grand Total 24.10

Class Code 51
Tax Months 6
Back Tax Mos
Credit Class
Credit Months

DL/FEID W536216671700
Date Issued 7/6/2023

EDWIN R WENDORFF
4380 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/28/2023

Sent To:

Edwin R. Wendorff

139 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8812

Property Owner:

Edwin R. Wendorff

139 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

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)

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

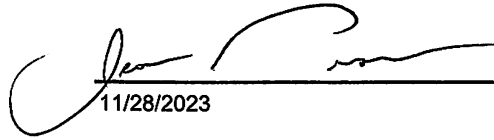
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppl.gov.

Jean Gustin



11/28/2023



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

Case #:

8812

Petitioner,

vs.

Edwin R. Wendorff
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 11/28/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Edwin R. Wendorff
Address:	139 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
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: 11/28/2023
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: 11/28/2023
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: 11/28/2023

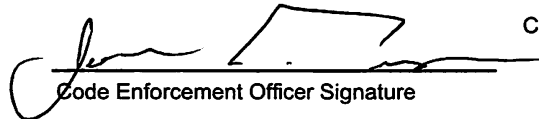
Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
 2. Installed shed without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
 3. Property has blight damage to the mobile home skirt/vent. Not Corrected
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Not Corrected.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

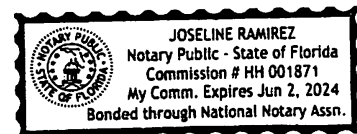
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Edwin R. Wendorff
139 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8812

Date:

08/21/2023

Property Owner:

Edwin R. Wendorff
139 Lone Pine Lane
Pembroke Park, FL 33009

Property Description:

514229000480

Certified Mail #:**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

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Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a stylized flourish extending to the right.



Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830	
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520
Portability	0	0	0	0
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Corperation Service Company.
Nov #8812.



1201 Hays Street,
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Edwin R. Wendorff
Nov #8812.



139 Lone Pine Lane,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

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US POSTAGE

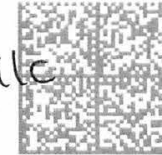
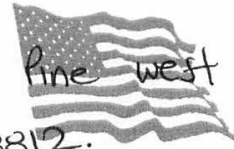
TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Parker lone Pine west LLC

Nov #8812.

8800 N Bronx Ave 2nd Floor,
Skokie, IL 60077.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Parker lone Pine west LLC

Nov #8812.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee
1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8812 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009  9590 9402 7581 2098 7724 08	B. Received by (Printed Name) C. Date of Delivery 12/10/08
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3793	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee
1. Article Addressed to: EDWIN R. WENDORFF NOH #8812 139 LONE PINE LANE PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7723 92	B. Received by (Printed Name) C. Date of Delivery 12/16/08
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3809	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee
1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8812 8800 N BRONX AVE 2ND FL SKOKIE IL 60077  9590 9402 7581 2098 7724 15	B. Received by (Printed Name) C. Date of Delivery 12-08
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3786	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 0001 1497 3809

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.53**
 Total Postage and Fee \$
 Sent To **EDWIN R. WENDORFF**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **139 LONE PINE LANE**
PEMBROKE PARK, FL 33009

PS Form 3800, April 2010 Edition PSN 7530-02-000-9053 See Reverse for Instructions

7022 2410 0001 1497 3793

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.53**
 Total Postage and Fee \$
 Sent To **PARKER LONE PINE WEST LLC**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **3030 W HALLANDALE BEACH BLVD.**
PEMBROKE PARK FL 33009

PS Form 3800, April 2010 Edition PSN 7530-02-000-9053 See Reverse for Instructions

7022 2410 0001 1497 3779

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.77**
 Total Postage and Fee \$
 Sent To **CORPORATION SERVICE COMPANY**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **1201 HAYS STREET**
TALLAHASSEE, FL 32301

PS Form 3800, April 2010 Edition PSN 7530-02-000-9053 See Reverse for Instructions

7022 2410 0001 1497 3786

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.53**
 Total Postage and Fee \$
 Sent To **PARKER LONE PINE WEST LLC**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **8800 N BRONX AVE 2ND FL**
SKOKIE IL 60077

PS Form 3800, April 2010 Edition PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☒ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8812 1201 HAYS STREET TALLAHASSEE, FL 32301 9590 9402 7581 2098 7724 39		B. Received by (Printed Name) Caesar Scalia C. Date of Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3779		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

Aug 18, 2023 at 9:59:45 AM



Aug 18, 2023 at 9:59:54 AM



Aug 18, 2023 at 10:00:05 AM



Aug 18, 2023 at 10:00:15 AM



Aug 18, 2023 at 10:00:19 AM



Aug 18, 2023 at 10:00:25 AM



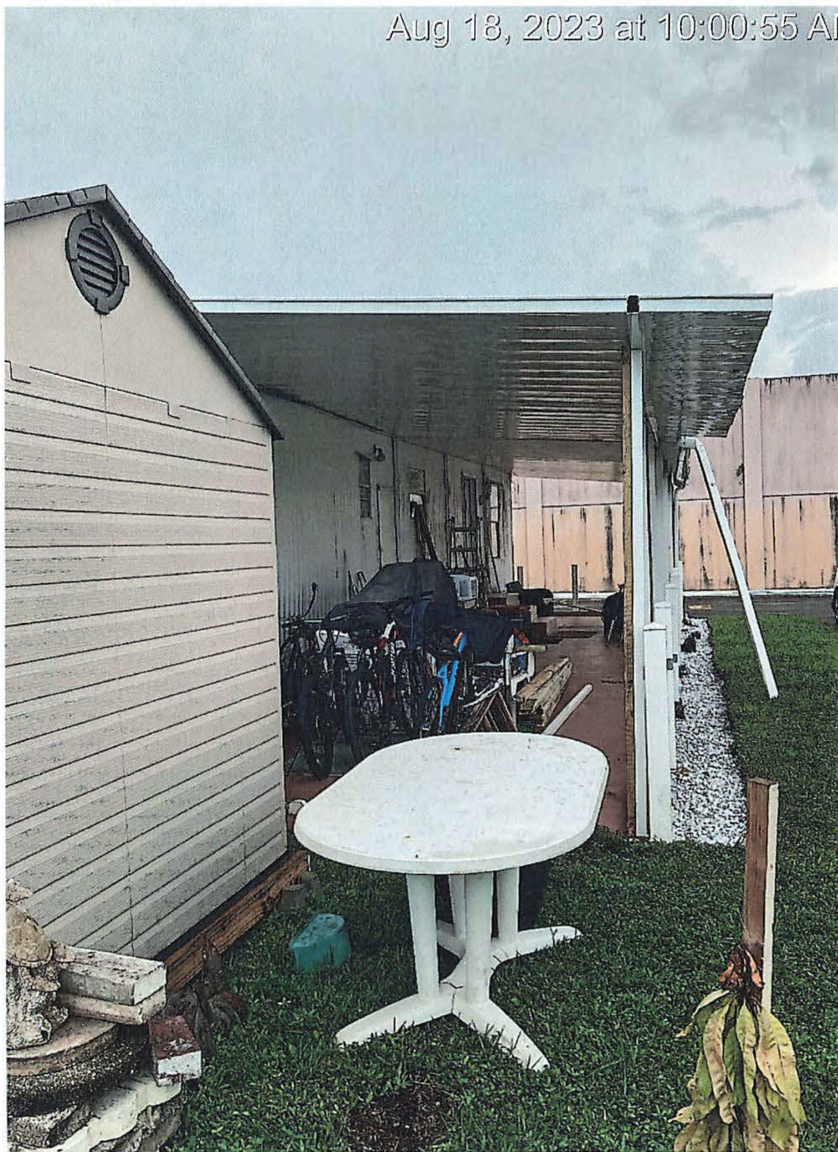
Aug 18, 2023 at 10:00:41 AM



Aug 18, 2023 at 10:00:45 AM



Aug 18, 2023 at 10:00:55 AM

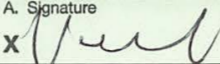


Aug 18, 2023 at 10:00:59 AM

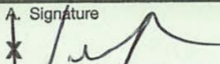


Aug 18, 2023 at 10:01:13 AM

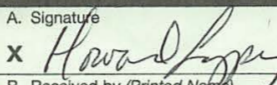


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: EDWIN R. WENDORFF FO #8812 139 LONE PINE LANE PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7715 62 2. Article Number (Transfer from service label) 7022 2410 0002 7328 3153	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 11/20/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
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☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Mail Restricted Delivery																	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return 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 FO #8812 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009  9590 9402 7581 2098 7715 79 2. Article Number (Transfer from service label) 7022 2410 0002 7328 3146	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 11/24/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
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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
\$ 8.53

Total Postage and
\$

Sent To **CORPORATION SERVICE COMPANY**
FO #8812
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, April 2019 PSN 7530-02-000-9051

U.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
\$ 8.53

Total Postage and
\$

Sent To **PARKER LONE PINE WEST LLC**
FO #8812
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, April 2019 PSN 7530-02-000-9051

U.S. Postal Service™
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Postage
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Total Postage and
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Sent To **PARKER LONE PINE WEST LLC**
FO #8812
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9051

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 8.53

Total Postage and
\$

Sent To **EDWIN R. WENDORFF**
FO #8812
139 LONE PINE LANE
PEMBROKE PARK, FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9051

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY FO #8812 1201 HAYS STREET TALLAHASSEE, FL 32301 2. Article Number (Transfer from service label) 7022 2410 0002 7328 3122	A. Signature <u>Danielle Nelloms</u> ☐ Agent X Danielle Nelloms ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td> ☐ 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 </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Your payment has been successful!!!

Sales Receipt

From

Town of Pembroke Park
City Hall
3150 SW 52nd Ave. Pembroke Park, FL 33023
Phone 954.966.4600
Fax 954.966.4600

Receipt For

EDWIN RICARDO WENDORFF
GRACIELA GONZALEZ
4360 NW 46 TERR
FL, 33319

Order #: 26836

Transaction Date: 2/9/2024 2:08:44 PM

Transaction Status: APPROVED

Transaction Amount: 100.00

Account #:

Telecheck Trace:

Approval Code:

Return Check Fee:

Return Cehck Note:

App#	Fee Component	Quantity	Amount
AP-97463	Code Enforcement Administrative Fees	100.00	100.00

Print Receipt

Send Receipt To:

Email

Send

(Home)

Case Overview

Property/Incident Information

Owner	Address	Site Address
Maximillano Guillermo Pinol	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	9768	Date Next Inspection	1/15/2025
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Notes

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new door without a building permit. Obtain plans, permit and inspections.
3. Installed new windows without a building permit. Obtain plans, permit and inspections.
4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/13/2024		Notice of Violation	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/20/2024	11/20/2024	Final Order	Certified Mail
12/20/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail Email

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
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: 1/15/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Maximillano Guillermo
Pinol

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # LOT 434

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Maximillano Guillermo Pinol	9768	12/20/2024

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Property Owner:	Property Description:	Certified Mail #:
Maximillano Guillermo Pinol	514229000300	

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/25/2024 Phone: 9542137520
Email: EROLANDOBND@GMAIL.COM
Property Address: 434 W HAILANDALE BEACH

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, CARLOS R. BUENAÑO (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9768 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the FBD January 15, 24 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 11/20/24 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:
5103A 5105 1248 517

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.

CARLOS R. BUENAÑO

Petitioner's Name (Print)

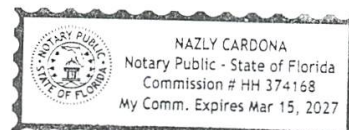

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Carlos Buenaño, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 25 day of Nov., 2024.

Nazly Cardona
Notary
My Commission expires Mar 15, 2027



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\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and

\$ 10.20

Sent To

Street and Apt. No.

City, State, ZIP+4®

CORPORATION SERVICE COMPANY

FO #9768, OA #5996, AFO #8441 **To 966**

SOCL #6134, 8789, 8966, 6308

1201 HAYS STREET

TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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\$

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and

\$ 9.92

Sent To

Street and Apt. No.

City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC

FO #9768, OA #5996, AFO #8441

SOCL #6134

8800 NORTH BRONX AVE 2ND FLOOR

SKOKIE, IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

MAXIMILLANO GUILLERMO PINOL

FO #9768

3140 W HALLANDALE BEACH BLVD

LOT #434

PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #9768, OA #5996, AFO #8441, SOCL #6134 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	
SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY FO #9768, OA #5996, AFO #8441 <i>FO 9066</i> SOCL #6134, 8789, 8966, 6308 1201 HAYS STREET TALLAHASSEE, FL 32301	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 9016 4122 6521 70 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1901 13	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9768
Petitioner,)
)
vs.)
)
MAXIMILLANO GUILLERMO PINOL,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT #434, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MAXIMILLANO GUILLERMO POOL

VEHICLE IDENTIFICATION NO.: 543441

TITLE NO.: 9441400

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c), 5-105, 5-17, and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

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CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

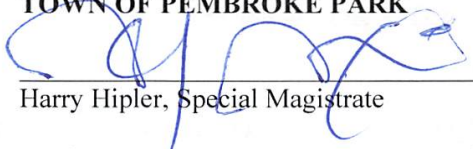
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c), 5-105, 5-17, and 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**

2 This Final Order was hand delivered at the Special Magistrate Hearing dated above:

3 Yes ____ No X

4 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
5 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
6 set forth above in this Final Order on this 21st day of November, 2024.
7

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13 _____
14 Aimara Fontalva
15 Code Compliance Clerk
16 Town of Pembroke Park
17 3150 SW 52 AVE
18 Pembroke Park, FL 33023
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Case Overview

Property/Incident Information

Owner	Address	Site Address
Maximillano Guillermo Pinol	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	9768	Date Next Inspection	11/20/2024
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Notes

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed new door without a building permit. Obtain plans, permit and inspections.
 3. Installed new windows without a building permit. Obtain plans, permit and inspections.
 4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
 5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
 6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
 7. Exterior maintenance of building required. Pressure wash and paint all four walls.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/13/2024		Notice of Violation	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/20/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MAXIMILLANO GUILLERMO PINOL

CASE NO. 9768

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAXIMILLANO GUILLERMO PINOL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 434, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MAXIMILLANO GUILLERMO PINOL
AT 12:20 P.M. ON THE 04 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

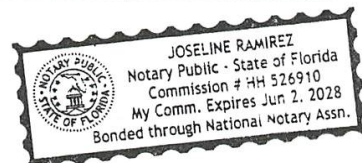

AFFIANT

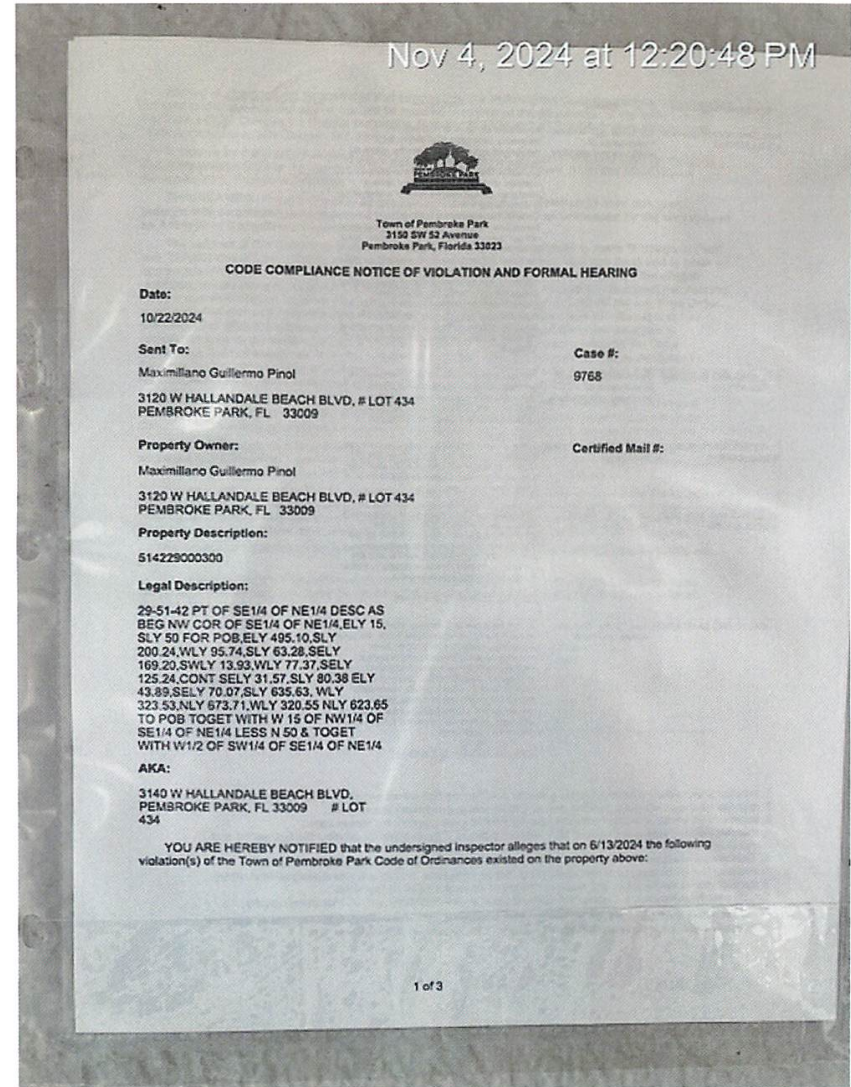
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known OR Produced Identification
Type of Identification Produced





TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



9589 0710 5270 1814 2155 71

As in past elections,
USPS is ready.

If you choose to vote by mail,
please mail early.

\$009.64⁹

10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 04 2024

MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768
3140 W HALLANDALE BEACH BLVD
LOT #434
PEMBROKE PARK, FL 33009

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RETURN TO SENDER

VACANT

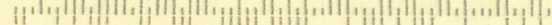
UNABLE TO FORWARD

VAC

BC: 33023541350

*2606-00010-24-41

33009-510040



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768
3140 W HALLANDALE BEACH BLVD
LOT #434
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8701 59

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2155 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

9589 0710 5270 1814 2155 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 9.97

Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
NOH/ANC #9768, HAF #5996

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 9.69

Total Postage and
\$

Sent To
MAXIMILLANO GUILLERMO PINOL
NOH/ANC #9768

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD
LOT #434

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2155 95

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 9.97

Total Postage and
\$

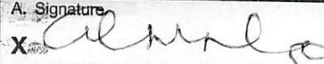
Sent To
HOLIDAY HALLANDALE MHC LLC
NOH/ANC #9768, HAF #5996

Street and Apt. No.
8800 NORTH BRONX AVE
2ND FLOOR

City, State, ZIP+4®
SKOKIE, IL 60077

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee															
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH/ANC #9768, HAF #5996 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		B. Received by (Printed Name)	C. Date of Delivery														
 9590 9402 8582 3244 8701 35		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2155 95		3. Service Type <table border="0"><tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr><tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr><tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr><tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Signature Confirmation™</td></tr><tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation Restricted Delivery</td></tr><tr><td>☐ Collect on Delivery Restricted Delivery</td><td></td></tr><tr><td>☐ Mail Restricted Delivery</td><td></td></tr></table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
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☐ Collect on Delivery Restricted Delivery																	
☐ Mail Restricted Delivery																	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt															



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Maximillano Guillermo Pinol

Case #:

9768

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Property Owner:

Maximillano Guillermo Pinol

Certified Mail #:

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # LOT
434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed new door without a building permit. Obtain plans, permit and inspections.
 3. Installed new windows without a building permit. Obtain plans, permit and inspections.
 4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
 5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
 6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
 7. Exterior maintenance of building required. Pressure wash and paint all four walls.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

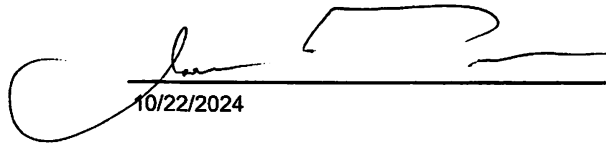
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



10/22/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9768

Petitioner,

vs.

Maximillano Guillermo Pinol
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # LOT 434
Respondent(s)

On 10/18/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Maximillano Guillermo Pinol
Address:	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/18/2024

Notes/Mean of Correction:

1. Installed shed without a permit. Demo Minor Repair permit #24371761-0 was completed/passed. Corrected.
2. Installed new door without a building permit. No permit has been obtained. Not Corrected.
3. Installed new windows without a building permit. No permit has been obtained. Not Corrected.
4. Installed wooden stair steps (side of MH) without a permit. Demo Minor Repair permit #24371761-0 was completed/passed. Corrected.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture. Not Corrected.
6. Property has blight damage to the vinyl siding. Not Corrected.
7. Exterior maintenance of building required. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

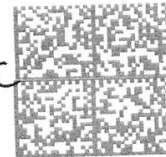
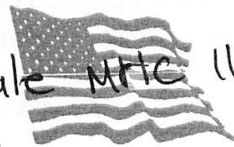
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC

Nov #9768

8800 North Bronx Ave 2nd Floor

Skokie, IL 60077.



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

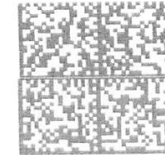
06/14/2024 ZIP 33023

043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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FIRST-CLASS MAIL
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\$000.64⁰
06/14/2024 ZIP 33023
043M30245597

US POSTAGE

NOV.

Sent To:

Case #:

Maximillano Guillermo Pinol

9768

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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06/14/2024 ZIP 33023
043M30245597

US POSTAGE

Holiday Hallandale MHC LLC

NOV #9768.

3120 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title Authorized Representative



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).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$7,940,170	\$220,080	\$8,160,250	\$5,803,240	
2023	\$5,972,850	\$220,080	\$6,192,930	\$5,275,680	\$119,955.31
2022	\$5,972,850	\$220,080	\$6,192,930	\$4,796,080	\$109,869.41

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations		
Price	Factor	Type
\$11.00	721,606	SF
\$0.10	25,000	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Eff./Act. Year Built: 1978/1969

Special Assessments

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32309-0500

Identification Number: 543441 Year: 1959 Make: SILV Body: HS WTL-BHP: 51 Vessel Regs. No.: 9441400 Title Number: 9441400

Registered Owner:
MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

Date of Issue: 06/09/2018

Mail To:
MAXIMILIANO GUILLERMO PINOL
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

T # 1030961259
B # 656519

Lien Release
Interest in the described vehicle is hereby released
By: _____
Date: _____

IMPORTANT INFORMATION

- When ownership of the vehicle described herein is transferred, the seller **MUST** complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
- Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
- Remove your license plate from the vehicle.
- See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.flhsmv.state.fl.us/html/titinf.html>

CERTIFICATE OF TITLE

Identification Number: 543441 Year: 1959 Make: SILV Body: HS WTL-BHP: 51 Vessel Regs. No.: 9441400 Title Number: 9441400

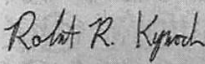
Prev State: FL Color: UNK Primary Brand: Secondary Brand: No of Brands: Use: PRIVATE Prev Issue Date: 08/09/2016

Odometer Status or Vessel Manufacturer or CH use: Hull Material: Prop: Date of Issue: 06/09/2018

Registered Owner:
MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

1st Lienholder:
NONE

Lien Release
Interest in the described vehicle is hereby released
By: _____
Date: _____

DIVISION OF MOTORIST SERVICES

Robert R. Kynoch
Director

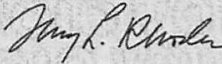
TALLAHASSEE



FLORIDA

Control Number: 134211865

10 / 12 134211865

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____ Address: _____

Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Maximillano Guillermo Pinol	9768	06/13/2024
3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Maximillano Guillermo Pinol	514229000300	
3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 434	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed new door without a building permit. Obtain plans, permit and inspections.
 3. Installed new windows without a building permit. Obtain plans, permit and inspections.
 4. Installed wooden stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
 5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
 6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
 7. Exterior maintenance of building required. Pressure wash and paint all four walls.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a long horizontal flourish extending to the right.