AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, January 25, 2023
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

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

5. PUBLIC HEARING

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

6. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

9 - 33 6.1. **CASE 4882** - GLORIA MUNOZ - 105 LORI LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 4882

34 - 60 6.2. **CASE 4883** - ROBERT MONASTERIO GARCIA - 107 LORI LANE, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE**
Case Overview 4883

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

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

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

61 - 94 6.6. **CASE 6144** - TOWN OF PEMBROKE PARK - 3115 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **SECOND OFFENSE**
Case Overview 6144

95 - 142 6.7. **CASE 7072** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(k)(m); EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 13-1, 2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCES - **FIRST OFFENSE**
Case Overview 7072

143 - 178 6.8. **CASE 7403** - TOWN OF PEMBROKE PARK - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(g)(i)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 27-33 - MAINTENANCE - **FIRST OFFENSE**
Case Overview 7403

179 - 194 6.9. **CASE 7404** - TOWN OF PEMBROKE PARK - 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7404

195 - 223 6.10. **CASE 8051** - WAREHOUSE 1800 L L C - 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-103 (k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8051

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

224 - 289 7.1. **CASE 4886** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 27-73 - PERMIT - **FIRST OFFENSE**
Case Overview 4886

290 - 344 7.2. **CASE 5039** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5039

345 - 396 7.3. **CASE 5703-** ANZAK INVESTMENTS I LLC - 3615 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(a)(c)(e)(g)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-87 - PERMIT REQUIRED; 13-2 - STORAGE OF ABANDONED PROPERTY IN OPEN PROHIBITED - **FIRST OFFENSE**
Case Overview 5703

397 - 470 7.4. **CASE 6822-** PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6822

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

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

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

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

471 - 494 9.1. **CASE 5543** - RENARA KRIEGSFELD - 3100 SW 24 STREET, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 5543

495 - 525 9.2. **CASE 6006** - LIVMA LLC - 2050 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE**
Case Overview 6006

526 - 563 9.3. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, UNIT 307, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 6185

564 - 598 9.4. **CASE 6537** - I-95 REALTY INC - 2830 S PARK RD, PEMBROKE PARK, FL 33009, UNIT C - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6537

10. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

599 - 629 10.1. **CASE 6320-** BERTANDE LAGAGE - 39 PEYTON PLACE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 6320

630 - 663 10.2. **CASE 6324-** DANNY GALIPEAU - 2422 JOYCE LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 6324

664 - 690 10.3. **CASE 6362-** ILIAN PIERRA CATA - 3120 W HALLANDALE BEACH BLVD LOT 720 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6362

691 - 707 10.4. **CASE 7706-** ERIK DIAZ - 76 W LAKE DR PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7706

708 - 730 10.5. **CASE 7756-** 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-76(a) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
Case Overview 7756

731 - 754 10.6. **CASE 7787-** TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(k)(m) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7787

755 - 781 10.7. **CASE 7858-** HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(k) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **THIRD OFFENSE**
Case Overview 7858

782 - 812 10.8. **CASE 7886-** JUAN VALDEZ - 3006 SW 23 LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 7886

11. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

813 - 889 11.1. **CASE 5604-** PHILIPPE, PIERRRE & EDITH - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 -HEARING TO CONFIRM FINE - SECTION(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES; 5-17 - REPAIRS AND INSTALLATIONS; 5-103(a)(c)(i)(h) - EXTERIOR MAINTENANCES OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-152 - REGISTRATION OF SYSTEM - **FIRST OFFENSE**
Case Overview 5604

890 - 924 11.2. **CASE 5635-** THOMPSON, MARSHA - 5443 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5635

925 - 958 11.3. **CASE 5644-** INVERSIONES SORRENTO INC. - 5433 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5644

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

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

12. HEARING TO EXTEND TIME - CODE OFFICER ERIK RICHWAGEN

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

13. TOWN'S MOTION TO VACATE FINAL ORDER

959 - 1024 13.1. **CASE 6642-** LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ- 125 LORI LANE, PEMBROKE PARK, FL 33009 -HEARING TO VACATE- SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6642

1025 - 1049 13.2. **CASE 6719-** LAKESHORE MOBILE HOME PARK LLC- 2701 S PARK ROAD, PEMBROKE PARK, FL 33009 -HEARING TO VACATE- SECTION(s) 4-1 - RUNNING AT LARGE; IMPOUNDMENT; 4-6 - DISTANCE REQUIREMENT FOR KEEPING CERTAIN FOWL; 4-7 - SANITATION OD PENS, ETC; 4-8 - DISPOSAL OF MANURE; 4-13 - NUMBER OF DOGS AND CATS RESTRICTED; 4-14(a)(b); 4-15 NUISANCES DEFINED; ACTIONS CONSTITUTING A NUISANCE; 4-17 - FEEDING OF WILDLIFE PROHIBITED; - DUTY OF OWNER, CUSTODIAN OR PERSON IN CONTROL OF ANIMAL: FECES REMOVAL; 5-17 - REPAIRS AND INSTALLATIONS; 5-103(b)(c)(h)(i)(j)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 9-43(3)(4) - INSTALLATION - **FIRST OFFENSE**
Case Overview 6719

14. ADMINISTRATIVE AMENDMENT

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

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

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

15. ADJOURNMENT

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gloria Munoz	105 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4882 **Date Next Inspection** 1/25/2023

Notes Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Hand 1/30/20 Regular Mail 2/5/20
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/25/2023

TOWN OF PEMBROKE PARK

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

NOV case # 4882

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LAKESHORE MOBILE HOME
PARK LLC
2701 S PARK RD
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4882

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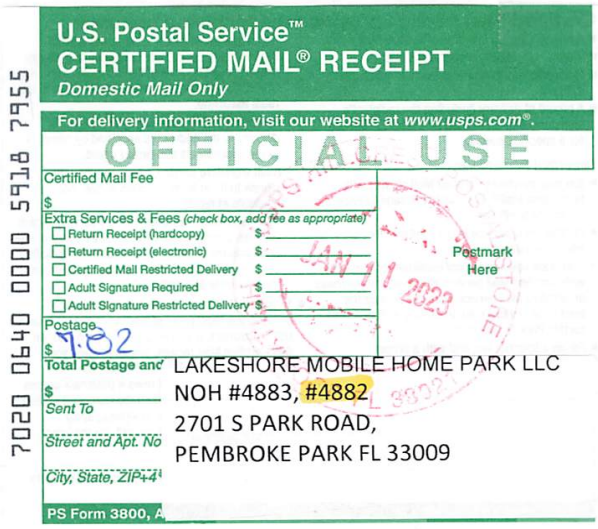

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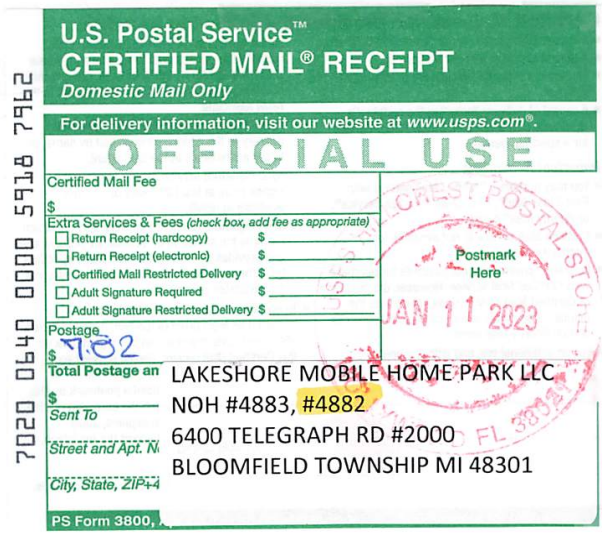

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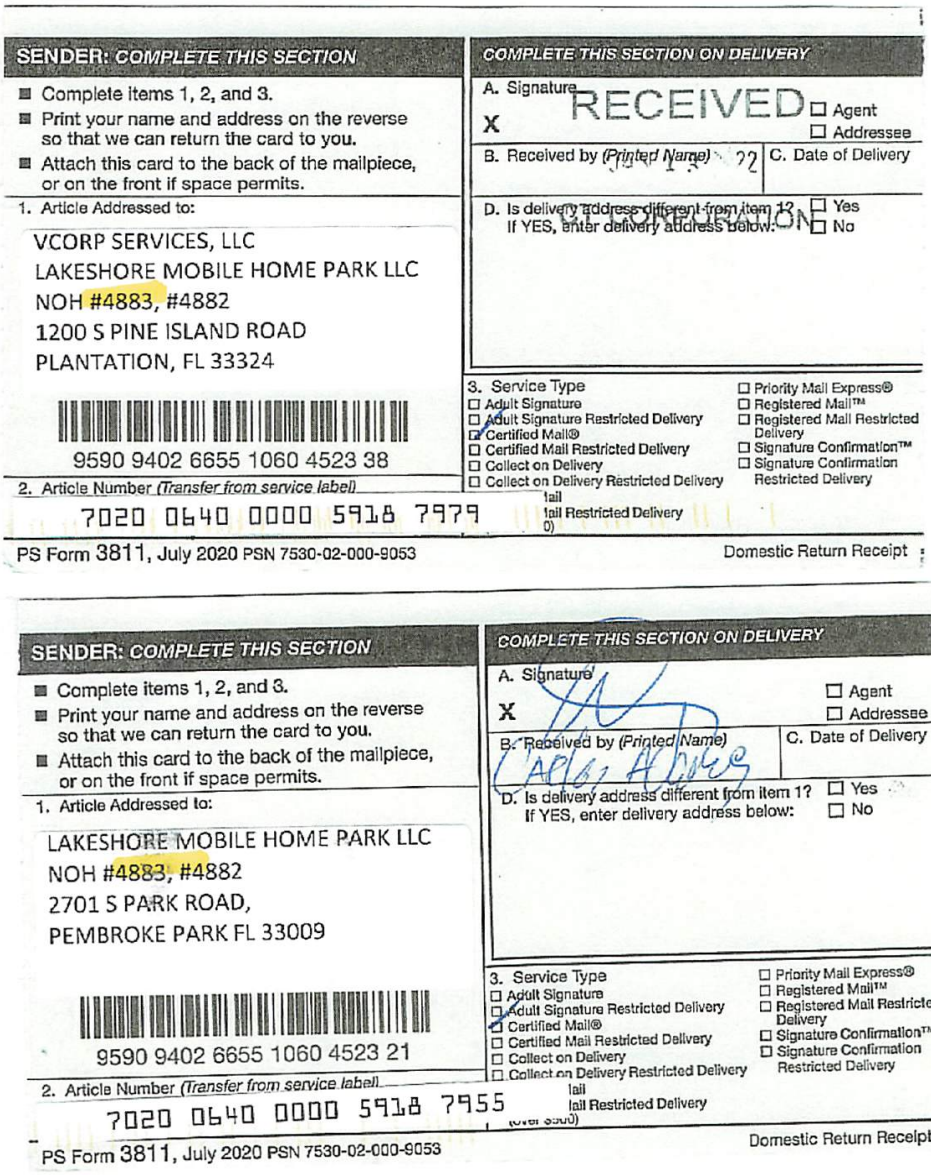

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6655 1060 4523 38

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7979

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 6655 1060 4523 21

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7955

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GLORIA MUNOZ CASE NO. 4882

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 105 LORI LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 105 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GLORIA MUNOZ AT 10:20 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

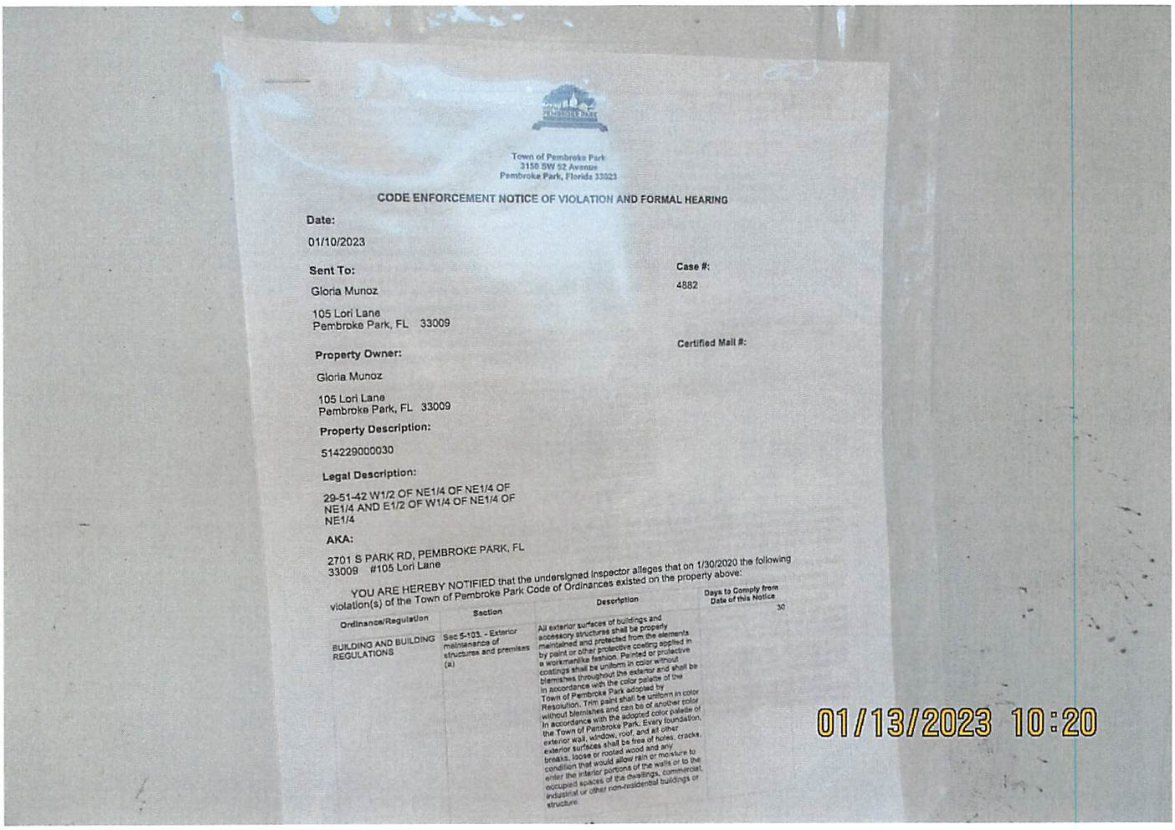
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


105
01/13/2023 10:20


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/10/2023
Sent To:
Gloria Munoz
105 Lori Lane
Pembroke Park, FL 33009
Case #:
4882
Certified Mail #:
Property Owner:
Gloria Munoz
105 Lori Lane
Pembroke Park, FL 33009
Property Description:
514229000030
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
01/13/2023 10:20

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

Gloria Munoz

105 Lori Lane
Pembroke Park, FL 33009

Case #:

4882

Property Owner:

Gloria Munoz

105 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 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

1/10/2023

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

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

10/30/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Julio Dileo 105 Lori Lane Pembroke Park, FL 33009	4882	01/30/2020

Property Owner:	Property Description:	Certified Mail #:
Julio Dileo 105 Lori Lane Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Julio Dileo 105 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)		30

Notes/Means of Correction:

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,094,580	$2,094,580	$2,094,580	$2,094,580

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
			6299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.25	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Julio Dileo
Site Address 105 Lori Lane
Permit # _____

Date 1/30/20
Case # 4882
Sub/Park Lakeshore M.H.P

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105, 5-103(a,o), 12-48
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Addition, front & Back Patio, central a/c unit, mobile home alterations (steps, plywood, Roofovers, Shed) & exterior maintenance. Prohibited outdoor Storage. No means of egress.

Corrective Action(s)
Owner must obtain permits for all alterations done at the Building Dept. Remove all Shutters, tiles, awnings & loose items.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

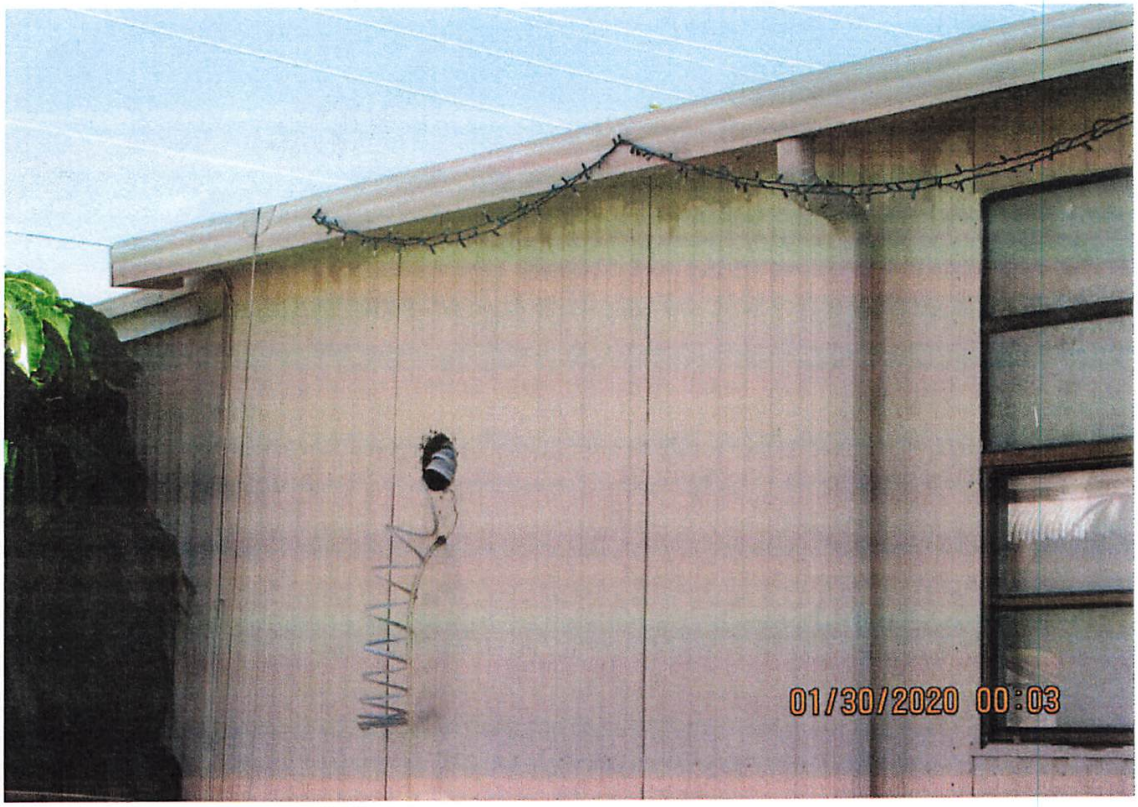
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Handed to Mrs. Dileo
~~Posted on door~~
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator


01/30/2020 00:21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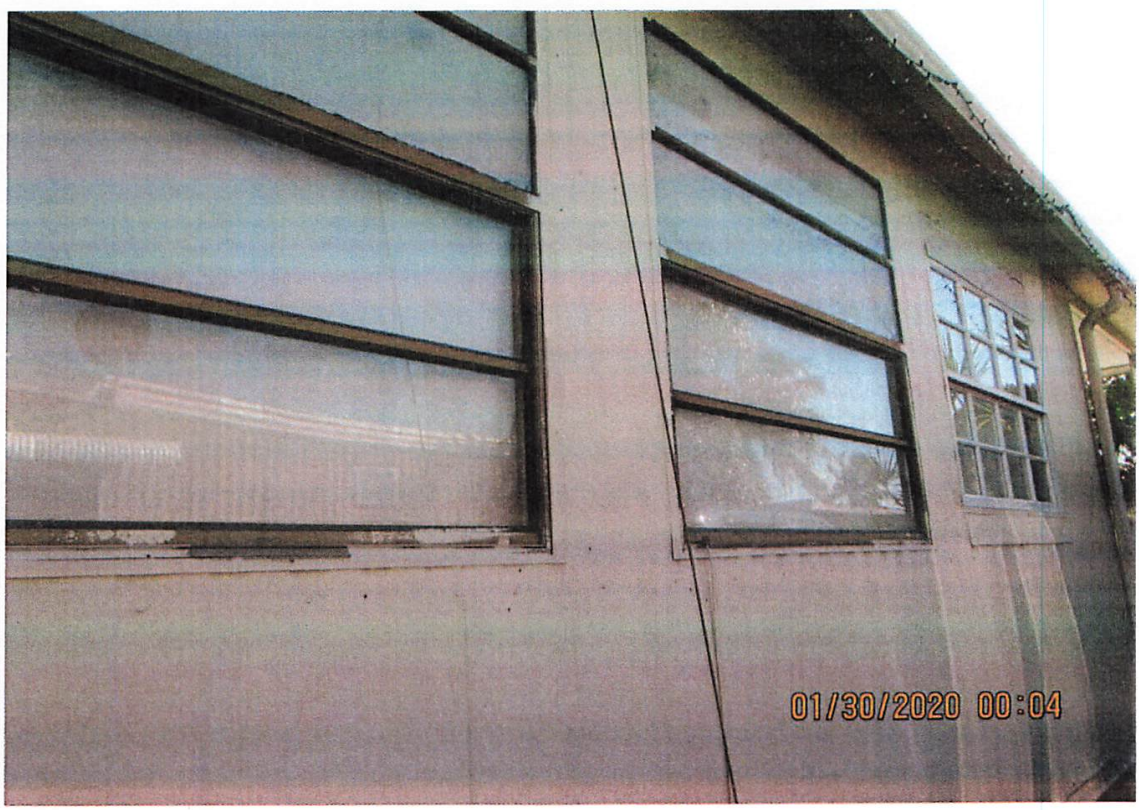
01/30/2020 00:04


01/30/2020 00:04


01/30/2020 00:04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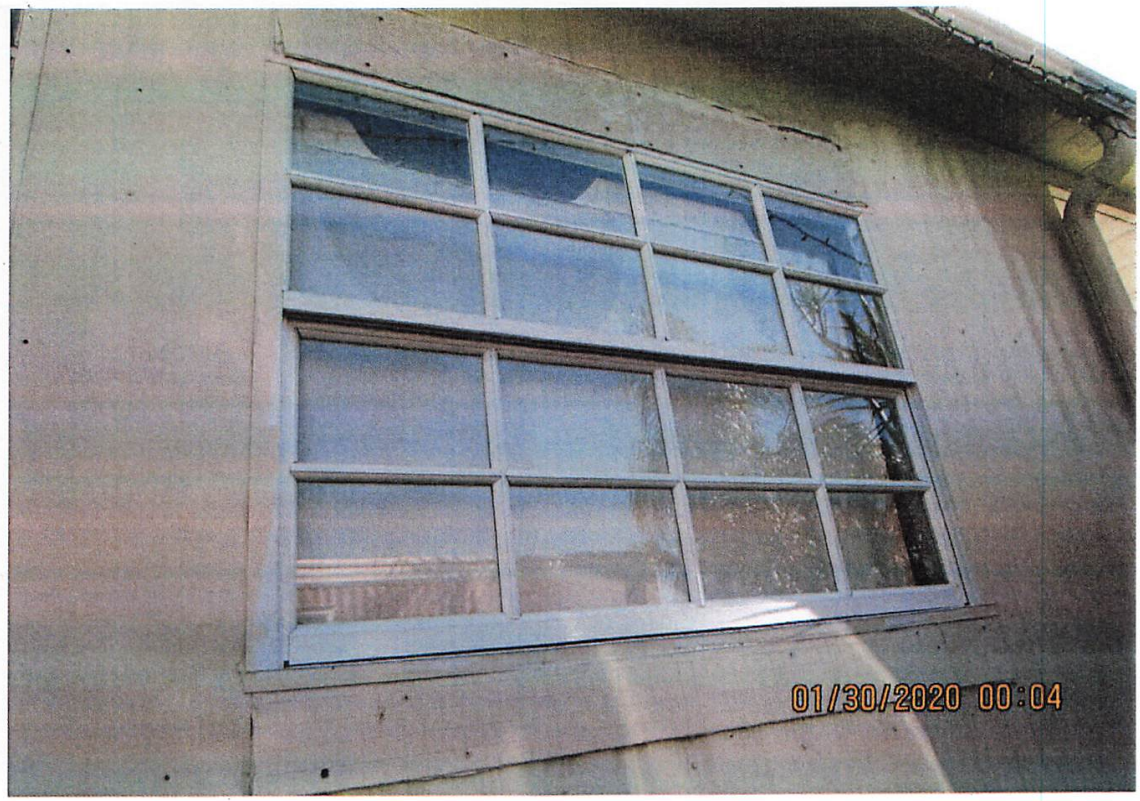
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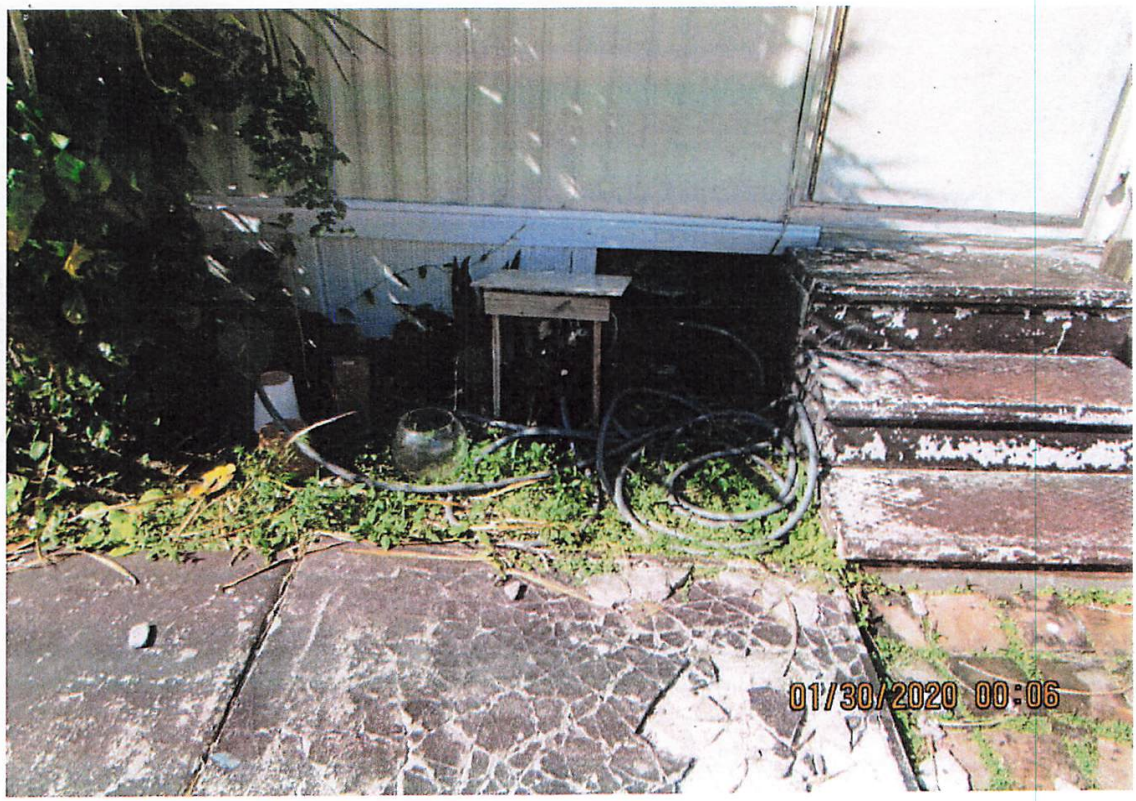
01/30/2020 00:06


01/30/2020 00:06


01/30/2020 00:06


01/30/2020 00:06


01/30/2020 00:07

Case Overview

Property/Incident Information

Owner	Address	Site Address
Robert Monasterio Garcia	107 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 4883 **Date Next Inspection** 1/25/2023

Notes Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbor's fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

Previous Owner Carlos Gonzalez

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Posted to Property 1/30/20 Regular Mail 2/20/20
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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: 1/25/2023
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 1/25/2023



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.
NOH #4883, #4882
2701 S PARK ROAD,

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7955



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

Postage
$ 7.82

Total Postage and
$

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC

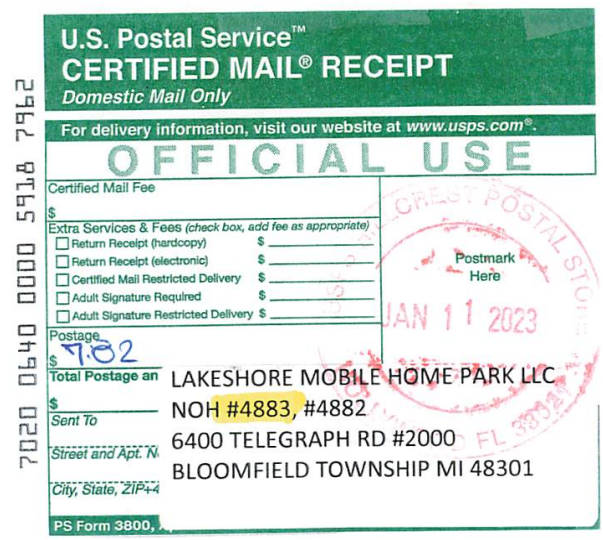
Street and Apt. No.
NOH #4883, #4882
1200 S PINE ISLAND ROAD

City, State, ZIP+4
PLANTATION, FL 33324

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 7979



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

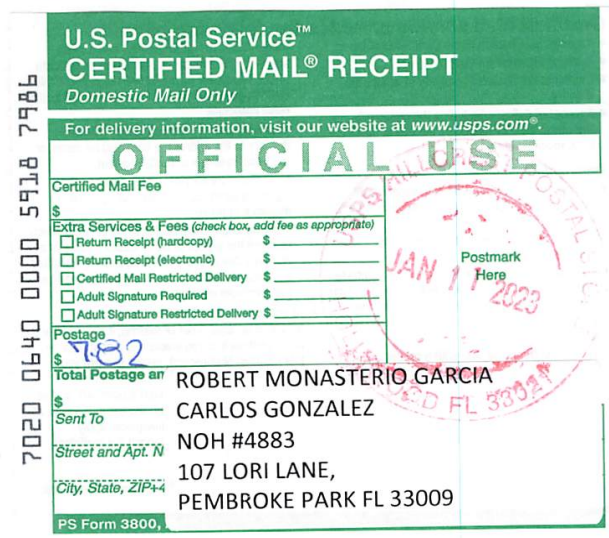
Street and Apt. N
NOH #4883, #4882
6400 TELEGRAPH RD #2000

City, State, ZIP+4
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7962



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

Sent To
ROBERT MONASTERIO GARCIA
CARLOS GONZALEZ

Street and Apt. N
NOH #4883
107 LORI LANE,

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7986



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
NOH #4883, #4882
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6655 1060 4523 38

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

7020 0640 0000 5918 7979

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

RECEIVED
JUN 17 22
CLERK'S OFFICE

☐ Agent
☐ Addressee

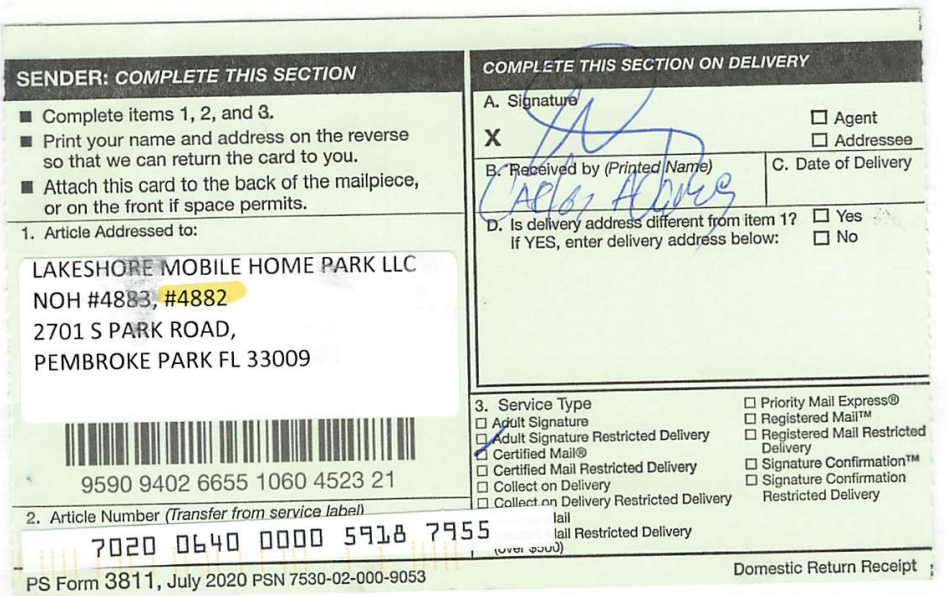
B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 6655 1060 4523 21

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

7020 0640 0000 5918 7955

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

TOWN OF PEMBROKE PARK

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

NOV Case #4883

Hasler FIRST-CLASS MAIL
02/05/2020
US POSTAGE $000.95⁰

ZIP 33023
011D10656696

CARLOS Gonzalez
107 Lozi Lane
Pembroke Park FL. 33009

TOWN OF PEMBROKE PARK

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

NOV Case #4883

Hasler FIRST-CLASS MAIL
02/05/201
US POS 000.95⁰

ZIP 33023
011D10656696

LAKESHORE MOBILE HOME
PARK LLC
2701 S PARK RD
PEMBROKE PARK, FL. 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROBERT MONASTERIO GARCIA CASE NO. 4883

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 107 LORI LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 107 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROBERT MONASTERIO GARCIA AT 10:21 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

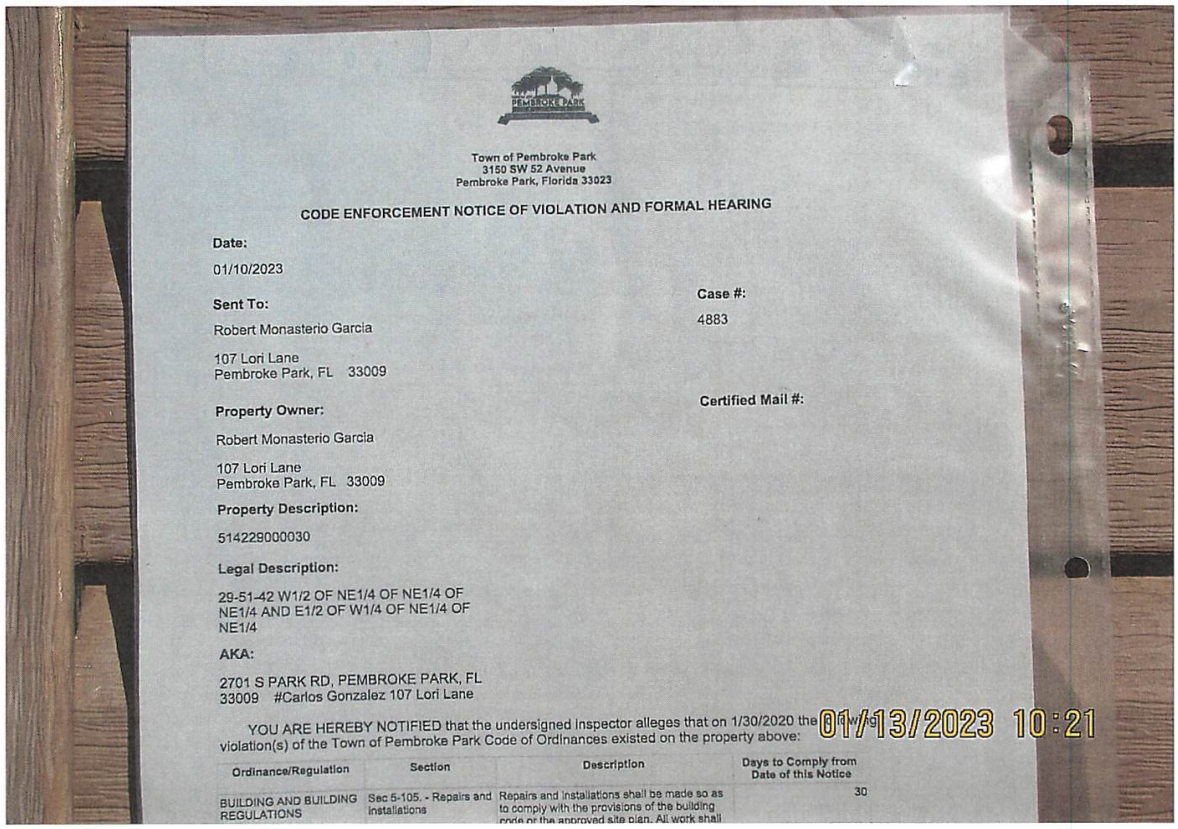
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 207
Bonded through National Notary Ass





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Case #:

4883

Sent To:

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall	30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

Case #:

4883

Property Owner:

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane

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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbor's fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

Previous Owner Carlos Gonzalez

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 25th day of January, 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 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.

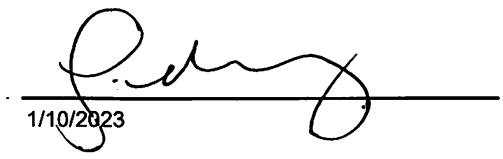
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



1/10/2023

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

10/20/20
No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Carlos Gonzalez 107 Lori Lane Pembroke Park, FL 33009	4883	01/30/2020
Property Owner:	**Property Description:**	**Certified Mail #:**
Carlos Gonzalez 107 Lori Lane Pembroke Park, FL 33009	514229000030	
Legal Description:	**AKA:**	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Notes/Means of Correction:

Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbors fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,094,580	$2,094,580	$2,094,580	$2,094,580

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
			6299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.25	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Carlos Gonzalez
Site Address 107 Lori Lane
Permit # _____

Date 1/30/20
Case # 4793
Sub/Park Lakeshore M.H.P.

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 13-2
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

(2) Addition, front patio, roof over, fence, light fixtures, vinyl siding & a/c wall units done without permits
Abandon vehicle prohibited.

Corrective Action(s)

Must obtain permits from the Building Dept for all work done. Must remove string of lights from neighbors fence
Must remove abandon vehicle.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

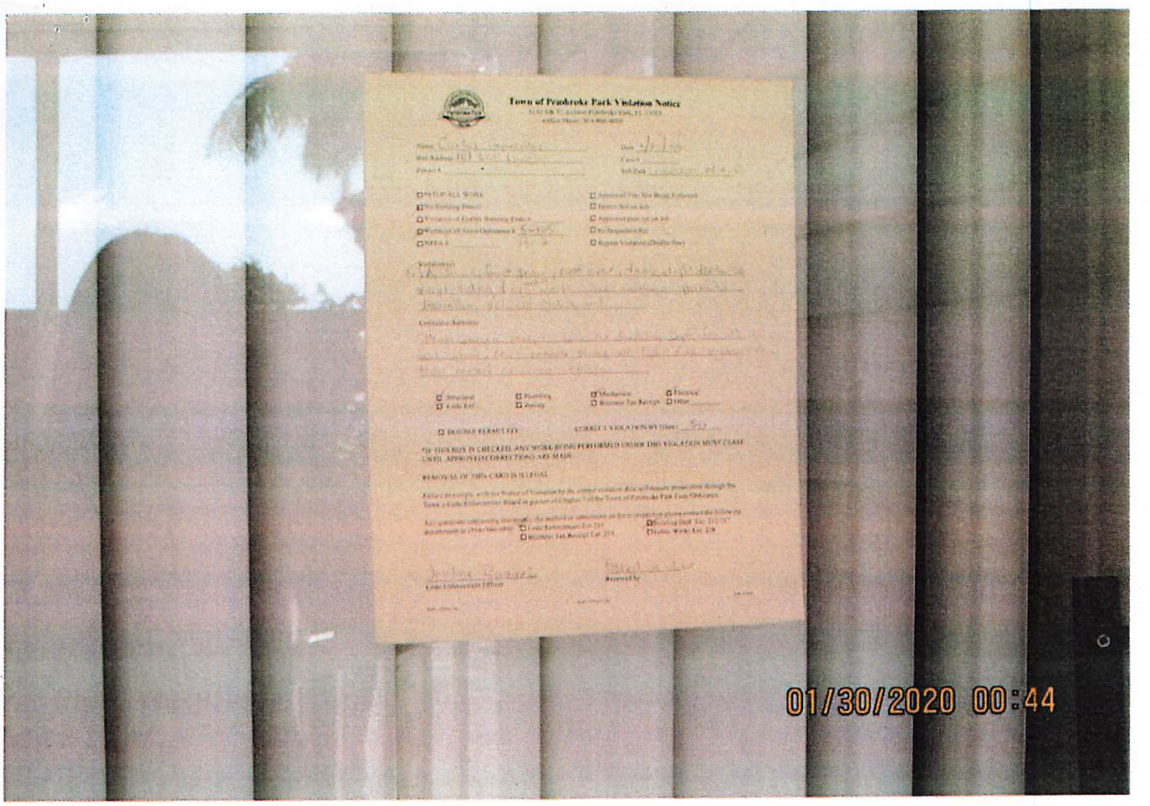
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator


Town of Pembroke Park Violation Notice
01/30/2020 00:44


01/30/2020 00:21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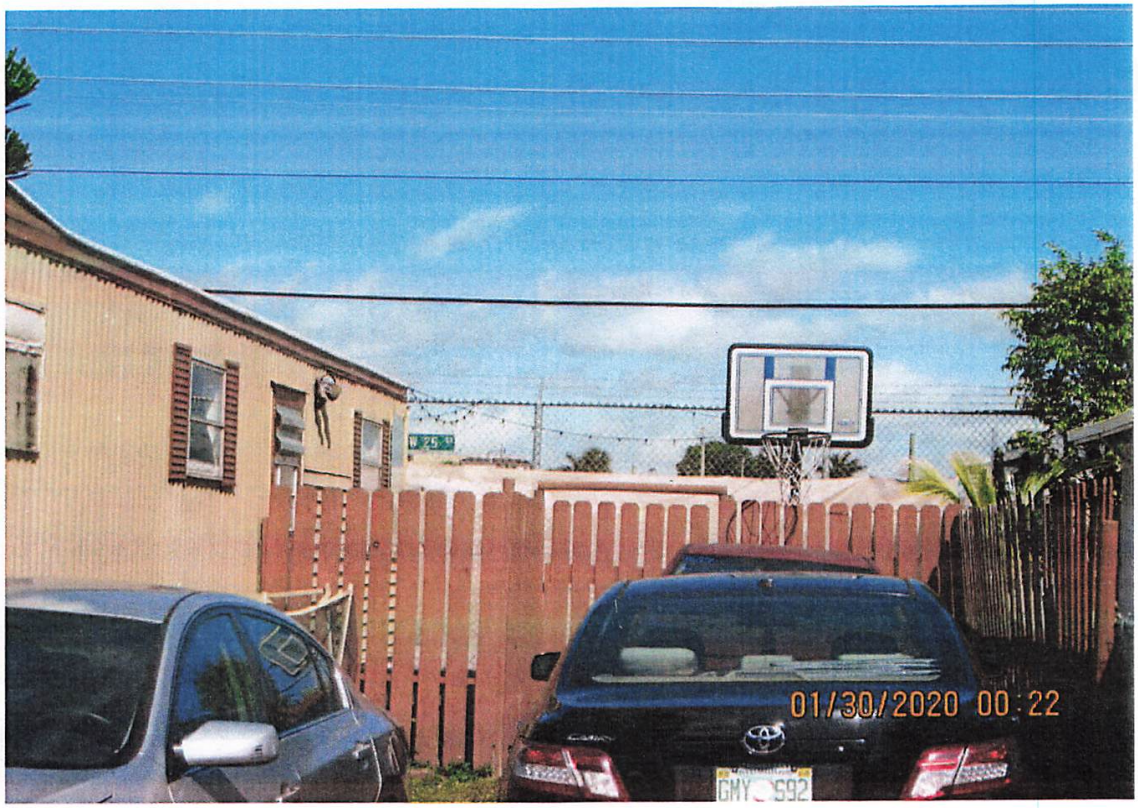
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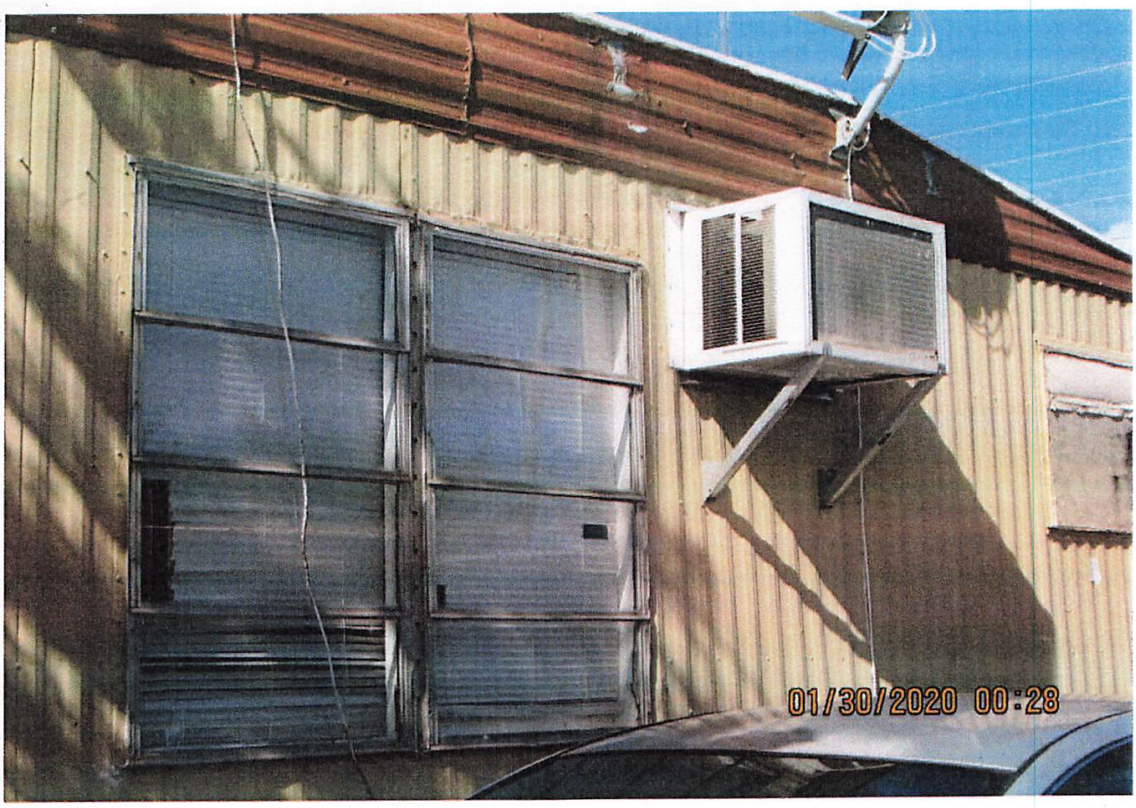
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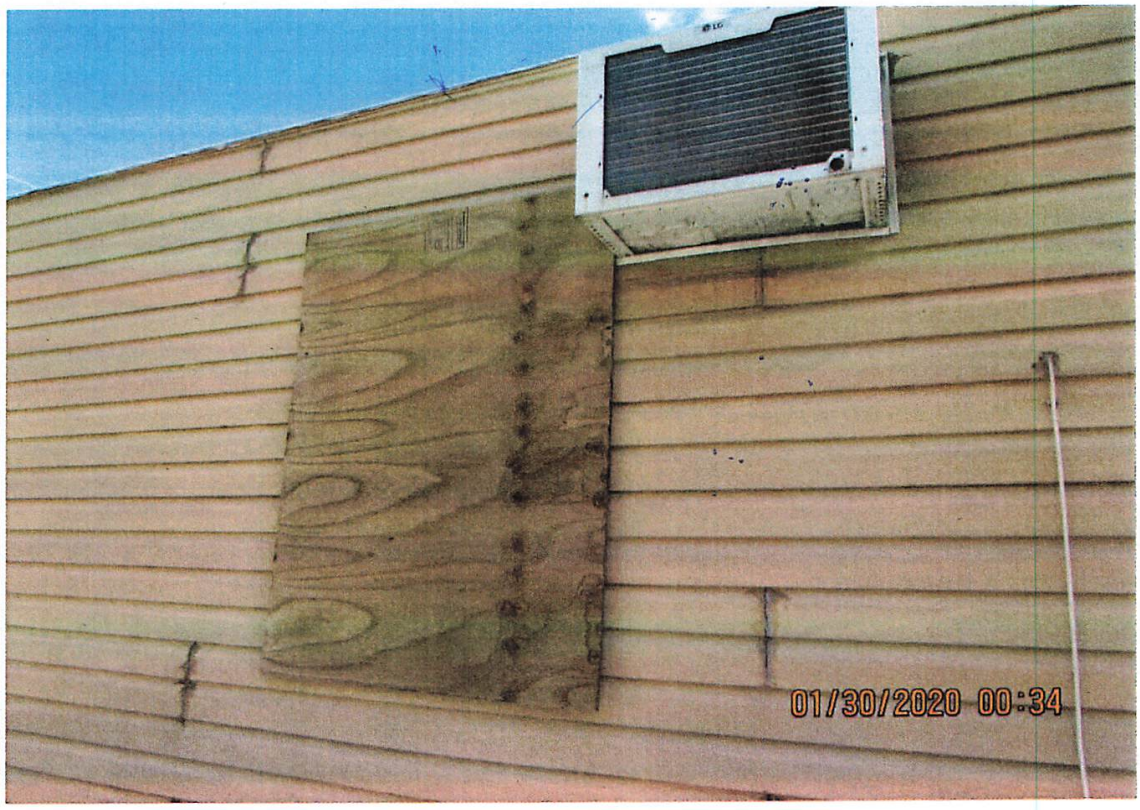
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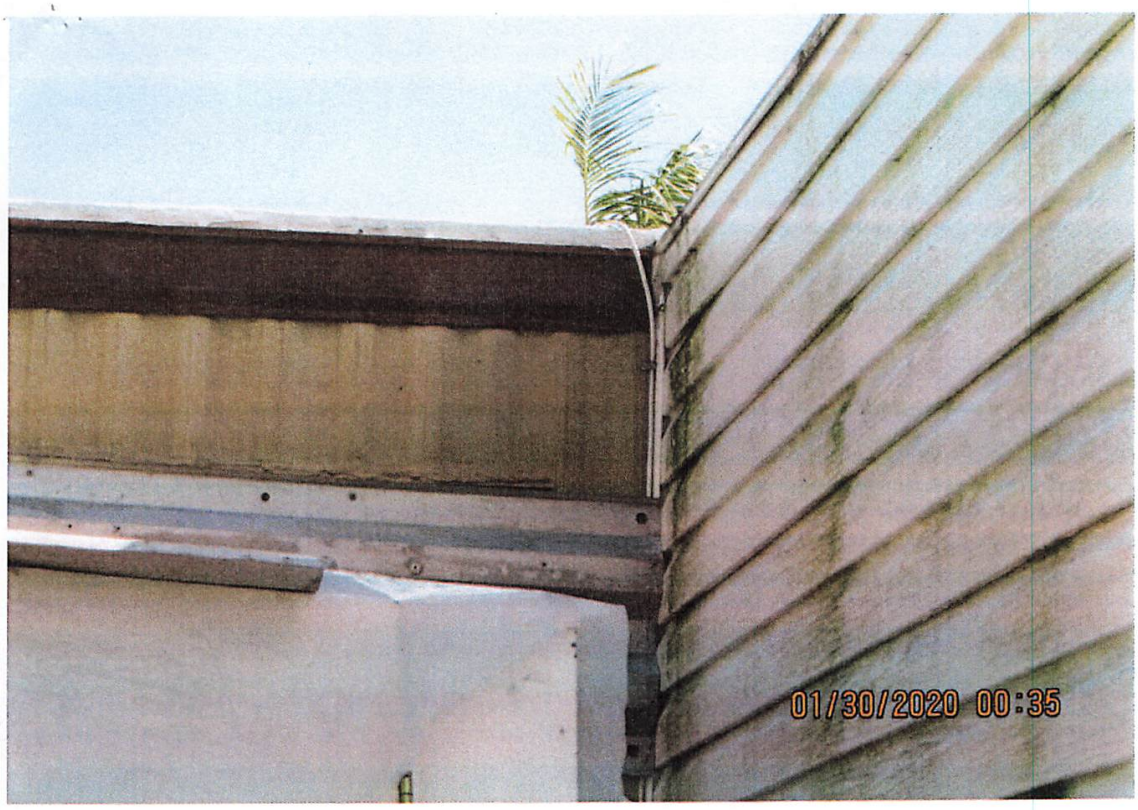
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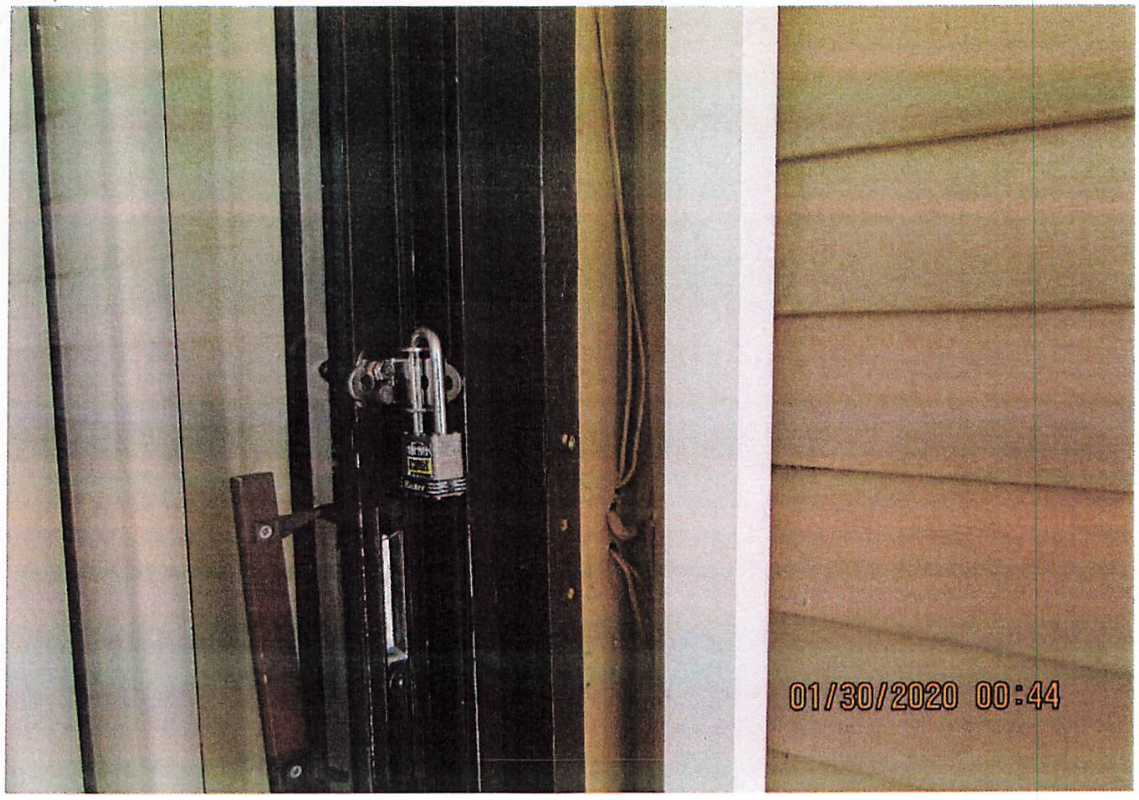
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Case Overview

Property/Incident Information

Owner	Address	Site Address
TOWN OF PEMBROKE PARK	3150 SW 52 AVE PEMBROKE PARK, FL 33023	3115 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230130470

Legal Description

Case Status Open **Case #** 6144 **Date Next Inspection** 1/25/2023

Notes

1. Prohibited outdoor storage. All miscellaneous items (tires, signs, tools, equipment, materials) must be stored inside storage unit or building. Partially completed.
2. All signs are outdated, rusted and have wear and tear. Maintenance of directional sign and monument sign required (renew, treatment, etc.).
3. Maintenance of exterior shed (pressure wash, chemical treatment, paint).
4. Damaged and deteriorated picnic tables. Repair or renew.
5. Rusted light poles and columns (chemical treatment).
6. Rusted chain link fence. Chemical treatment and spray paint.
7. Parking lot requires maintenance. Paving and re-striping with plans, permit and inspections.
8. Rusted and broken down exercise equipment. Repair or renew.
9. Damaged chain-link fence door. Repair. Complete as of 09/09/22.
10. Gutter maintenance required, mold, rust and mildew detected.
11. Sandlots require maintenance. Remove dead weeds, leaves, debris.
12. Pressure wash of side walks near the garden and common areas of the Park Building. Complete as of 09/09/22.

If replacing any structures, please contact the Building Department to obtain a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/11/2021		Notice of Violation	Hand
9/14/2022		Affidavit of Non-Compliance	~~Affidavit of Service/Posted~~ to ~~Proper~~ty Certified Mail
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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: 1/25/2023
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.	9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/25/2023
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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/25/2023
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 1/25/2023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
JC JIMENEZ
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7768 84

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8044

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pettit
RECEIVED JAN 12 2023

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
GEOFFREY JACOBS
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 6655 1060 4523 14

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7948

COMPLETE THIS SECTION ON DELIVERY

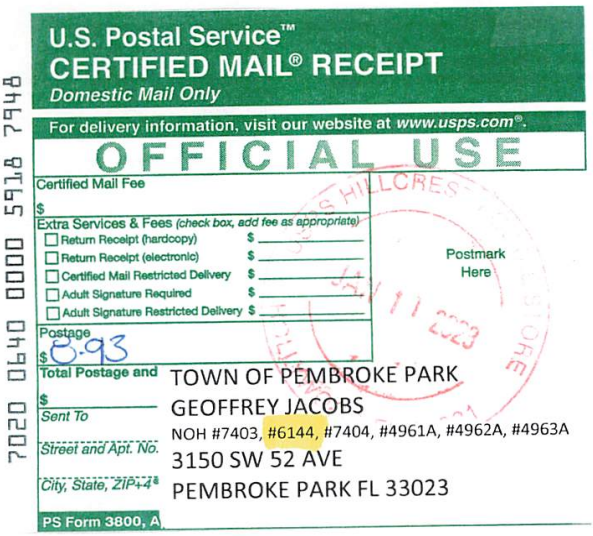
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pettit
JAN 13 2023

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage and
$

Sent To TOWN OF PEMBROKE PARK
GEOFFREY JACOBS

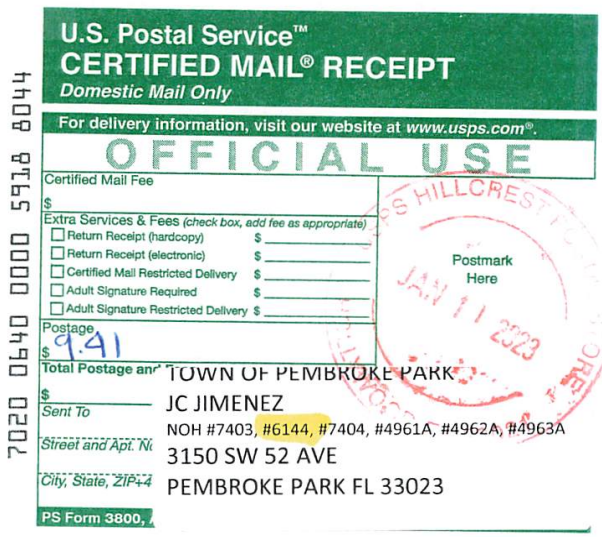
Street and Apt. No. NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, A

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7948



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.41

Total Postage and TOWN OF PEMBROKE PARK

Sent To JC JIMENEZ

Street and Apt. No. NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8044

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

6144

Property Owner:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130470

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 36 LESS S 12.07

AKA:

3115 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	15

1. Prohibited outdoor storage. All miscellaneous items (tires, signs, tools, equipment, materials) must be stored inside storage unit or building. Partially completed.
2. All signs are outdated, rusted and have wear and tear. Maintenance of directional sign and monument sign required (renew, treatment, etc.).
3. Maintenance of exterior shed (pressure wash, chemical treatment, paint).
4. Damaged and deteriorated picnic tables. Repair or renew.
5. Rusted light poles and columns (chemical treatment).
6. Rusted chain link fence. Chemical treatment and spray paint.
7. Parking lot requires maintenance. Paving and re-striping with plans, permit and inspections.
8. Rusted and broken down exercise equipment. Repair or renew.
9. Damaged chain-link fence door. Repair. Complete as of 09/09/22.
10. Gutter maintenance required, mold, rust and mildew detected.
11. Sandlots require maintenance. Remove dead weeds, leaves, debris.
12. Pressure wash of side walks near the garden and common areas of the Park Building. Complete as of 09/09/22.

If replacing any structures, please contact the Building Department to obtain a permit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 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.

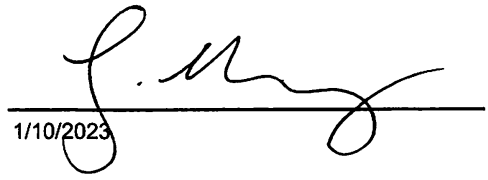
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



1/10/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
TOWN OF PEMBROKE PARK		CASE NO. 6144
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: TOWN OF PEMBROKE PARK

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TOWN OF PEMBROKE PARK AT 10:59 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

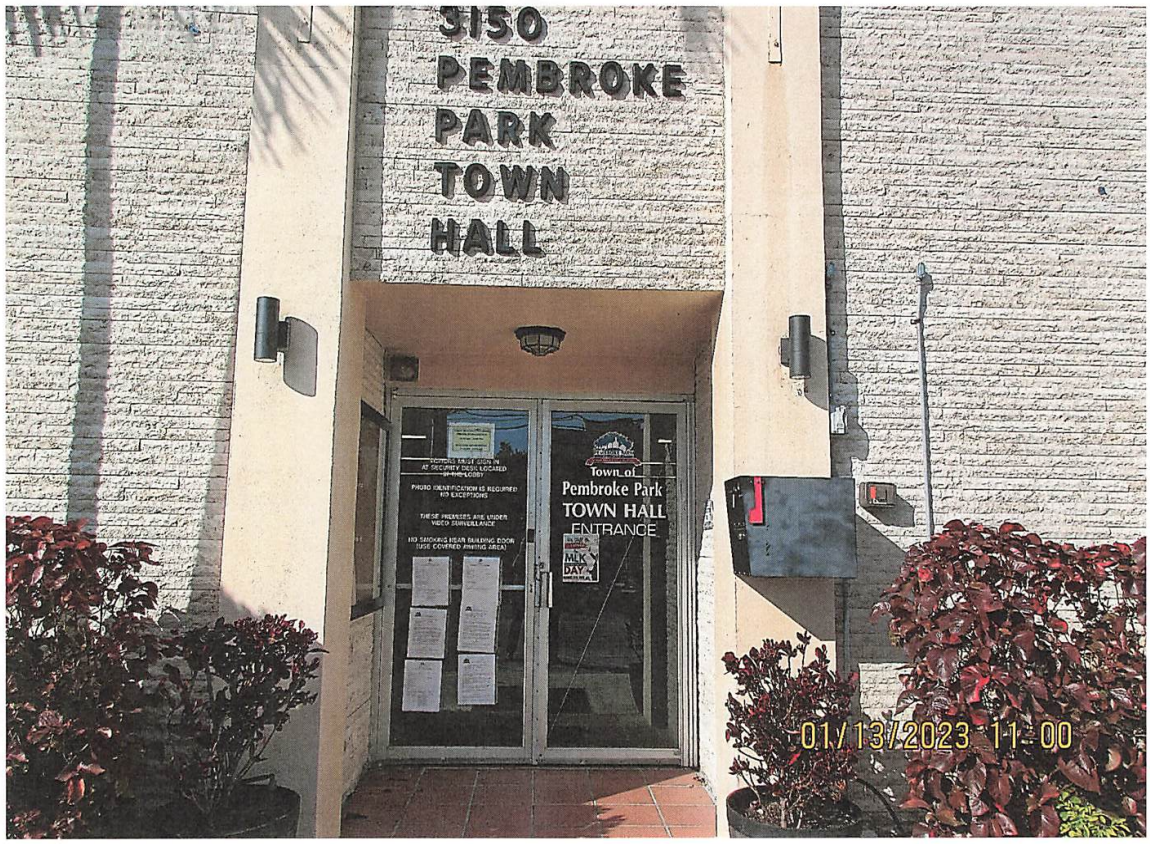
AFFIANT

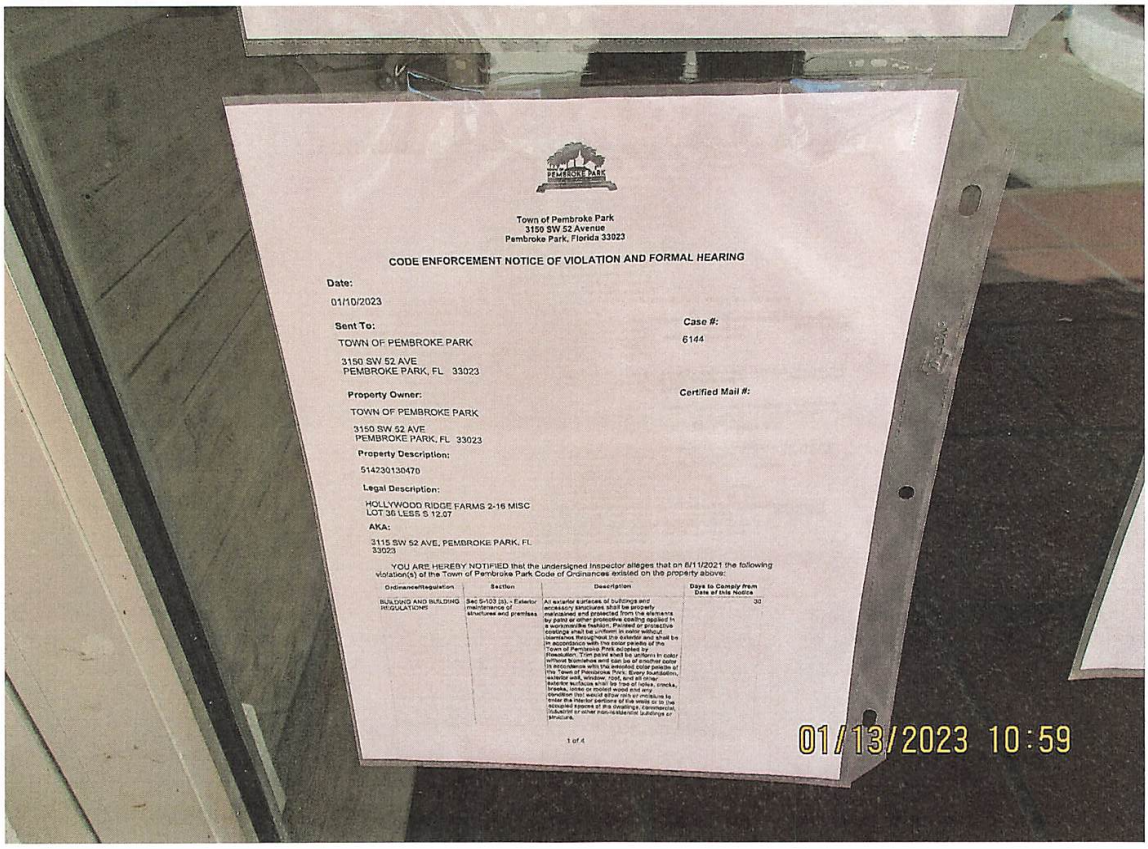
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3150
PEMBROKE
PARK
TOWN
HALL
Town of
Pembroke Park
TOWN HALL
ENTRANCE
01/13/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/10/2023
Sent To:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Case #:
6144
Property Owner:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230130470
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 36 LESS S 12.07
AKA:
3115 SW 52 AVE, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 6/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply From Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (b) - Exterior maintenance of structures and premises
30
1 of 4
01/13/2023 10:59

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

TOWN OF PEMBROKE PARK
3115 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 6144

On 9/14/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOWN OF PEMBROKE PARK

Address: 3150 SW 52 AVE PEMBROKE PARK, FL 33023

Folio: 514230130470

Site Address: 3115 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 36 LESS S 12.07

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/14/2022

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.	9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/14/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/14/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/14/2022
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 9/14/2022

Notes/Means of Correction:

1. Prohibited outdoor storage. All miscellaneous items (tires, signs, tools, equipment, materials) must be stored inside storage unit or building. In-complete.
2. All signs are outdated, rusted and have wear and tear. Maintenance of directional sign and monument sign required (renew, treatment, etc.). in-complete.
3. Maintenance of exterior shed (pressure wash, chemical treatment, paint). In-complete.
4. Damaged and deteriorated picnic tables. Repair or renew. Removed, completed.
5. Rusted light poles and columns (chemical treatment). In-complete.
6. Rusted chain link fence. Chemical treatment and spray paint. In-complete.
7. Parking lot requires maintenance. Paving and re-striping with plans, permit and inspections. In-complete.
8. Rusted and broken down exercise equipment. Repair or renew. Some were changed, some still need maintenance or paint.
9. Damaged chain-link fence door. Repaired, complete.
10. Gutter maintenance required, mold, rust and mildew detected. Completed.
11. Sandlots require maintenance. Remove dead weeds, leaves, debris. In-complete.
12. Pressure wash of side walks near the garden and common areas of the Park Building. Completed.

If replacing any structures, please contact the Building Department to obtain a permit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/14/2022

NOTARY PUBLIC, STATE OF FLORIDA

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


Apr 5, 2022 at 12:21:08 PM


Apr 5, 2022 at 12:21:28 PM


Apr 5, 2022 at 12:22:13 PM
RAYMOND P. OGLESBY PRESERVE
at Pembroke Park
This Park is Dedicated to
the Individuals who Dreamed the
Idea in 1991 and Helped to make
it Happen


Apr 5, 2022 at 12:22:17 PM
PEMBROKE PARK PRESERVE
Purchase of the Park was assisted with Funds and Donations from:
FLORIDA COMMUNITIES TRUST (FCT)
TOWN OF PEMBROKE PARK
FARM CREDIT BUREAU OF SOUTH FLORIDA
This Linear Park was developed with financial assistance provided
by the Florida Department of Environmental Protection through the
Florida Recreation Development Assistance Program


Apr 5, 2022 at 12:22:24 PM


Apr 5, 2022 at 12:23:12 PM


Apr 5, 2022 at 12:23:17 PM


Apr 5, 2022 at 12:23:29 PM


Apr 5, 2022 at 12:24:20 PM


Apr 5, 2022 at 12:24:44 PM


Apr 5, 2022 at 12:25:31 PM


Apr 5, 2022 at 12:25:42 PM


Apr 5, 2022 at 12:25:56 PM


Apr 5, 2022 at 12:26:00 PM


Apr 5, 2022 at 12:26:41 PM
PEMBROKE PARK PRESERVE
Purchase of the Park was assisted with Funds and Donations from:
FLORIDA COMMUNITIES TRUST (FCT)
TOWN OF PEMBROKE PARK
FARM CREDIT BUREAU OF SOUTH FLORIDA
This Linear Park was developed with financial assistance provided by the Florida Department of Environmental Protection through the Florida Recreation Development Assistance Program


Apr 5, 2022 at 12:26:44 PM
BROWARD COUNTY
AUTHORIZED BY
THE BOARD OF COUNTY COMMISSIONERS


Apr 5, 2022 at 12:26:49 PM


Apr 5, 2022 at 12:27:15 PM


Apr 5, 2022 at 12:27:53 PM


Apr 5, 2022 at 12:28:06 PM


Apr 5, 2022 at 12:28:24 PM


Apr 5, 2022 at 12:28:48 PM




Apr 5, 2022 at 12:29:29 PM


Apr 5, 2022 at 12:30:12 PM


Apr 5, 2022 at 12:30:17 PM




Apr 5, 2022 at 12:30:59 PM


Apr 5, 2022 at 12:31:11 PM


Apr 5, 2022 at 12:31:18 PM


Apr 5, 2022 at 12:31:29 PM
A.I. RYAN, JR PARK
TOWN OF PEMBROKE PARK


Apr 5, 2022 at 12:31:44 PM
PARK
TEMPORARILY
CLOSED


Apr 5, 2022 at 12:33:01 PM


Apr 5, 2022 at 12:33:07 PM
NO
ATHLETIC OR SPORTS
ACTIVITIES ALLOWED
AT THE PARK


Apr 5, 2022 at 12:33:52 PM


Apr 5, 2022 at 12:34:21 PM


Apr 5, 2022 at 12:34:38 PM


Apr 5, 2022 at 12:34:46 PM


Apr 5, 2022 at 12:34:57 PM


Apr 5, 2022 at 12:35:23 PM
COMMUNITY GARDEN


Apr 5, 2022 at 12:36:10 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514220070030

Legal Description

Case Status Open **Case #** 7072 **Date Next Inspection** 1/25/2023

Notes

1. Tenant buildout done without a permit in unit H-9. Obtain plans for permit and inspections.
2. Demise wall (fire rated wall) demolished without a permit between unit H-8 and H-9. Obtain plans for permit and inspections.
3. Parking lot has multiple cracks, potholes and oil spills from vehicles and requires a lot of maintenance. Pave and re-stripped with plans for permit and inspections.
4. Property is storing a lot of abandon vehicles (i.e. wrecked condition, no license plate, flat tires, etc.). Remove abandon vehicles from property.
5. Exterior maintenance required. Sand and paint over cracked and flaky paint; remove overgrown vegetation on the back end of the building and pressure wash and paint.
6. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext. 182.

Documents Issued

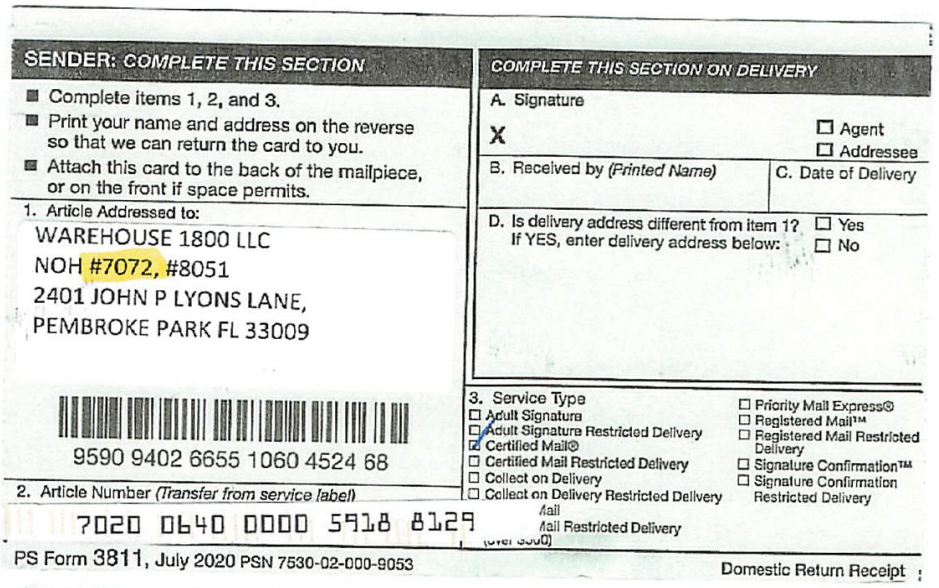
Date Issue	Hearing Date	Document Type	Delivery
5/13/2022		Notice of Violation	Regular Mail 5/13/22
1/11/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property ~~1/13/23~~ Certified Mail 1/11/23
1/11/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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.	1/11/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	1/11/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	1/11/2023
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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 1/25/2023
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...	Not in Compliance - Reinspection Date: 1/25/2023
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 1/25/2023
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	Not in Compliance - Reinspection Date: 1/25/2023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WAREHOUSE 1800 LLC
NOH #7072, #8051
2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

9590 9402 6655 1060 4524 68

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

7020 0640 0000 5918 8129

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

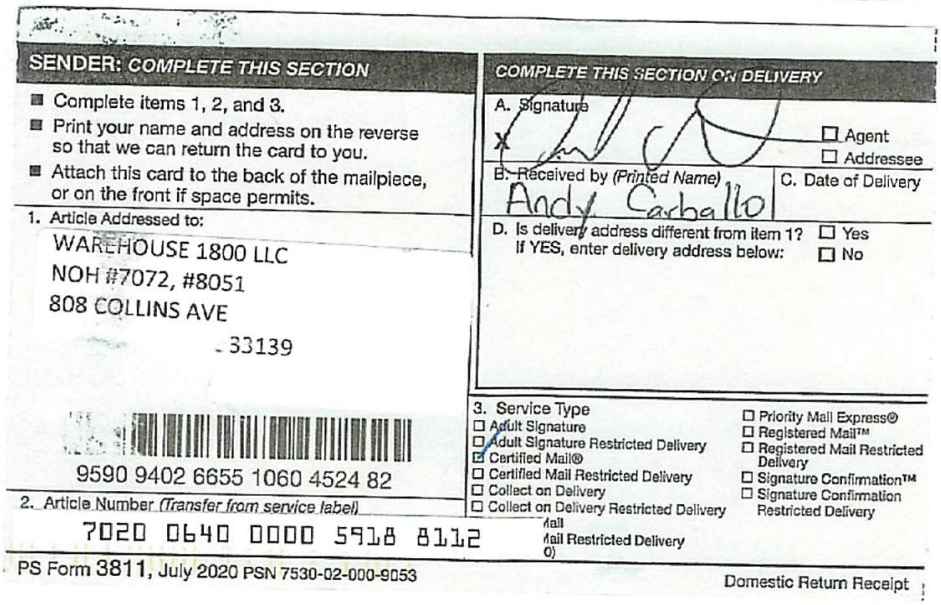
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Mail
Mail Restricted Delivery
(over $500)

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



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1. Article Addressed to:

WAREHOUSE 1800 LLC
NOH #7072, #8051
808 COLLINS AVE
33139

9590 9402 6655 1060 4524 82

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

7020 0640 0000 5918 8112

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

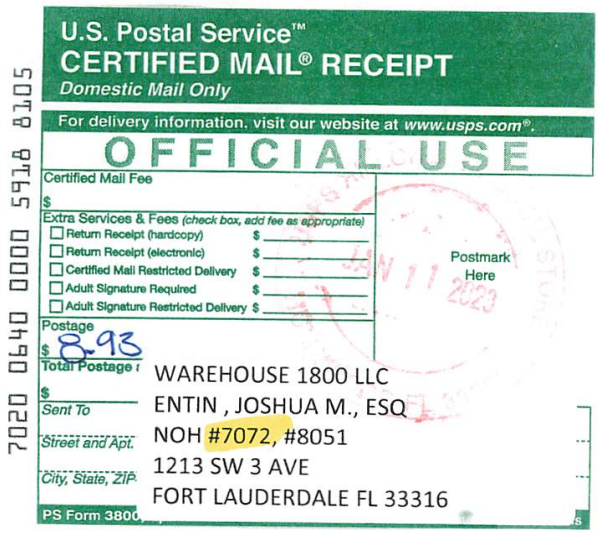
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Mail
Mail Restricted Delivery
0)

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



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Domestic Mail Only

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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
$ 8.93

Total Postage
$

Sent To: WAREHOUSE 1800 LLC
Street and Apt.: ENTIN , JOSHUA M., ESQ
City, State, ZIP: NOH #7072, #8051
1213 SW 3 AVE
FORT LAUDERDALE FL 33316

PS Form 3800

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8105



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

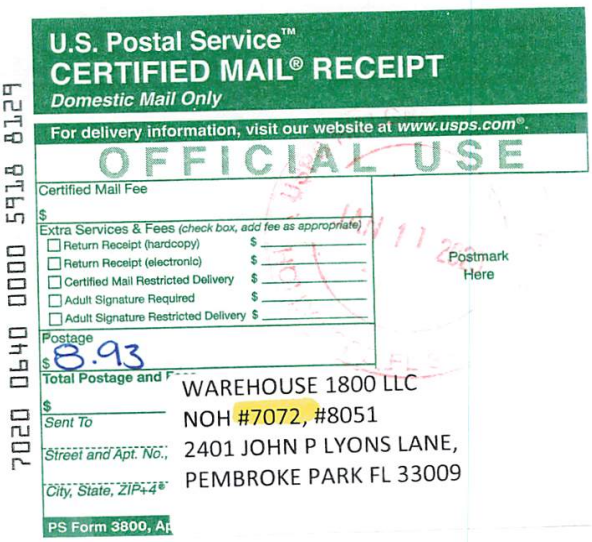
Total Postage and Fees
$

Sent To: WAREHOUSE 1800 LLC
Street and Apt. No.: NOH #7072, #8051
City, State, ZIP+4®: 808 COLLINS AVE
MIAMI BEACH FL 33139

PS Form 3800

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8112



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OFFICIAL USE

Certified Mail Fee
$

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 Fees
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Sent To: WAREHOUSE 1800 LLC
Street and Apt. No.: NOH #7072, #8051
City, State, ZIP+4®: 2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8129

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #7072

FIRST-CLASS MAIL
Hasler
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Warehouse 1800 LLC
2401 John P Lyons Lane
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48-02
Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,122,930	$5,537,000	$6,659,930	$6,324,510	
2021	$1,122,930	$4,626,630	$5,749,560	$5,749,560	$123,641.99
2020	$1,122,930	$4,628,570	$5,751,500	$5,464,190	$119,796.07

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,659,930	$6,659,930	$6,659,930	$6,659,930
Portability	0	0	0	0
Assessed/SOH	$6,324,510	$6,659,930	$6,324,510	$6,324,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,324,510	$6,659,930	$6,324,510	$6,324,510

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

1000 5 Street
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 07/15/2022

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
1213 SW 3 Avenue
FT. LAUDERDALE, FL 33316

Name Changed: 01/24/2013

Address Changed: 07/15/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

PCCO, INC

PO BOX 414198
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	04/08/2021
2022	07/15/2022

Document Images

07/15/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
03/05/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
09/01/2004 -- Reg. Agent Change	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
01/22/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
05/30/2002 -- ANNUAL REPORT	View image in PDF format
02/23/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE 1800 LLC CASE NO. 7072

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC AT 10:42 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

1/18/23

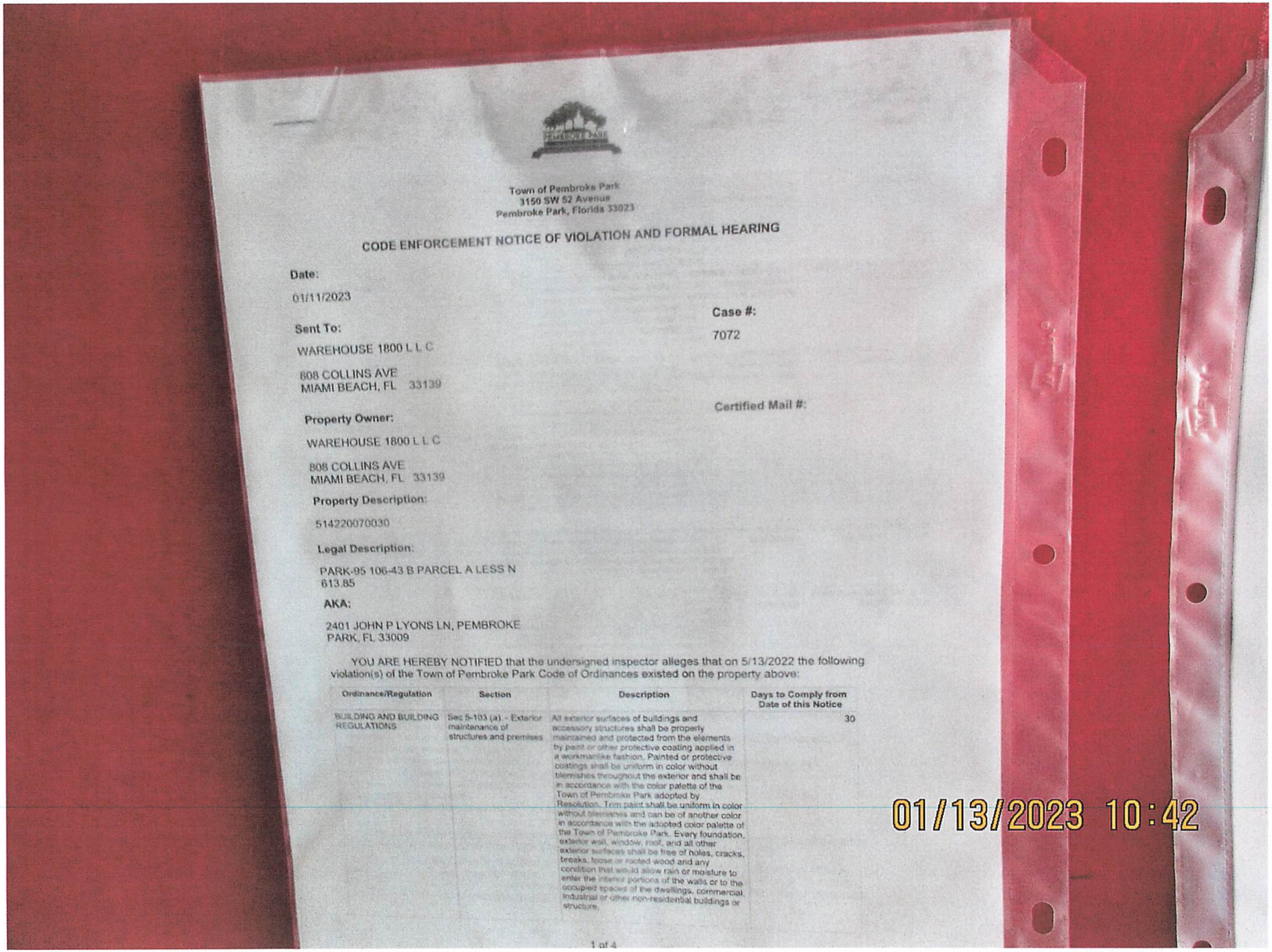
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/11/2023

Case #:

7072

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Property Description:

514220070030

Legal Description:

PARK-95 106-43 B PARCEL A LESS N 613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/13/2022 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 rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

01/13/2023 10:42

1 of 4

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/11/2023

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

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Property Owner:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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

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...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	30

1. Tenant buildout done without a permit in unit H-9. Obtain plans for permit and inspections.
2. Demise wall (fire rated wall) demolished without a permit between unit H-8 and H-9. Obtain plans for permit and inspections.
3. Parking lot has multiple cracks, potholes and oil spills from vehicles and requires a lot of maintenance. Pave and re-stripped with plans for permit and inspections.
4. Property is storing a lot of abandon vehicles (i.e. wrecked condition, no license plate, flat tires, etc.). Remove abandon vehicles from property.
5. Exterior maintenance required. Sand and paint over cracked and flaky paint; remove overgrown vegetation on the back end of the building and pressure wash and paint.
6. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 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

1/11/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

WAREHOUSE 1800 L L C
2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 7072

On 1/11/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: WAREHOUSE 1800 L L C

Address: 808 COLLINS AVE MIAMI BEACH, FL 33139

Folio: 514220070030

Site Address: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description: PARK-95 106-43 B PARCEL A LESS N 613.85

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.	1/11/2023

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.	1/11/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	1/11/2023
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: 1/11/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/11/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/11/2023
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: 1/11/2023
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...	Not in Compliance - Reinspection Date: 1/11/2023
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 1/11/2023

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	Not in Compliance - Reinspection Date: 1/11/2023

Notes/Means of Correction:

1. Tenant buildout done without a permit in unit H-9. Obtain plans for permit and inspections. Permit #2211831-0 Complete.
2. Demise wall (fire rated wall) demolished without a permit between unit H-8 and H-9. Obtain plans for permit and inspections. Permit #2211831-0 Complete.
3. Parking lot has multiple cracks, potholes and oil spills from vehicles and requires a lot of maintenance. Pave and re-stripped with plans for permit and inspections. In-complete, no permit.
4. Property is storing a lot of abandon vehicles (i.e. wrecked condition, no license plate, flat tires, etc.). Remove abandon vehicles from property. Call in re-inspection.
5. Exterior maintenance required. Sand and paint over cracked and flaky paint; remove overgrown vegetation on the back end of the building and pressure wash and paint. Completed.

Further, Affiant sayeth naught

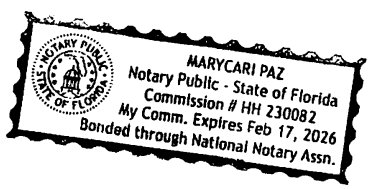
STATE OF FLORIDA

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 1/11/2023

NOTARY PUBLIC, STATE OF FLORIDA



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	7072	05/13/2022

Property Owner:	Property Description:	Certified Mail #:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	514220070030	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A LESS N 613.85	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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4. Property is storing a lot of abandon vehicles (i.e. wrecked condition, no license plate, flat tires, etc.). Remove abandon vehicles from property.
5. Exterior maintenance required. Sand and paint over cracked and flaky paint; remove overgrown vegetation on the back end of the building and pressure wash and paint.
6. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


UNITS
MOVING AND PORTABLE STORAGE
(786) 70-UNITS (86487)
www.unitsstorage.com
MIA16-094
MIA16-094
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FORK HERE
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H-9
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Rat Fink
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ATCO
OOLS
05/02/2022 14:56


EXIT
05/02/2022 14:56


05/02/2022 14:56


BOSS
05/02/2022 14:57


CHARGER
05/02/2022 14:57


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H-10
H-11
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H-10
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SUNSHINE STATE
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F19
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F21
05/02/2022 15:09


NISSAN
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STOP
05/02/2022 15:09


05/02/2022 15:10


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C 21
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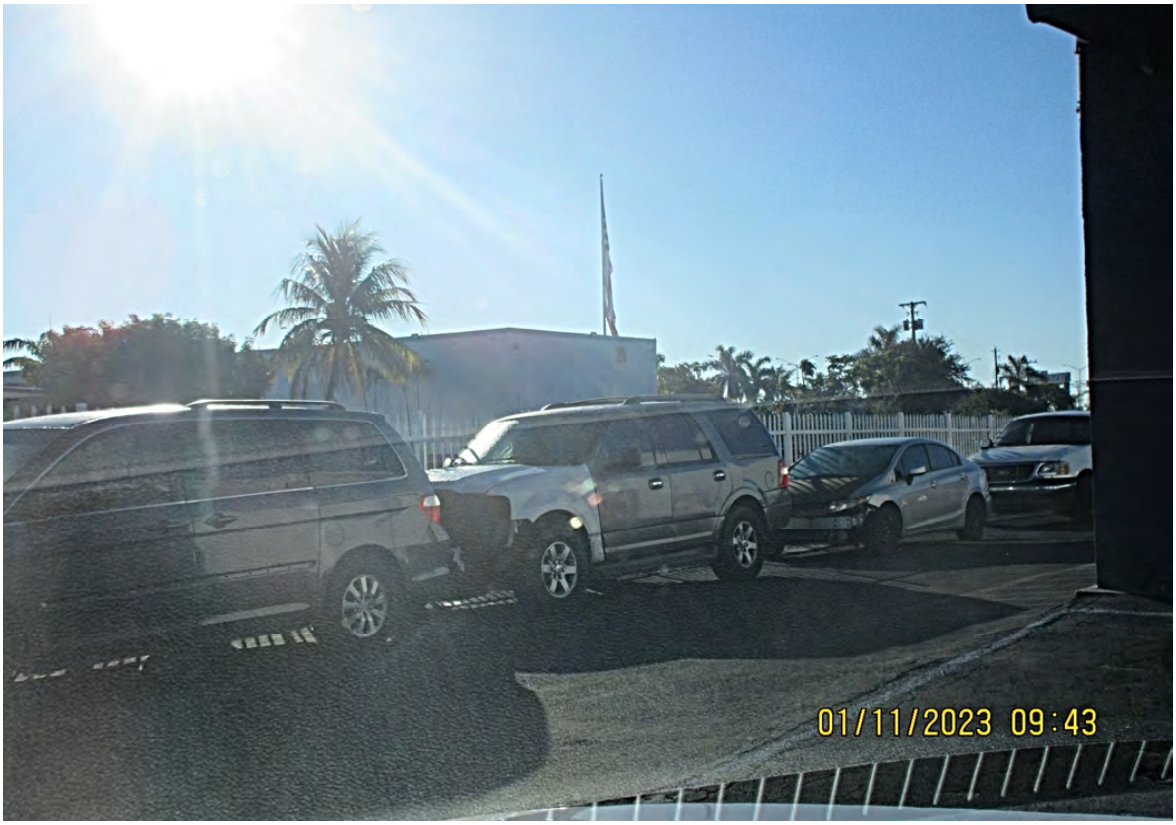
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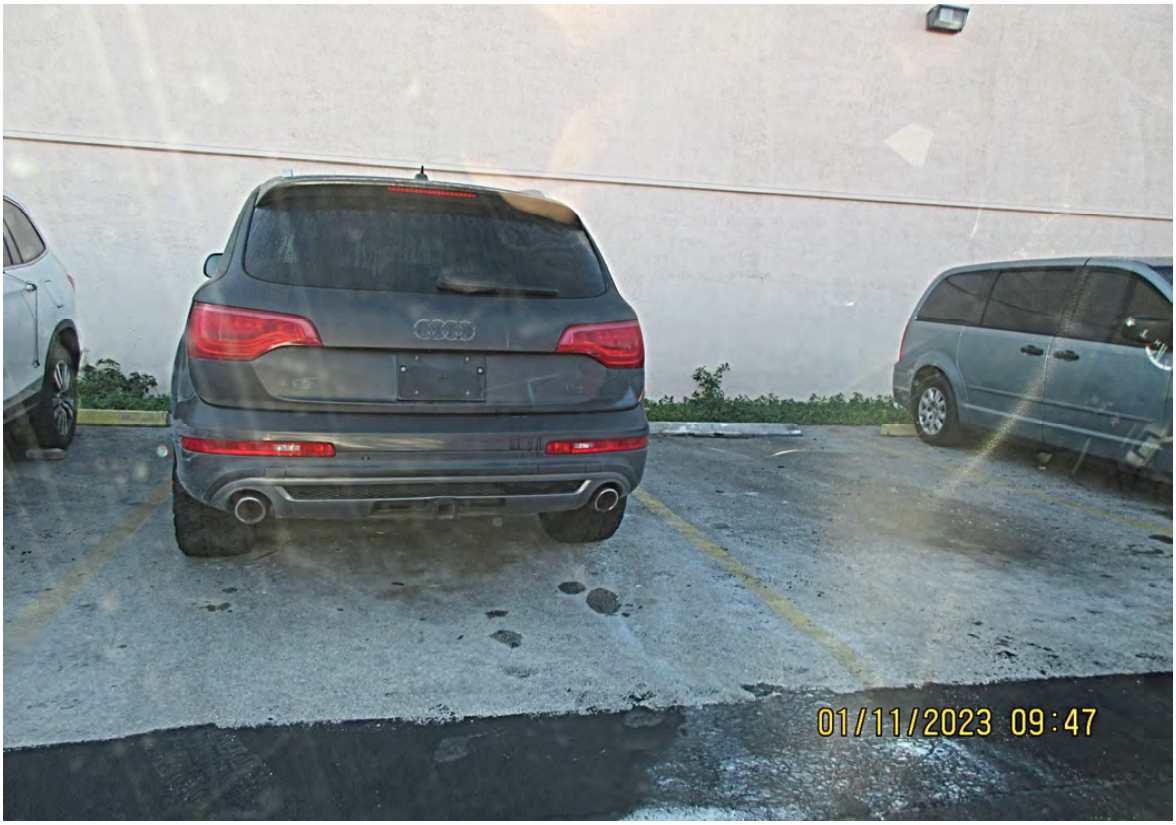
01/11/2023 09:47


01/11/2023 09:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOWN OF PEMBROKE PARK	3150 SW 52 AVE PEMBROKE PARK, FL 33023	3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230140092

Legal Description

Case Status Open **Case #** 7403 **Date Next Inspection** 1/10/2023

Notes

1. Dead hedges. Remove and replace with new ones.
2. Landscape should be uniformed
3. Town Hall Building requires – Pressure washing, repairs and paint. Pressure washing complete
4. Town Hall channel letter sign is aged and requires a refresher
5. Parking lot requires – repaving and stripping. Obtain plans for permit and inspections.
6. Fence requires one uniform color – chain-link spray-paint silver.
7. Pressure washing of the common areas and removal of rust stains. Pressure washing complete
8. Town hall fence is covered in vines and it's damaged. Requires maintenance and repair. Obtain permit for repairs.
9. Tree on north side of Building requires trimming. Contract a licensed trimmer.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/5/2022		Notice of Violation	Hand
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23
1/10/2023		Affidavit of Non-Compliance	Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/10/2023
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: 1/10/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/10/2023
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: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/10/2023
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 1/10/2023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
JC JIMENEZ
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7768 84

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8044

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pettit JAN 12 2023

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
GEOFFREY JACOBS
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 6655 1060 4523 14

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7948

COMPLETE THIS SECTION ON DELIVERY

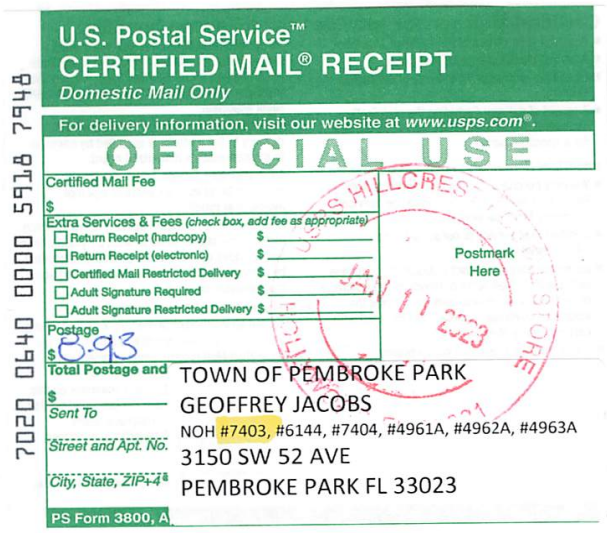
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pettit JAN 12 2023

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

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

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



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage and
$

Sent To
TOWN OF PEMBROKE PARK
GEOFFREY JACOBS

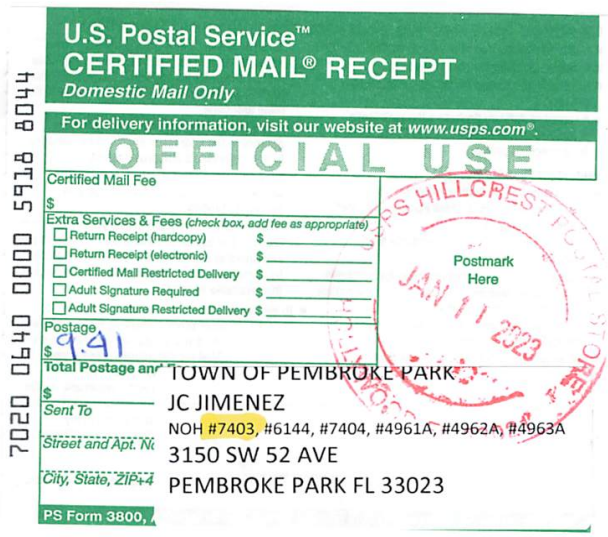
Street and Apt. No.
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4®
PEMBROKE PARK FL 33023

PS Form 3800, A

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7948



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.41

Total Postage and
$

Sent To
TOWN OF PEMBROKE PARK
JC JIMENEZ

Street and Apt. No.
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4
PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8044

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOWN OF PEMBROKE PARK CASE NO. 7403

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOWN OF PEMBROKE PARK

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TOWN OF PEMBROKE PARK AT 11:00 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

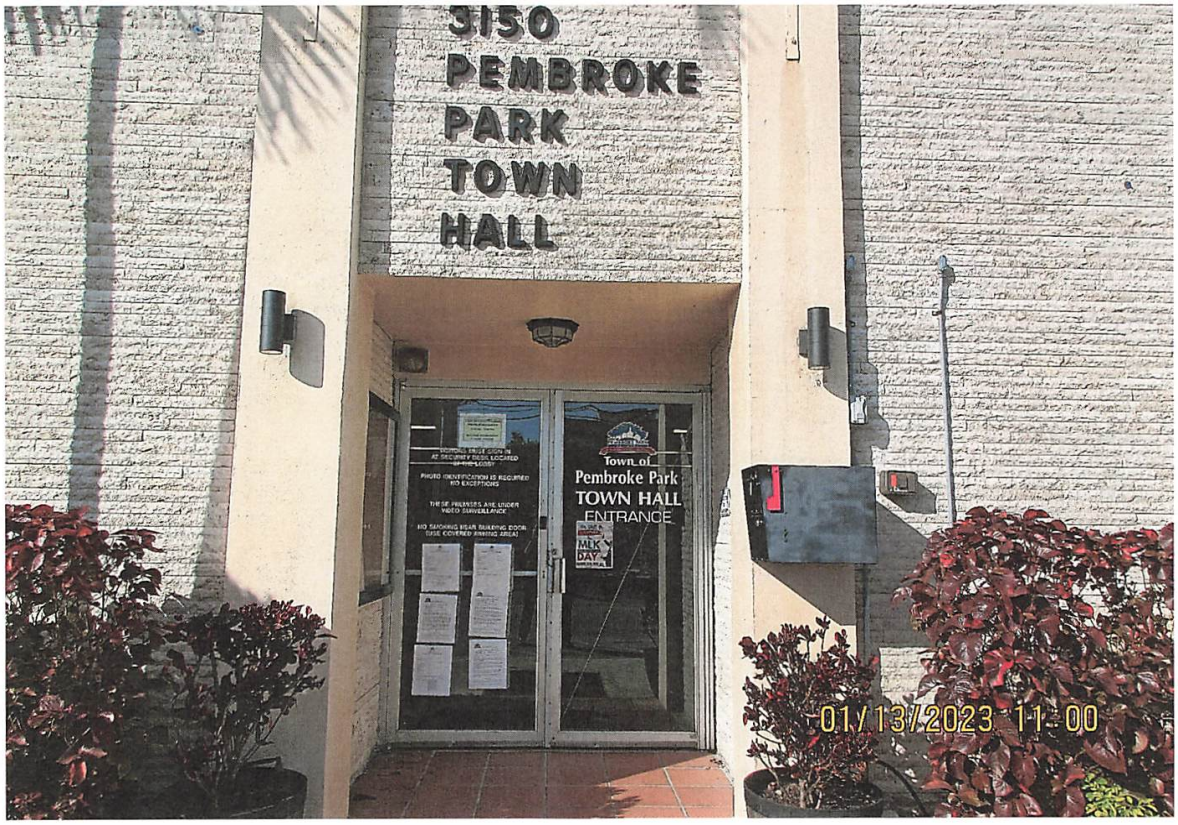
AFFIANT

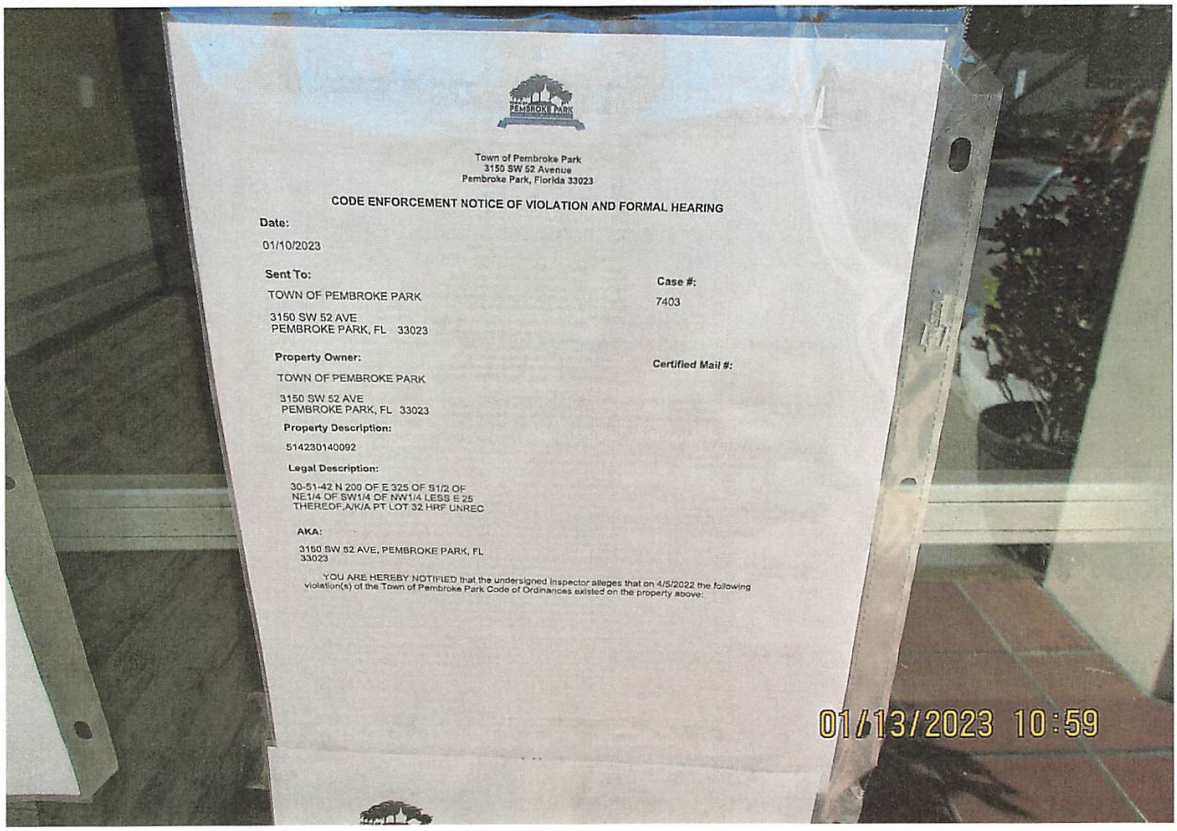
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3150
PEMBROKE
PARK
TOWN
HALL
Town of
Pembroke Park
TOWN HALL
ENTRANCE
01/13/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/10/2023
Sent To:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Case #:
7403
Property Owner:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230140092
Legal Description:
30-51-42 N 200 OF E 325 OF S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 25 THEREOF,A/K/A PT LOT 32 HRF UNREC
AKA:
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/5/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
01/13/2023 10:59

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

7403

Property Owner:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140092

Legal Description:

30-51-42 N 200 OF E 325 OF S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 25 THEREOF,A/K/A PT LOT 32 HRF UNREC

AKA:

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

1. Dead hedges. Remove and replace with new ones.
2. Landscape should be uniformed
3. Town Hall Building requires – Pressure washing, repairs and paint. Pressure washing complete
4. Town Hall channel letter sign is aged and requires a refresher
5. Parking lot requires – repaving and stripping. Obtain plans for permit and inspections.
6. Fence requires one uniform color – chain-link spray-paint silver.
7. Pressure washing of the common areas and removal of rust stains. Pressure washing complete
8. Town hall fence is covered in vines and it's damaged. Requires maintenance and repair. Obtain permit for repairs.
9. Tree on north side of Building requires trimming. Contract a licensed trimmer.

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 25th day of January, 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 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

1/10/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

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

Respondent(s)

Case #: 7403

On 1/10/2023 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:	TOWN OF PEMBROKE PARK
Address:	3150 SW 52 AVE PEMBROKE PARK, FL 33023
Folio:	514230140092
Site Address:	3150 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description:	30-51-42 N 200 OF E 325 OF S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 25 THEREOF,A/K/A PT LOT 32 HRF UNREC

Ordinance/Regulation	Section	Description	Date Complied
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/10/2023
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: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/10/2023
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4 -5-72)	Not in Compliance - Reinspection Date: 1/10/2023

Notes/Means of Correction:

1. Dead hedges. Remove and replace with new ones. Dead hedges were removed but not replaced on the back end of property.
2. Landscape should be uniformed. Not completed.
3. Town Hall Building requires – Pressure washing, repairs and paint. Pressure washing complete
4. Town Hall channel letter sign is aged and requires a refresher. No Completed.
5. Parking lot requires – repaving and stripping. Obtain plans for permit and inspections. Not Completed.
6. Fence requires one uniform color – chain-link spray-paint silver. Not Completed.
7. Pressure washing of the common areas and removal of rust stains. Pressure washing completed.
8. Town hall fence is covered in vines and it's damaged. Requires maintenance and repair. Obtain permit for repairs. Not Completed.
9. Tree on north side of Building requires trimming. Contract a licensed trimmer. 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 1/10/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, August 30, 2022 2:58 PM
To: Town Mayor; Reynold Dieuveille; Bill Hodgkins
Subject: Notice of Violation - Case 7403 - Town of Pembroke Park
Attachments: 3150 SW 52 - Damaged fence.pdf; 3150 SW 52 AVE.pdf

Importance: High

Good afternoon Mayor Jacobs, Vice Mayor Dieuveille and Clerk Commissioner Hodgkins,

Please be advised that there is an open violation for the Town of Pembroke Park as of 04/05/2022, reference Case #7403. To view the open violation, click the link below and the attached photos:

caseoverview (inkforce.net)

Case #7403
1. Dead hedges. Remove and replace with new ones.
2. Landscape should be uniformed
3. Town Hall Building requires – Pressure washing, repairs and paint. Pressure washing complete
4. Town Hall channel letter sign is aged and requires a refresher
5. Parking lot requires – repaving and stripping. Obtain plans for permit and inspections.
6. Fence requires one uniform color – chain-link spray-paint silver.
7. Pressure washing of the common areas and removal of rust stains. Pressure washing complete
8. Town hall fence is covered in vines and it's damaged. Requires maintenance and repair. Obtain permit for repairs.
9. Tree on north side of Building requires trimming.

The only items that has been partially corrected are item #3, the Building and Common areas have been pressure washed, but not painted and item #1, dead hedges were removed, but not replaced.

Thank you for your attention to this matter, if you have any questions, please contact me.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, August 4, 2022 11:20 AM
To: Robert Clark
Cc: JC Jimenez; Reynold Dieuveille
Subject: FW: Town Hall Maintenance Requirements
Attachments: 3150 SW 52 - Damaged fence.pdf; 3150 SW 52 AVE.pdf

From: Joseline Ramirez
Sent: Thursday, August 4, 2022 11:01 AM
To: Robert Clark <rclark@tppfl.gov>
Cc: Myriam Jacques <mjacques@tppfl.gov>; Stephanie Woodbury <swoodbury@tppfl.gov>; Juan Yequi <jyequi@tppfl.gov>; JC Jimenez <jcjimenez@tppfl.gov>
Subject: RE: Town Hall Maintenance Requirements

Good morning Robert,

Please have Myriam or Stephanie enter the WO request. I am simply notifying you and the Town Manager of the Violations in our Town. What I need to know is if the violations have been corrected so I can close out the violations.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Robert Clark <rclark@tppfl.gov>
Sent: Thursday, August 4, 2022 10:55 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Myriam Jacques <mjacques@tppfl.gov>; Stephanie Woodbury <swoodbury@tppfl.gov>; Juan Yequi <jyequi@tppfl.gov>
Subject: RE: Town Hall Maintenance Requirements

Chief,

Sorry for the delayed response. Town maintenance is ongoing. Please forward maintenance requests through the work order system. This is the most effective way of ensuring that maintenance items are assigned to the appropriate department. If you have submitted a maintenance request, please forward the Wo# to Myriam or Stephanie and they will investigate the status.

Kindest Regards,

Rob

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Thursday, July 28, 2022 2:11 PM
To: Robert Clark <rclark@tppfl.gov>; JC Jimenez <jcjimenez@tppfl.gov>
Cc: Reynold Dieuveille <rdieuveille@tppfl.gov>
Subject: RE: Town Hall Maintenance Requirements
Importance: High

Good afternoon,

I hope to find you well, can you please provide a status for the below email?

In addition, the following items also need correction:

1. Town Hall fence is covered in vines and it's damaged. Requires maintenance.
2. Tree on north side of building requires maintenance. Trim/prune tree.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Wednesday, March 30, 2022 10:32 AM
To: Robert Clark <rclark@tppfl.gov>
Cc: Erik Richwagen <erichwagen@tppfl.gov>
Subject: Town Hall Maintenance Requirements

Good afternoon Robert,

Per our discussion yesterday while we walked through Town Hall, we agreed that Town Hall requires the following maintenance:

- Dead hedges replacement
- Landscape should be uniformed
- Town Hall Building requires – Pressure washing, repairs and paint.
- Town Hall channel letter sign requires a refresher
- Parking lot requires – repaving and stripping
- Fence requires one uniform color – chain-link spray-paint silver
- Pressure washing of the common areas and removal of rust stains

Thank you for your attention to this matter.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Joseline Ramirez

Get Outlook for iOS

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:01 AM
To: JC Jimenez
Subject: FW: Town Hall Maintenance Requirements

Good morning JC,

The below email was sent to Robert Clark on 03/30/2022 and I wanted you to have the information as well.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Wednesday, March 30, 2022 10:32 AM
To: Robert Clark <rclark@tppfl.gov>
Cc: Erik Richwagen <erichwagen@tppfl.gov>
Subject: Town Hall Maintenance Requirements

Good afternoon Robert,

Per our discussion yesterday while we walked through Town Hall, we agreed that Town Hall requires the following maintenance:

- Dead hedges replacement
- Landscape should be uniformed
- Town Hall Building requires – Pressure washing, repairs and paint.
- Town Hall channel letter sign requires a refresher
- Parking lot requires – repaving and stripping
- Fence requires one uniform color – chain-link spray-paint silver
- Fence on the southside owner should be identified so I can cite the proper owner
- Pressure washing of the common areas and removal of rust stains

Thank you for your attention to this matter.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Joseline Ramirez

Get Outlook for iOS


Apr 5, 2022 at 4:46:35 PM

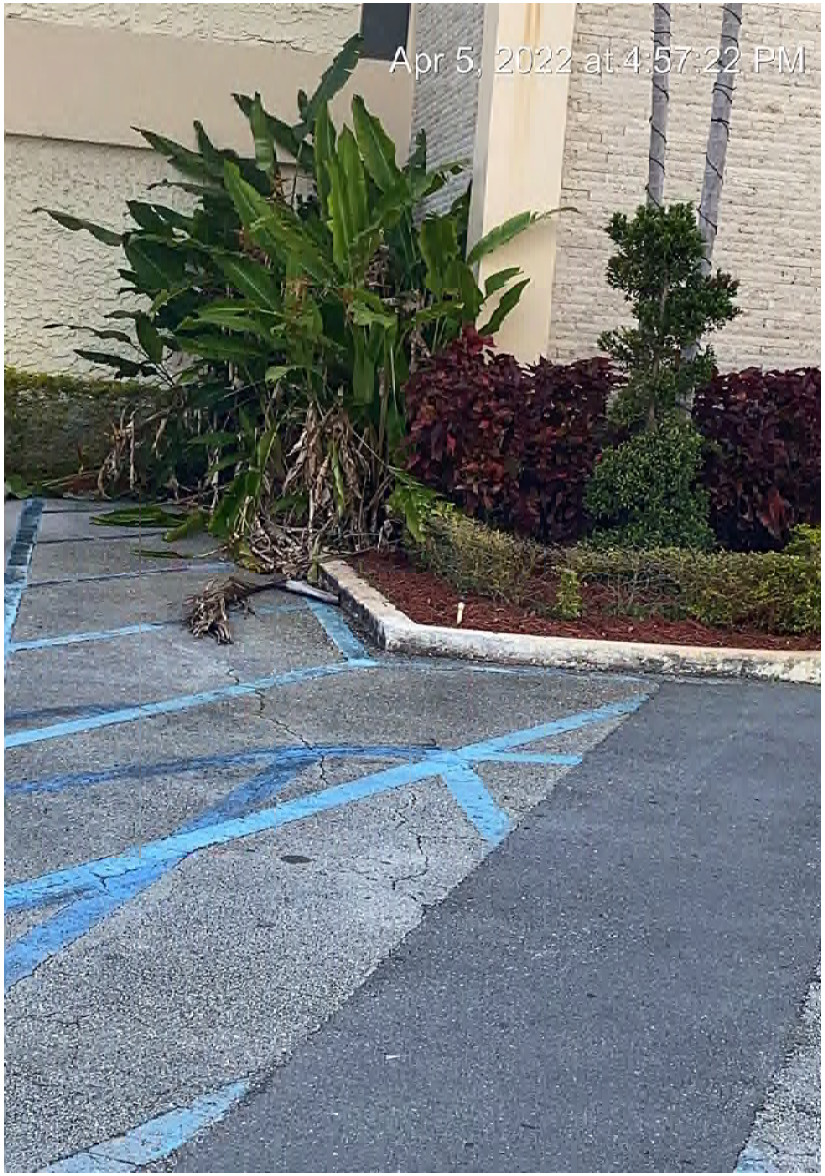

Apr 5, 2022 at 4:46:44 PM
PEMBROKE PA
FLORIDA
The Small Town that Means Big Business
3150

Apr 5, 2022 at 4:47:02 PM
TOWN VEHICLES ONLY

Apr 5, 2022 at 4:56:56 PM

Apr 5, 2022 at 4:57:02 PM

Apr 5, 2022 at 4:57:07 PM


Apr 5, 2022 at 4:57:22 PM


Apr 5, 2022 at 4:57:35 PM


Apr 5, 2022 at 4:58:04 PM
DO NOT
ENTER


Apr 5, 2022 at 4:58:14 PM


Apr 5, 2022 at 4:58:20 PM


Apr 5, 2022 at 4:58:29 PM


Apr 5, 2022 at 4:58:40 PM

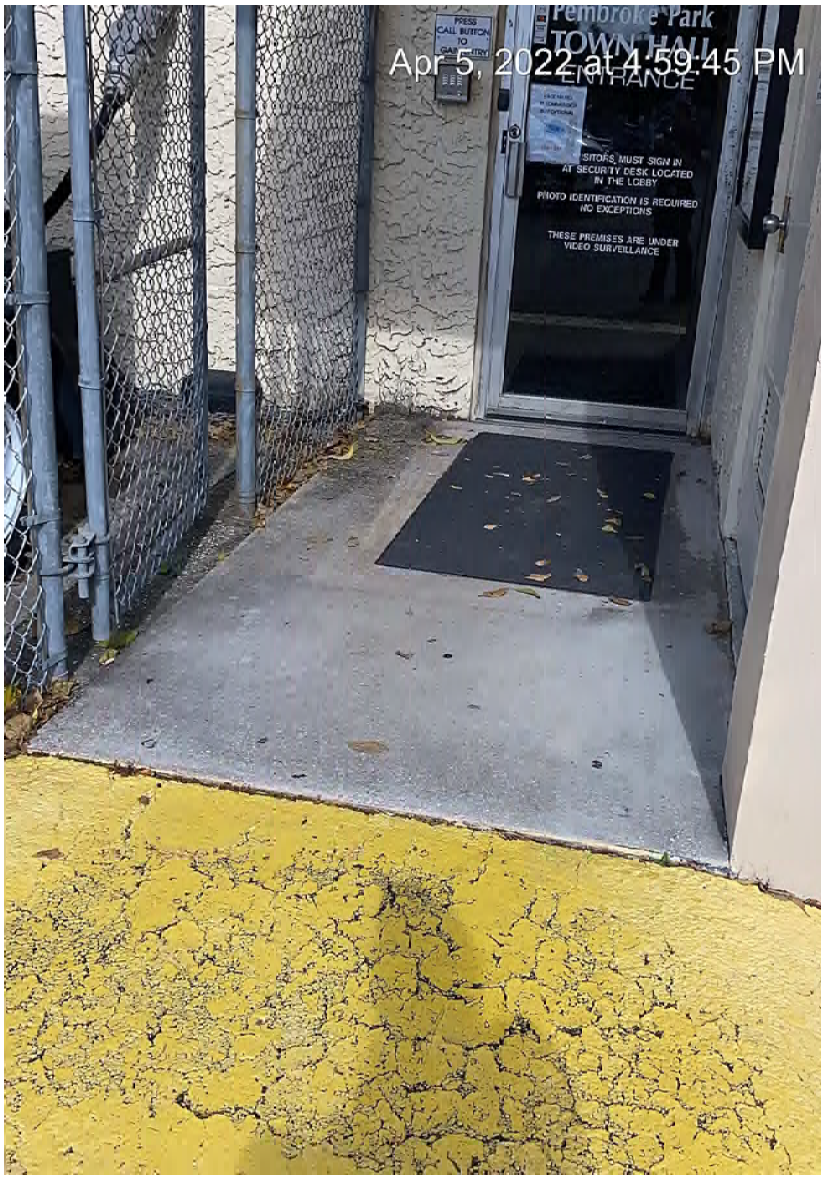

Apr 5, 2022 at 4:58:50 PM


Apr 5, 2022 at 4:58:58 PM


Apr 5, 2022 at 4:59:05 PM

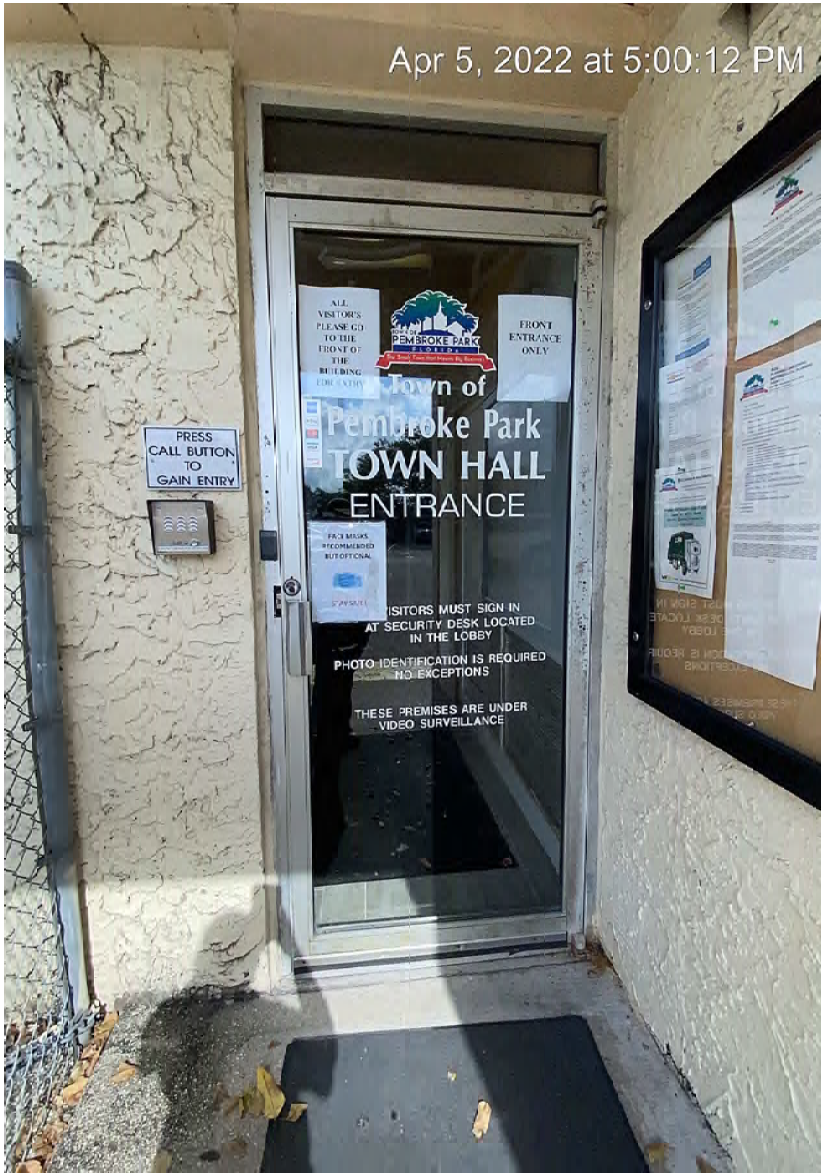
Apr 5, 2022 at 4:59:13 PM

Apr 5, 2022 at 4:59:16 PM


Apr 5, 2022 at 4:59:45 PM
Pembroke Park
TOWN HALL
ENTRANCE
PRESS CALL BUTTON TO
SITORS, MUST SIGN IN AT SECURITY DESK LOCATED IN THE LOBBY
PHOTO IDENTIFICATION IS REQUIRED NO EXCEPTIONS
THESE PREMISES ARE UNDER VIDEO SURVEILLANCE


Apr 5, 2022 at 4:59:45 PM
CAUTION
NO TRESPASSING
AUTHORIZED
PERSONNEL ONLY
Power Tech
DIESEL GENERATOR


Apr 5, 2022 at 5:00:06 PM
ALL VISITOR'S PLEASE GO TO THE FRONT OF THE BUILDING FOR ENTRY
TOWN OF PEMBROKE PARK FLORIDA
The Small Town that Means Big Business
FRONT ENTRANCE ONLY
Town of
Pembroke Park
TOWN HALL
ENTRANCE
FACE MASKS RECOMMENDED BUT OPTIONAL
STAY SAFE!
VISITORS MUST SIGN IN AT SECURITY DESK LOCATED IN THE LOBBY
PHOTO IDENTIFICATION IS REQUIRED


Apr 5, 2022 at 5:00:12 PM
PRESS CALL BUTTON TO GAIN ENTRY
FRONT ENTRANCE ONLY
Town of
Pembroke Park
TOWN HALL
ENTRANCE
VISITORS MUST SIGN IN AT SECURITY DESK LOCATED IN THE LOBBY
PHOTO IDENTIFICATION IS REQUIRED NO EXCEPTIONS
THESE PREMISES ARE UNDER VIDEO SURVEILLANCE


Apr 5, 2022 at 4:44:11 PM


Apr 5, 2022 at 4:44:28 PM


Apr 5, 2022 at 4:44:58 PM

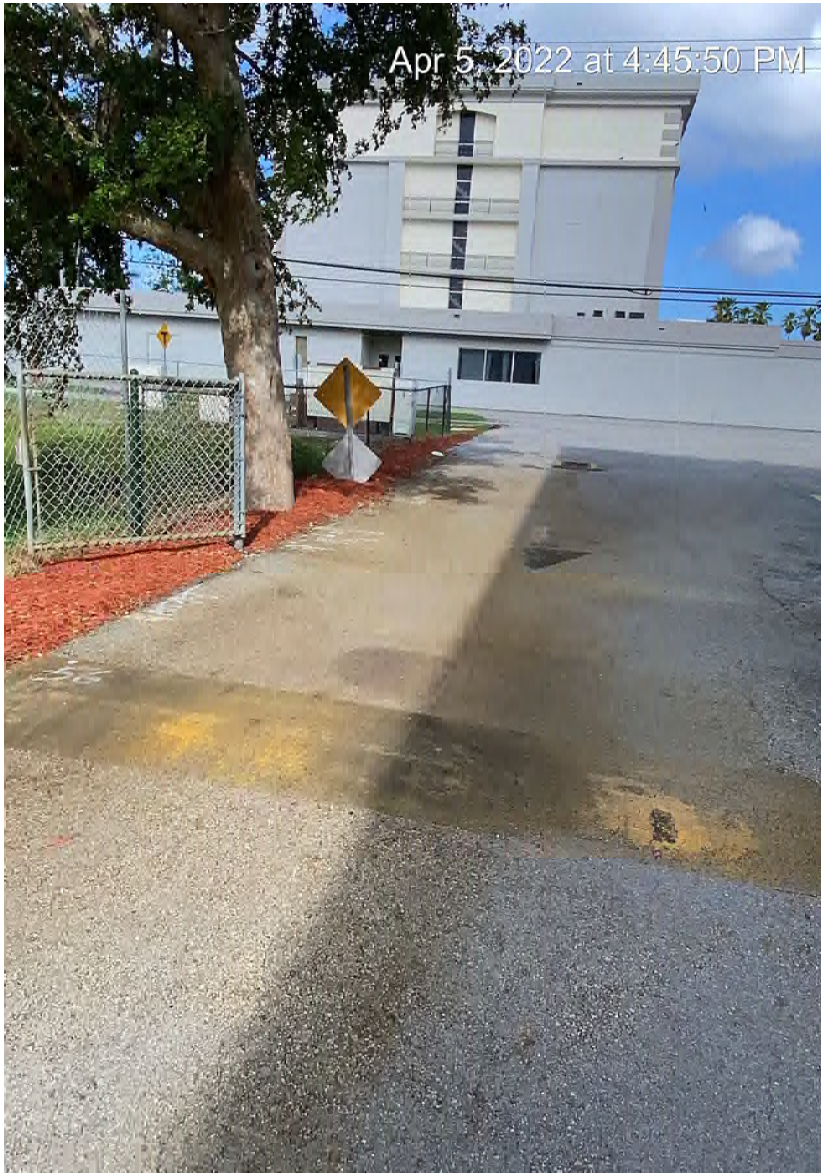

Apr 5, 2022 at 4:45:04 PM


Apr 5, 2022 at 4:45:16 PM


Apr 5, 2022 at 4:45:27 PM
PEMBROKE PARK TOWN HALL


Apr 5, 2022 at 4:45:38 PM


Apr 5, 2022 at 4:45:42 PM


Apr 5, 2022 at 4:45:50 PM


Apr 5, 2022 at 4:46:02 PM


Apr 5, 2022 at 4:46:09 PM


Apr 5, 2022 at 4:46:19 PM
AUTHORIZED PERSONNEL ONLY

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOWN OF PEMBROKE PARK	3150 SW 52 AVE PEMBROKE PARK, FL 33023	4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090590

Legal Description

Case Status Open **Case #** 7404 **Date Next Inspection** 1/10/2023

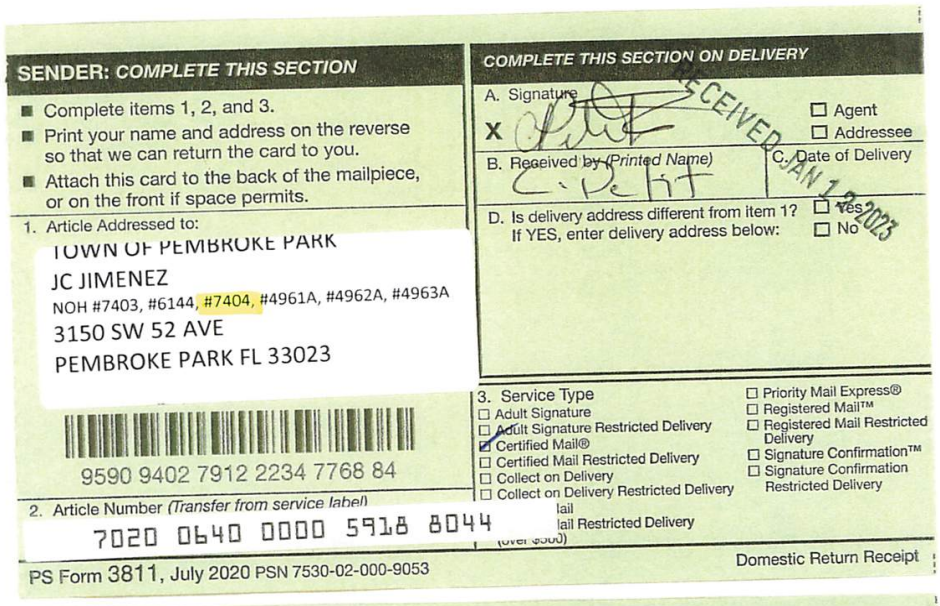
Notes 1. Started to repair Lift Station #15 without permit. Obtain plans for permit and inspection. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Hand
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23
1/10/2023		Affidavit of Non-Compliance	Certified Mail 1/11/23

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: 1/10/2023
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: 1/10/2023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
JC JIMENEZ
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7768 84

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8044

COMPLETE THIS SECTION ON DELIVERY

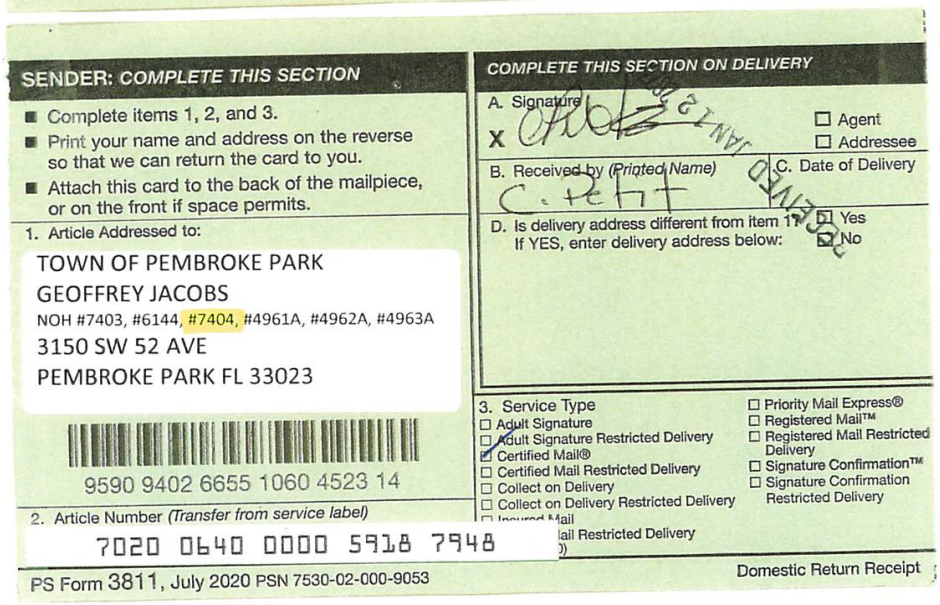
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pelt JAN 12 2023

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
GEOFFREY JACOBS
NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE
PEMBROKE PARK FL 33023

9590 9402 6655 1060 4523 14

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7948

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
C. Pelt JAN 12 2023

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOWN OF PEMBROKE PARK CASE NO. 7404

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOWN OF PEMBROKE PARK

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TOWN OF PEMBROKE PARK AT 10:59 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

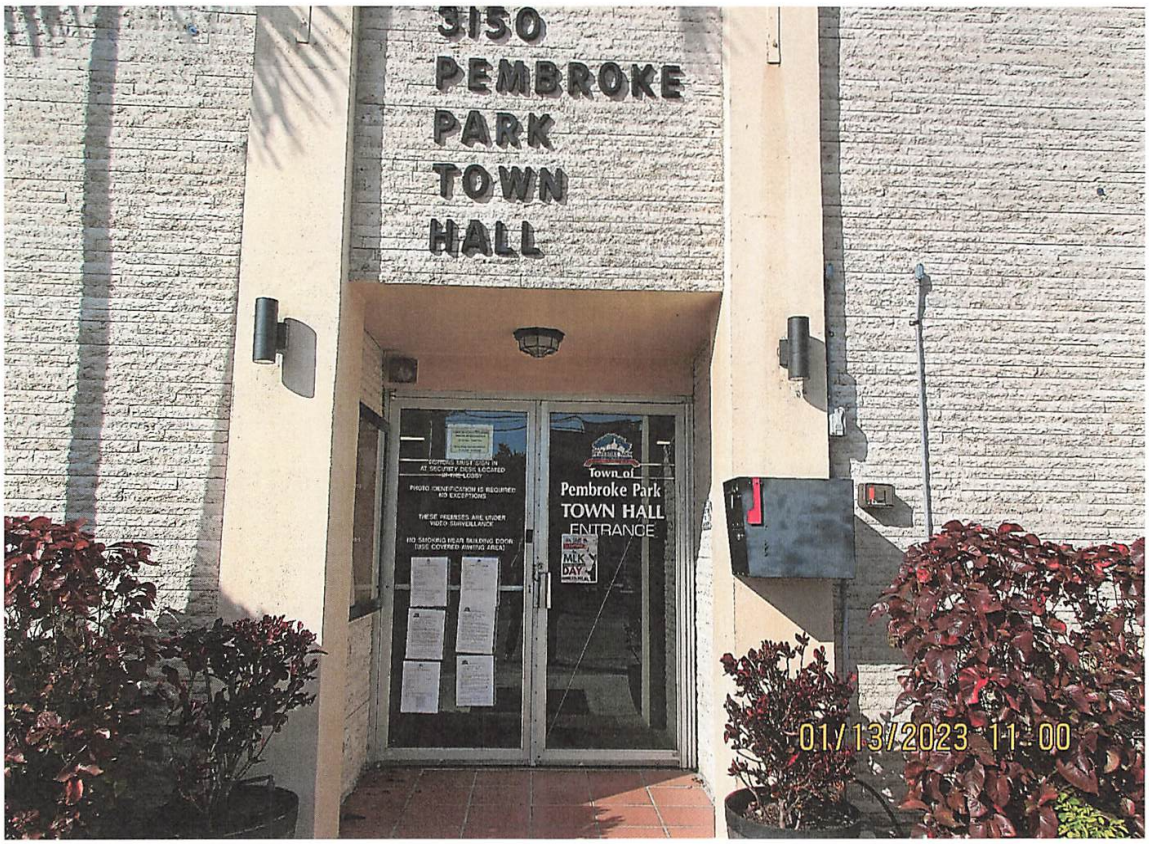
AFFIANT

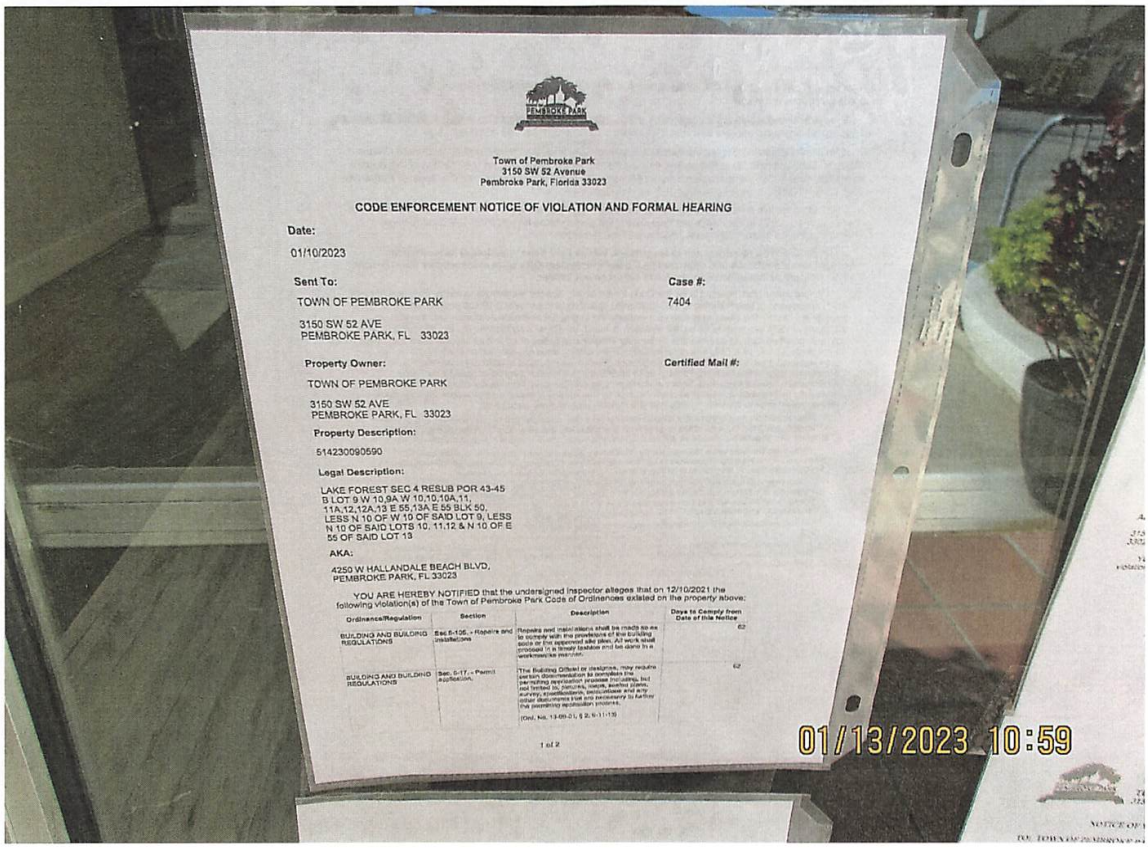
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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


3150
PEMBROKE
PARK
TOWN
HALL
Town of
Pembroke Park
TOWN HALL
ENTRANCE
01/13/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/10/2023
Sent To:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Case #:
7404
Property Owner:
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230090590
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 9 W 10,9A W 10,10,10A,11,
11A,12,12A,13 E 55,13A E 55 BLK 50,
LESS N 10 OF W 10 OF SAID LOT 9, LESS
N 10 OF SAID LOTS 10, 11,12 & N 10 OF E
55 OF SAID LOT 13
AKA:
4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and maintenance shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
62
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
"The Building Official or designee, may require certain documentation as corrective or remedial measures, including, but not limited to, plans, permits, specifications, sketches, plans, survey, inspections, test, disclosure and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-215, § 2, 9-11-13)
62
1 of 2
01/13/2023 10:59

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

7404

Property Owner:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090590

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

AKA:

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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.	62
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	62

1. Started to repair Lift Station #15 without permit. Obtain plans for permit and inspection. 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 25th day of January, 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 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.

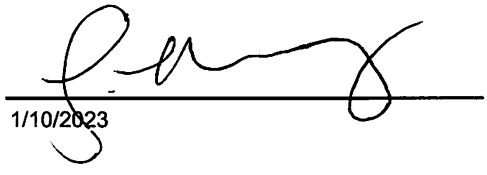
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



1/10/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

TOWN OF PEMBROKE PARK
4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 7404

On 1/10/2023 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: TOWN OF PEMBROKE PARK

Address: 3150 SW 52 AVE PEMBROKE PARK, FL 33023

Folio: 514230090590

Site Address: 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/10/2023
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: 1/10/2023

Notes/Means of Correction:

Process #505182 in plan review, permit not complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

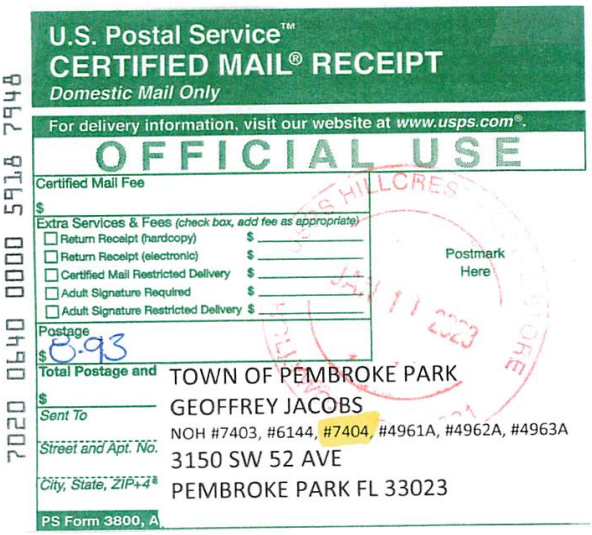
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/10/2023

NOTARY PUBLIC, STATE OF FLORIDA

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



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

Postage
$ 8.93

Total Postage and
$

Postmark Here

JAN 11 2023

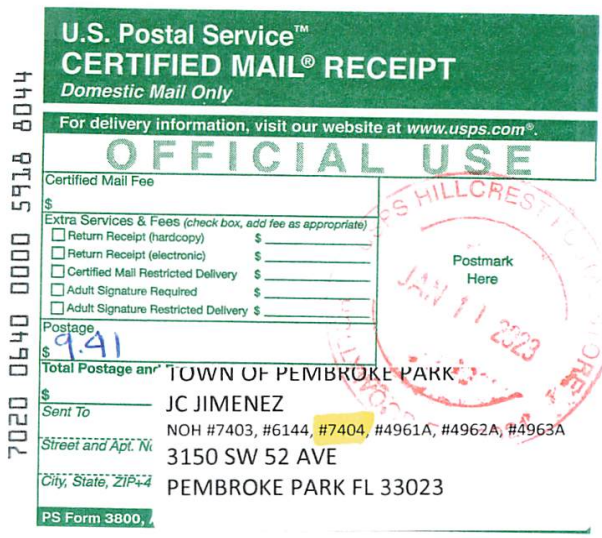
Sent To TOWN OF PEMBROKE PARK
GEOFFREY JACOBS

Street and Apt. No. NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, A

7020 0640 0000 5918 7948



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

Postage
$ 9.41

Total Postage and
$

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JAN 11 2023

Sent To JC JIMENEZ

Street and Apt. No. NOH #7403, #6144, #7404, #4961A, #4962A, #4963A
3150 SW 52 AVE

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800,

7020 0640 0000 5918 8044


08/21/2020 00:55


08/21/2020 00:58


08/21/2020 00:58


08/21/2020 01:25


08/21/2020 01:25


08/21/2020 01:25


12/10/2021 15:10


12/10/2021 15:11


12/10/2021 15:11


12/10/2021 15:11


TOWN OF PEMBROKE PARK
LIFT STATION NO. 15
IN CASE OF EMERGENCY
08/08/2022 15:39


08/08/2022 15:39


08/08/2022 15:39


08/08/2022 15:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Folio

514220070031

Legal Description

Case Status Open **Case #** 8051 **Date Next Inspection** 1/25/2023

Notes Parking lot has multiple cracks, potholes and oil spills from vehicles and requires a lot of maintenance. Pave and re-striped with plans for permit and inspections.

Parking Lot has been seal coated and striped without a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/11/2023		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
1/11/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
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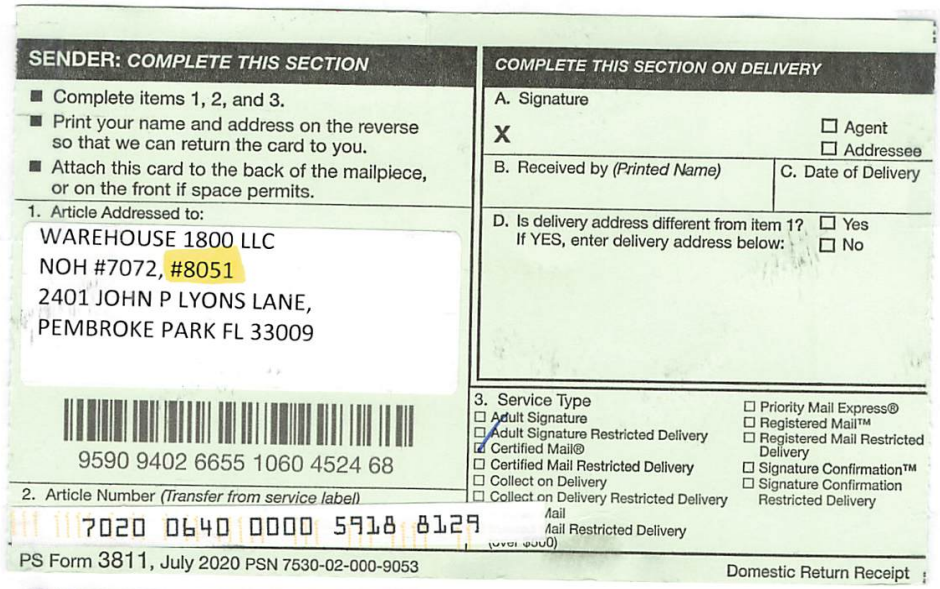


SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WAREHOUSE 1800 LLC
NOH #7072, #8051
2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

9590 9402 6655 1060 4524 68

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

7020 0640 0000 5918 8129

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WAREHOUSE 1800 LLC
NOH #7072, #8051
808 COLLINS AVE
33139

9590 9402 6655 1060 4524 82

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

7020 0640 0000 5918 8112

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

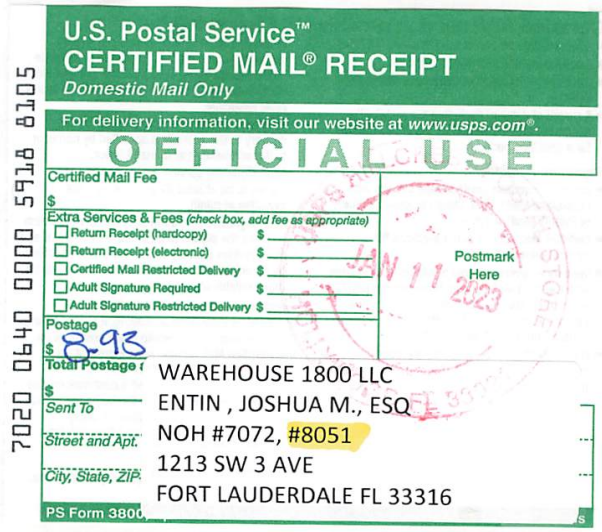
B. Received by *(Printed Name)* Andy Carballo | C. Date of Delivery

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

3. Service Type

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

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



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

Postage
$ 8.93

Total Postage
$

Sent To: WAREHOUSE 1800 LLC
Street and Apt.: ENTIN , JOSHUA M., ESQ
City, State, ZIP: NOH #7072, #8051
1213 SW 3 AVE
FORT LAUDERDALE FL 33316

PS Form 3800

Postmark Here
JAN 11 2023

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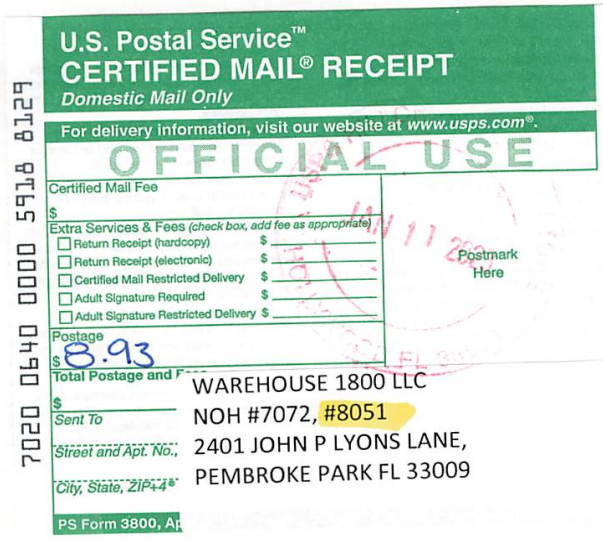

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

Total Postage and Fees
$

Sent To: WAREHOUSE 1800 LLC
Street and Apt. No.: NOH #7072, #8051
City, State, ZIP+4®: 2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here

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

Postage
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Total Postage and Fees
$

Sent To: WAREHOUSE 1800 LLC
Street and Apt.: NOH #7072, #8051
City, State, ZIP: 808 COLLINS AVE
MIAMI BEACH FL 33139

PS Form 380

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8112

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE 1800 LLC CASE NO. 8051

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC AT 10:42 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

1/18/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/11/2023

Case #:

8051

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Property Description:

514220070031

Legal Description:

PARK-95 106-43 B PARCEL A THE S 138.85 OF THE N 613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/11/2023 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
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.	14
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	14

01/13/2023 10:42

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/11/2023

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

8051

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514220070031

Legal Description:

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Parking lot has multiple cracks, potholes and oil spills from vehicles and requires a lot of maintenance. Pave and re-striped with plans for permit and inspections.

Parking Lot has been seal coated and striped without a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed.

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

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

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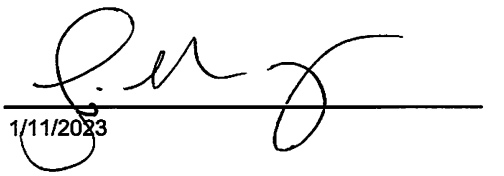
Joseline Ramirez

Chief Code Enforcement Officer



1/11/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 07 0031
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48-02
Abbr Legal Description	PARK-95 106-43 B PARCEL A THE S 138.85 OF THE N 613.85		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$203,460	$1,031,610	$1,235,070	$1,235,070	
2022	$203,460	$1,031,610	$1,235,070	$1,172,200	$25,143.24
2021	$203,460	$862,180	$1,065,640	$1,065,640	$22,916.15

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,235,070	$1,235,070	$1,235,070	$1,235,070
Portability	0	0	0	0
Assessed/SOH	$1,235,070	$1,235,070	$1,235,070	$1,235,070
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	$1,235,070	$1,235,070	$1,235,070	$1,235,070

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD	$165,000	26010 / 690

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	29,065	SF
Adj. Bldg. S.F. (Card, Sketch)		13156
Eff./Act. Year Built: 1970/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

1000 5 Street
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 07/15/2022

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
1213 SW 3 Avenue
FT. LAUDERDALE, FL 33316

Name Changed: 01/24/2013

Address Changed: 07/15/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

PCCO, INC

PO BOX 414198
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	04/08/2021
2022	07/15/2022

Document Images

07/15/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
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01/24/2008 -- ANNUAL REPORT	View image in PDF format
03/05/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
09/01/2004 -- Reg. Agent Change	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
01/22/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
05/30/2002 -- ANNUAL REPORT	View image in PDF format
02/23/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Florida Limited Liabilites	View image in PDF format


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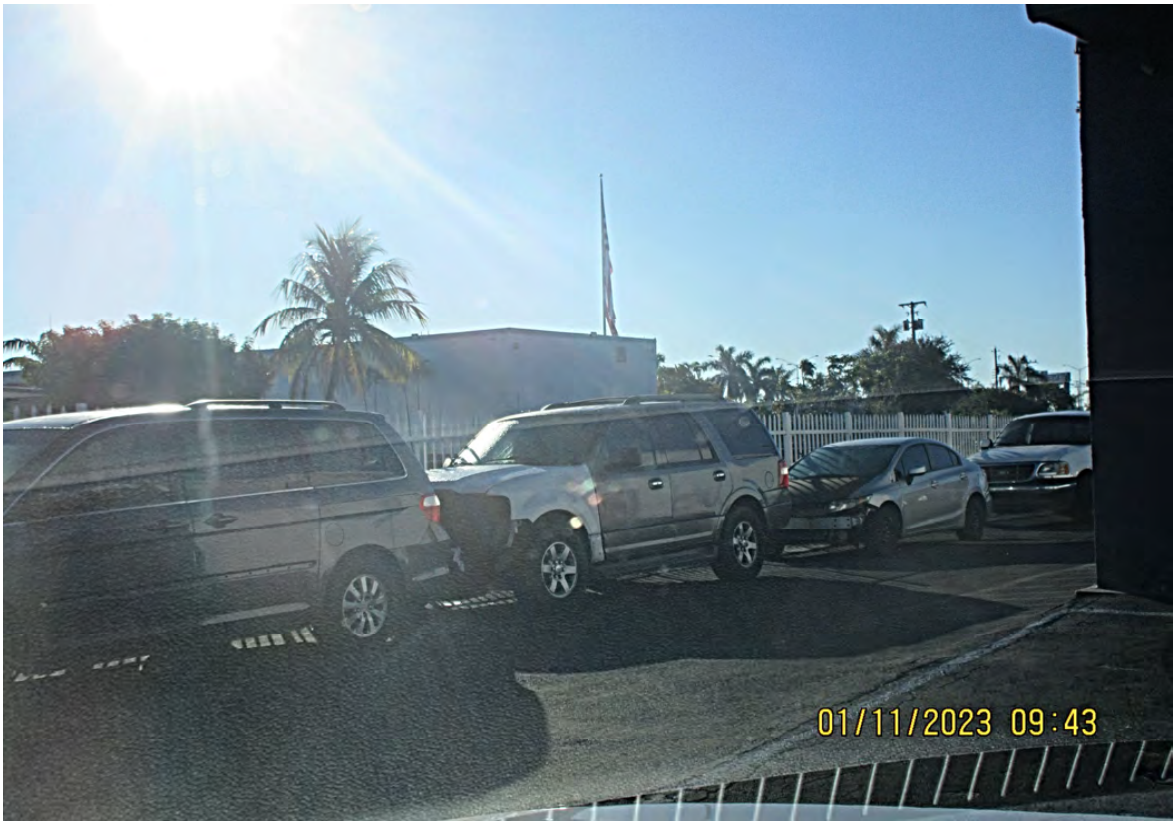
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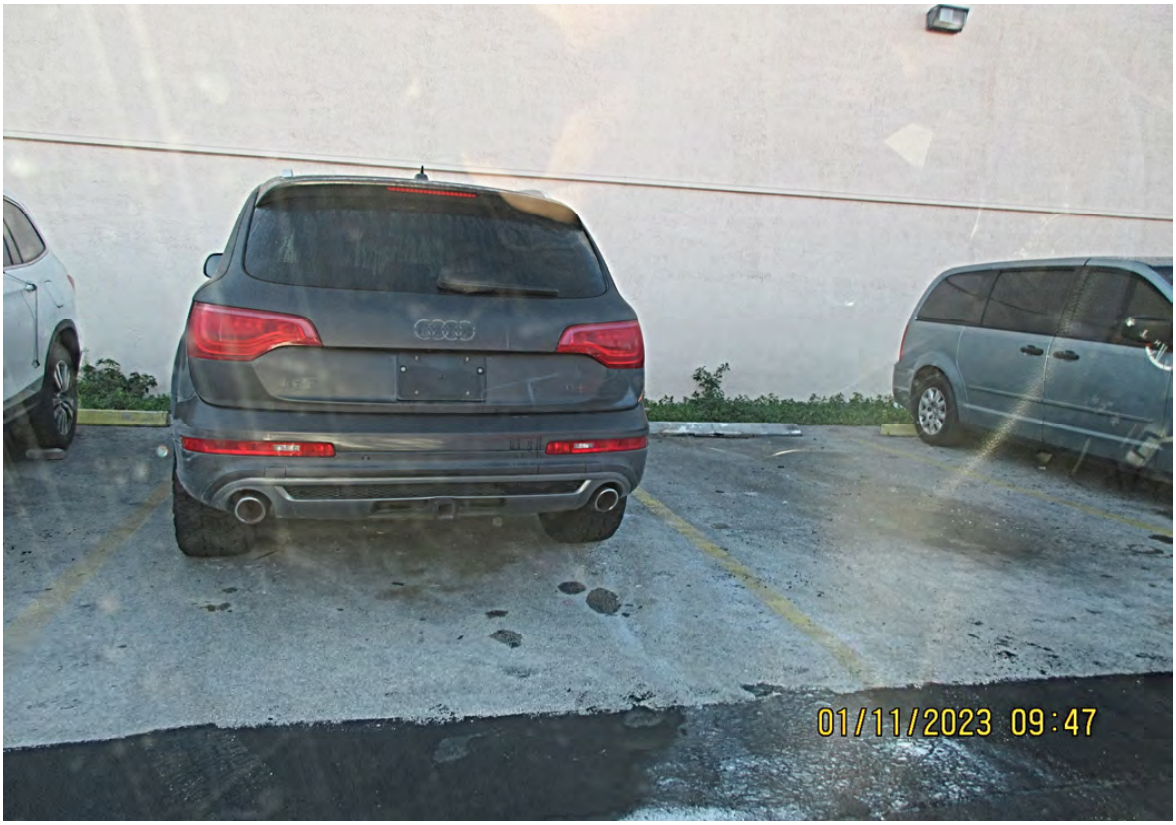
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Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

Folio

514229000300

Legal Description

Case Status Closed **Case #** 4886

Notes Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Hand
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/27/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail
5/23/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2022	6/15/2022	Supplemental Order/Claim of Lien	Certified Mail
11/7/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Hand
12/22/2022		Affidavit of Compliance	Hand
1/23/2023	1/25/2023	Notice of Formal Hearing - Abate Fine	Hand

12/22/23 Requested
1/17/23 Recieved

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	12/22/2022

Fines

Town of Pembroke Park

INVOICE

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

DATE: January 20, 2023
INVOICE # 430
FOR:

Case # 4886

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

Bill To:

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

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 27-73		
	Final Order 02/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
1014	Day(s) of Per Diem from (03/13/2020-12/22/2022)	$ 50.00	$ 50,700.00
	Recorded Lien Fee	$ 58.50	$ 58.50
	Town's Motion To Abate Fine By 85%		$ 7,605.50
	$7,605.50 + $100.00 + $58.50		$ 7,764.00
		Balance	$ 50,800.00

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 22 December, 2022

Phone #: 847-647-5540

Case # 4886

E-mail: Tbueltman@lakeshoremhc.com

Address of Violation: 3140 W. HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Tom Bueltmann, Authorized Signatory (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4886 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the January 18th, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 12/22/2022 imposing the fine of $ 50,700.00 for violation(s)of the Town's Code of Ordinances: Vegetation Sec. 27-73- Permit required for cutting down, destroying, removing trees, exceptions.

Brief summary for request: Respondent(s) is requesting a mitigation of fines imposed due to Petitioner having contracted for Lot preperation that involved removal of a tree by a licensed contractor and relied upon the contractor to open a valid tree removal permit and to then follow through with all requirements to close stated permit application. Outside of Respondent control or knowledge prior to violation notice from the Township the requirements were not met within timeframe for proper closure of permit. At this time these requirements have been met by the contractor.

Tom Bueltmann, Authorized Signatory
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Tom Bueltmann, Authorized Signatory and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 17 January 2023.

Notary Public State of Florida: My Commission expires: 3 March 2024

JOHNNY W. CLARK, JR.
MY COMMISSION EXPIRES
MARCH 3, 2024
#GG 985042
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA



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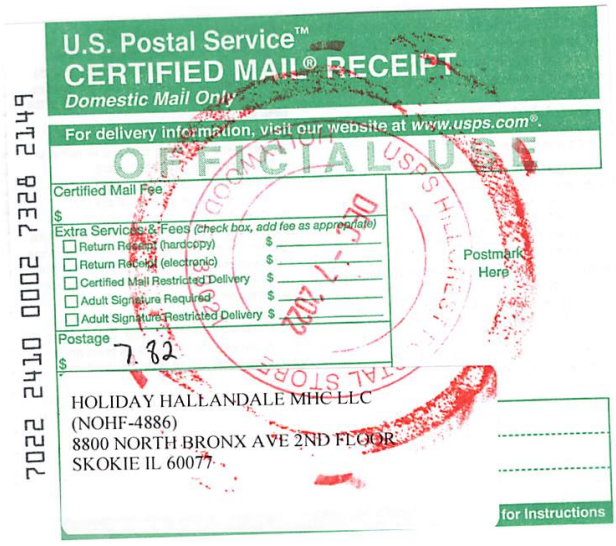
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

Postmark Here

CORPORATION SERVICE COMPANY
(NOHF-4886)
1201 HAYS STREET
TALLAHASSEE, FL 32301

for Instructions

7022 2410 0002 7328 2156



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☐ Adult Signature Restricted Delivery $
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HOLIDAY HALLANDALE MHC LLC
(NOHF-4886)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

for Instructions

7022 2410 0002 7328 2149



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

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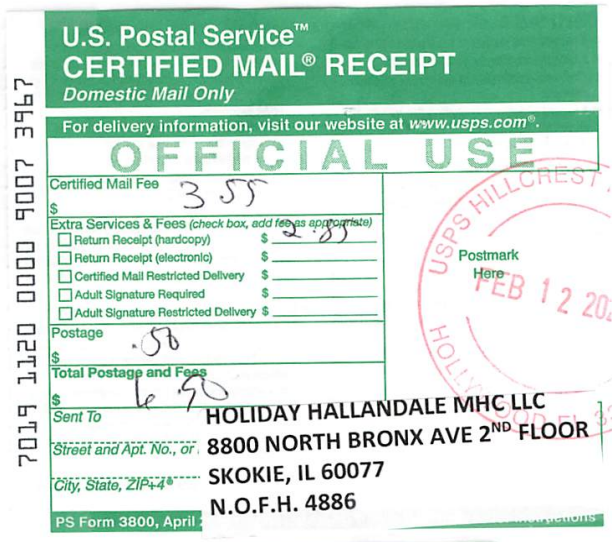
HOLIDAY HALLANDALE MHC LLC
(NOHF-4886)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 2132



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Extra Services & Fees (check box, add fee as appropriate)
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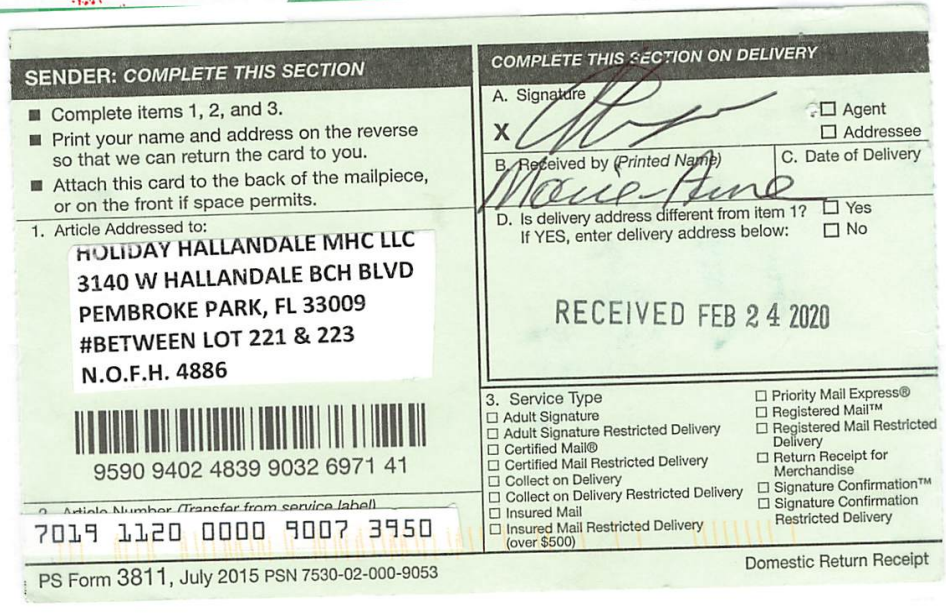
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage .58
$
Total Postage and Fees
$ 6.98

Postmark Here
FEB 12 20

Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. No., or 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4® SKOKIE, IL 60077
N.O.F.H. 4886

PS Form 3800, April

7019 1120 0000 9007 3967



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009
#BETWEEN LOT 221 & 223
N.O.F.H. 4886

9590 9402 4839 9032 6971 41

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3950

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

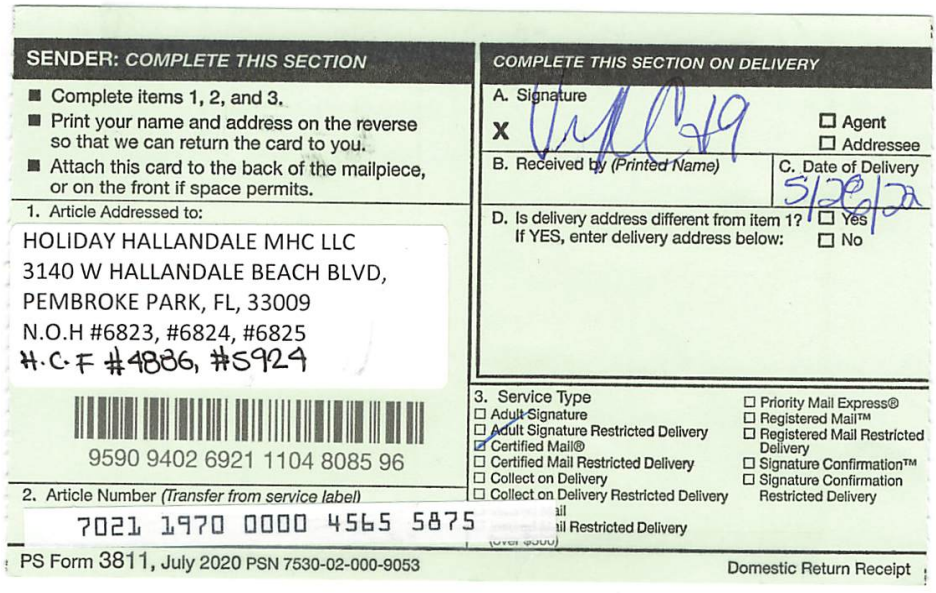
B. Received by (Printed Name)
C. Date of Delivery

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

RECEIVED FEB 24 2020

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
N.O.H #6823, #6824, #6825
N.C.F #4886, #5924

9590 9402 6921 1104 8085 96

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

7021 1970 0000 4565 5875

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 5/26/22

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

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



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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(NOHF-4886)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7802 01

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

7022 2410 0002 7328 2156

COMPLETE THIS SECTION ON DELIVERY

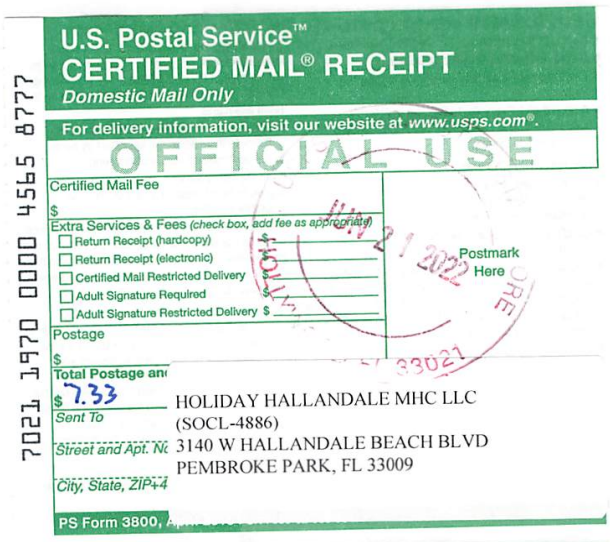
A. Signature
X Monica Gross ☐ Agent ☐ Addressee

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

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

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

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



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here

HOLIDAY HALLANDALE MHC LLC
(SOCL-4886)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 1970 0000 4565 8777



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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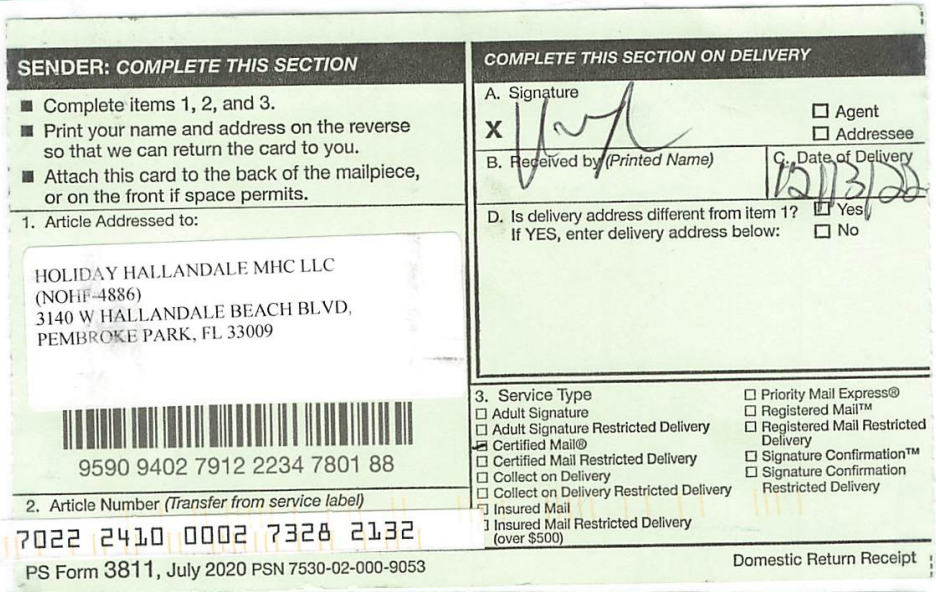
City, State, ZIP+4

Postmark Here

HOLIDAY HALLANDALE MHC LLC
(SOCL-4886)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800,

7021 1970 0000 4565 8784



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1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOHF-4886)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7801 88

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2132

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

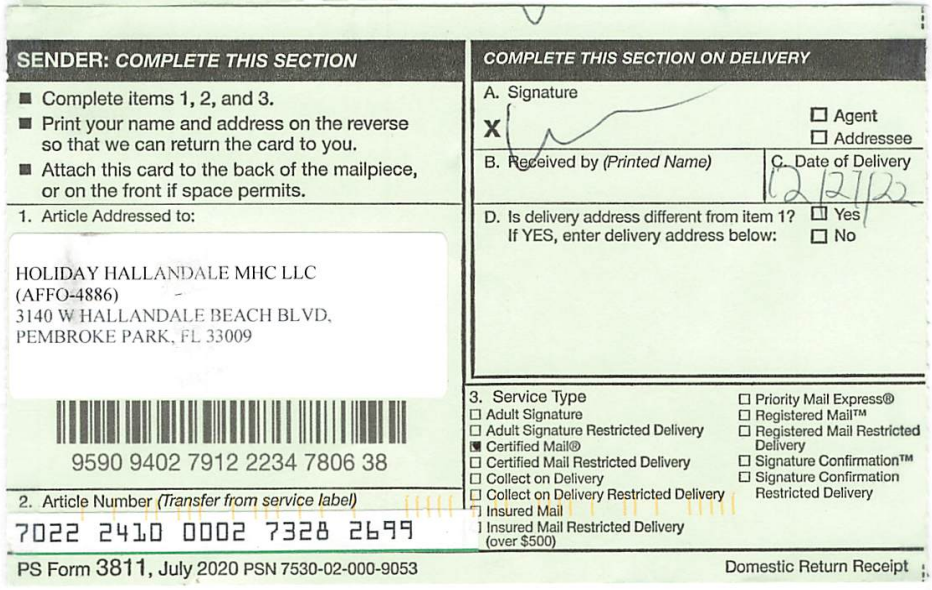
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
12/13/22

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

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



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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(AFFO-4886)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7806 38

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2699

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
12/27/22

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

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

7020 0640 0000 5918 6514

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage $ 7.82

Postmark Here
NOV 8 2022
BOYNTON BEACH FL
33437-USPS

HOLIDAY HALLANDALE MHC LLC
(NOHF-4886)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

7020 0640 0000 5918 6521

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

Postage $ 7.82

Postmark Here
NOV 8 2022
BOYNTON BEACH FL
33437-USPS

HOLIDAY HALLANDALE MHC LLC
(NOHF-4886)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

7020 0640 0000 5918 6538

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage $ 7.82

Postmark Here
NOV 1 2022
BOYNTON BEACH FL
33437-USPS

CORPORATION SERVICE COMPANY
(NOHF-4886)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

7019 1120 0000 9007 3950

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $ 3.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 2.85
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 1.80

Total Postage and Fees $ 6.90

Postmark Here
USPS HILLCREST POS.
FEB 12 2021
FL 33021

Sent To
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009
#BETWEEN LOT 221 & 223
N.O.F.H. 4886

Street and Apt. No., or PO Box

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
Between Lot 221 & 223
F.O. 4886

9590 9402 4839 9032 6973 63

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4384

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. Nicolls
☐ Agent
☐ Addressee

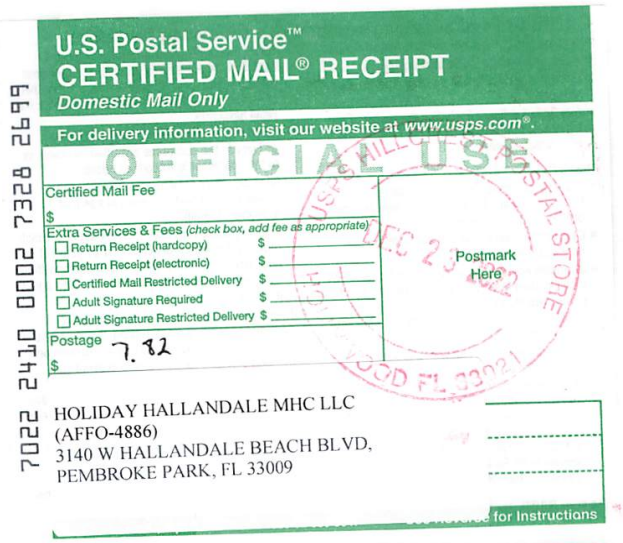
B. Received by (Printed Name)

C. Date of Delivery
3/9/22

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

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

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
7022 2410 0002 7328 2699
HOLIDAY HALLANDALE MHC LLC
(AFFO-4886)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
for Instructions



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
$
Postmark Here
7022 2410 0002 7328 2705
HOLIDAY HALLANDALE MHC LLC
(AFFO-4886)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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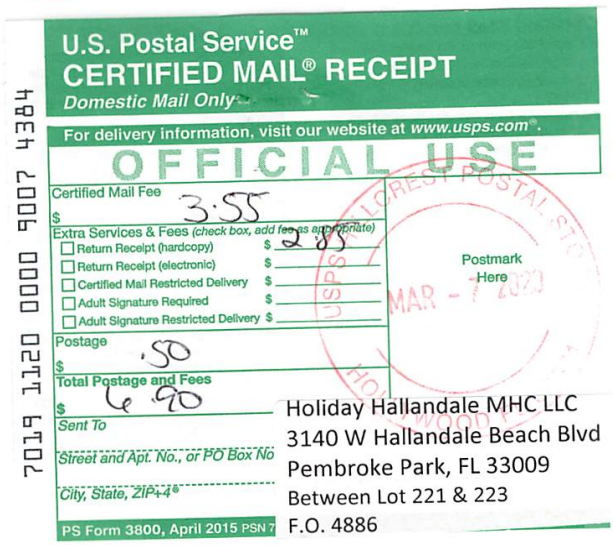
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
7022 2410 0002 7328 2712
CORPORATION SERVICE COMPANY
(AFFO-4886)
1201 HAYS STREET
TALLAHASSEE, FL 32301
for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
$ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ .50
Total Postage and Fees
$ 6.90
Postmark Here
MAR - 7 2022
7019 1120 0000 9007 4384
Sent To
Street and Apt. No., or PO Box No
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
Between Lot 221 & 223
F.O. 4886

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

Folio

514229000300

Legal Description

Case Status Closed **Case #** 4886

Notes Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Hand
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/27/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail
5/23/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2022	6/15/2022	Supplemental Order/Claim of Lien	Certified Mail
11/7/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Hand
12/22/2022		Affidavit of Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	12/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/22/2022	$50,700.00

Case Overview

Property/Incident Information

Site Address	Address	Owner
3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 - Broward	8600 NORTH BRONX WAY SUITE 222 FOR SALE & LEASE	HOLIDAY HALLANDALE

Folio

514128000000

Legal description

Case Status	Opened	Case #	1988
Notes	Removal of trash tree from lot (ordained 525 & 553) will only partially alleviate trash strewn County Property owner will need to obtain a Permit from Broward County to correct the removal of Palm tree. Conflict between County Ordinance (Chapter 27-281 & 1983)."		

Documents Issued

Delivery	Document Type	Posted Date	Date Issued
Hand	Notice of Violation	05/03/2021	04/27/2021
Hand	Notice of Formal Hearing - Notice w/ NOV	05/03/2021	04/27/2021
Hand	Affidavit of Non-Compliance		05/04/2021
Certified Mail	Final Order	05/03/2021	05/03/2021
Affidavit of Service\Posted to Property	Notice of Formal Hearing - Confirm Error	05/03/2021	05/03/2021
Certified Mail	Supplemental Order Confirm of Fine	05/03/2021	05/03/2021
Hand	Notice of Formal Hearing - Notice w/ NOV	05/03/2021	05/03/2021
Hand	Affidavit of Compliance		05/03/2021

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	27-281 - Permit	No person shall cut down, destroy, remove, replace or destroy any tree, palm or other vegetation as described in this section without first obtaining a permit from the department except as provided in this section. Trees as provided in this section shall not be destroyed, removed, replaced or altered in violation of the provisions of this section. (1) Persons applying for a permit from the department or this section shall submit a written application containing the following: (a) Name and address of the owner of the property. (b) Location of the property on which the tree is located. (c) Species of tree. (d) Diameter of the tree at a point four and one-half feet above the ground. (e) Reason for removal. (2) Applications for permits shall be accompanied by a plot plan showing the location of the tree on the property. (Ord. No. 88-4, § 2, 2-2-88)	05/03/2021

Fines

Fine Type	Section	Fine Type	Date Committed	Total Fine
Investigation Addition		Initial Violation	05/03/2021	$250.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$50,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$50,800.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

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

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: December 22, 2022.

Notary Public, state of Florida

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

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

EXIBIT
A

CASE #	NOV DATE	NAME	ADDRESS	HOMESTEAD EXEMPTION
4791	12/9/2019	YANET JIMENEZ	23 TRACI TERR W, PEMBROKE PARK, FL 33009	NO
4796	12/4/2019	CRISTAL VILLA	104 DAVID DRIVE, PEMBROKE PARK, FL 33009	NO
4886	1/31/2020	HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
5652	3/30/2021	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
5737	1/24/2022	INFINITY AZURE LLC	3252 SW 52 AVE, PEMBROKE PARK, FL 33023	NO
5771	4/26/2021	ISRAEL FAMILY PARK ROAD 1 LLC	2641 S PARK RD, PEMBROKE PARK, FL 33009	NO

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC, LLC

Respondent.

NOTICE OF APPEARANCE

The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondent, HOLIDAY HALLANDALE MHC, LLC, in the above captioned code violation matter, and HMA requests that copies of all documentation be served upon Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], JC Jimenez, Town Manager [jcjimenez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 20th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Holiday Hallandale MHC, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC, LLC

Respondent.

MOTION TO POSTPONE HEARING, ABATE AND/OR MITIGATE FINES, AND TO REMOVE AND ELIMINATE ALL LIENS IN FAVOR OF RESPONDENT

Respondent in the above referenced code case, Holiday Hallandale MHC, LLC ("Holiday Hallandale" or "Respondent") hereby files this Motion to Postpone Hearing, Abate and/or Mitigate Fines, and to Remove and Eliminate Liens on Respondent's Property in favor of Holiday Hallandale, and in support thereof, Holiday Hallandale, states as follows:

A Notice of Hearing to Authorize Foreclosure on Holiday Hallandale's property is currently set for Wednesday, December 21, 2022, at 9:00 AM. *See* the Notice of Hearing attached hereto and incorporated herein as **Exhibit "1."**

Holiday Hallandale is requesting that the Town of Pembroke Park ("Town") postpone the hearing, since Holiday Hallandale is working diligently to correct the issue and then close the permit with the Town as it relates to an alleged removal of a Tree that was located between Lot 221 and 223 within the Holiday Hallandale Community.

Holiday Hallandale also Motions the Special Magistrate that once corrected and compliance is achieved, Holiday Hallandale moves the Town to abate and/or mitigate any and all fines levied against Respondent as it relates to this case, that the Town cease any attempts to

HINDEN, McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

foreclose on Holiday Hallandale's property, and also that the Town remove and eliminate any and all liens that the Town has placed on its property as a result of this code violation case.

Based on the nature of the violation (here, an alleged tree removal and permit issue) for which compliance is being obtained, or has been obtained by Holiday Hallandale, Holiday Hallandale requests that the Town now abate and/or mitigate any and all fines, as opposed to proceeding with a hearing to authorize foreclosure on Holiday Hallandale's property, since the intent of the Town's code of ordinances does not exist to provide revenue for the Town, but rather to force compliance, which is being achieved, or has been achieved, by Holiday Hallandale. *See* Sec. 162.02, Florida Statutes. The code enforcement board of the Town is to promote and protect the health, safety, and welfare of its citizens. *Id.*

Sections 162.09(2)(b) and 162.09(2)(c), Florida Statutes, permits a code enforcement board to reduce a fine imposed, with factors to be considered, such as gravity of the violation, and actions taken by Holiday Hallandale to correct the violation. Here, the gravity of the violation – removal of a tree – is not a violation that severely affected the health, safety and welfare of its citizens, as opposed to other more severe violations that the Town has observed in enforcing code violations. Since Respondent is working on compliance, abatement and/or mitigation of the aforementioned fine is required. Additionally, removal and elimination of any and all liens is also required to be completed by the Town once Respondent achieves compliance.

Therefore, Holiday Hallandale respectfully requests that the Town postpone the hearing to foreclose, to allow Respondent to close out the permit and finish correcting the tree removal issue, which is completed (or will be completed shortly), abate and/or mitigate any and all fines to actual costs incurred by the Town as opposed to the significant fine currently levied against Respondent. Respondent also requests that the Town remove and eliminate any and all liens that have been

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

placed by the Town on Holiday Hallandale's property, that the Special Magistrate deny any request by the Town to foreclose on Holiday Hallandale's property, and for any and all further relief that the Special Magistrate deems just and proper.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], JC Jimenez, Town Manager [jcjimenez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 20th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Holiday Hallandale MHC, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between Lot
221 & 223

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	11/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND** the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

EXHIBIT "1"

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

Sincerely.

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between Lot
221 & 223

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC	4886	11/07/2022
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC	514229000300	
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

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 #Between Lot 221 & 223

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

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

Sincerely,

Melisssa Anderson

Town Attorney
3150 SW 52 AVE
Pembroke Park, FL 33023
(954) 966-4600, Ext. 233

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC
Respondent(s)

Case No.: **4886**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on JUNE 15, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on MARCH 13, 2021, Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT; YES __ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on MARCH 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 27-73. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on MARCH 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on MARCH 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$41,300.00** (FORTY ONE THOUSAND THREE HUNDRED 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of JUNE 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

June 15, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 21 day of June, 2022.

Erik Richwagen

Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Instr# 118238491 , Page 1 of 6, Recorded 06/28/2022 at 10:18 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC
Respondent(s)

Case No.: **4886**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on JUNE 15, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on MARCH 13, 2021, Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on MARCH 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 27-73. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on MARCH 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on MARCH 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$41,300.00** (FORTY ONE THOUSAND THREE HUNDRED 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of JUNE 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

June 15, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 21 day of June, 2022.

Erik Richwagen

Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223
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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
VEGETATION...	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except th...	3/13/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park

INVOICE

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

DATE: June 14, 2022
INVOICE #
FOR:

Case 4886
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Bill To:
HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order 03/13/2020		
1	Admin Fee		$ -
-824	Day(s) of Per Diem from (03/13/22-06/15/2022)	$ 50.00	$ (41,200.00)
		Balance	$ (41,200.00)

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

THANK YOU FOR YOUR BUSINESS!

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223
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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
VEGETATION...	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except th...	3/13/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

Legal Description

Case Status Open **Case #** 4886 **Date Next Inspection** 6/15/2022

Notes Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Hand 1/31/20
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand 2/12/20
2/27/2020		Affidavit of Non-Compliance	Hand 2/27/20
3/2/2020	2/27/2020	Final Order	Certified Mail 3/7/20
5/23/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 5/3/22 Certified Mail 5/24/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$41,200.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$41,300.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$41,300.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 4886

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 9:15 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

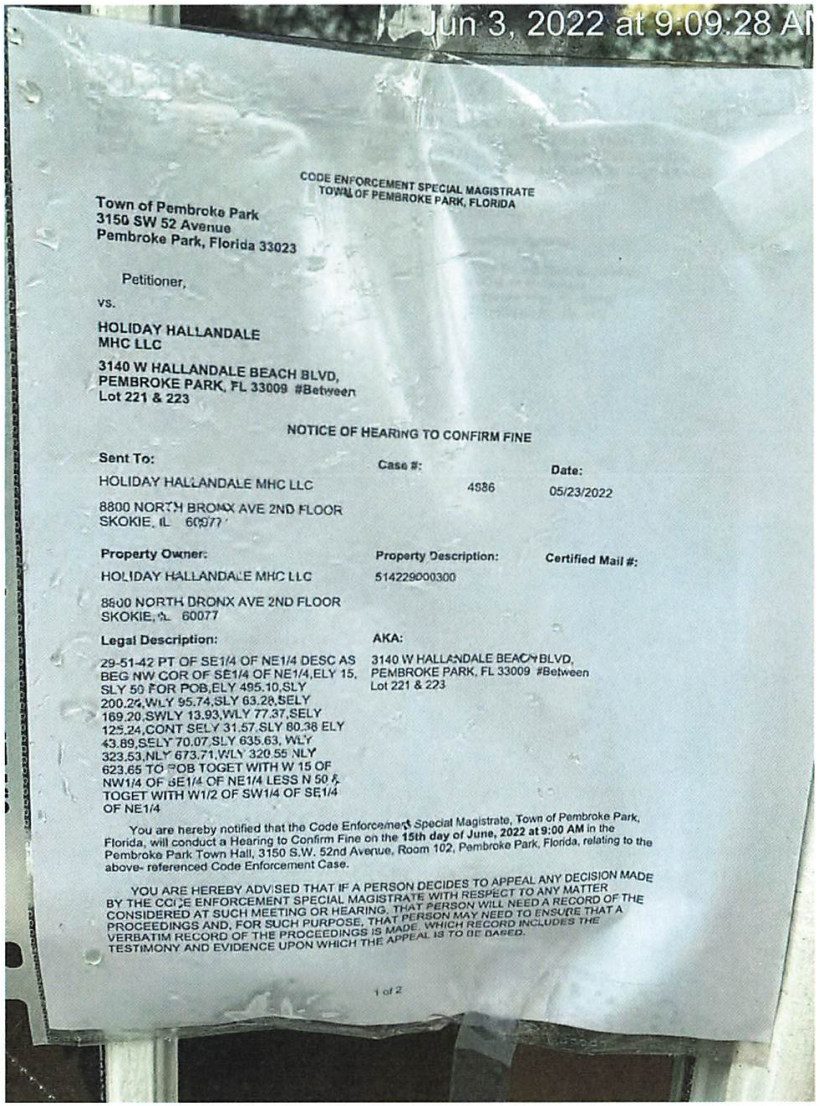
Erik Richwagen
AFFIANT

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

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

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4586	05/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between Lot
221 & 223

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	05/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


southeast
954.768.9806
2020/01/31 10:30:10

Holiday Mobile Home Park



01/16/2019

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC, LLC

Respondent.

MOTION TO POSTPONE HEARING, ABATE AND/OR MITIGATE FINES, AND TO REMOVE AND ELIMINATE ALL LIENS IN FAVOR OF RESPONDENT

Respondent in the above referenced code case, Holiday Hallandale MHC, LLC ("Holiday Hallandale" or "Respondent") hereby files this Motion to Postpone Hearing, Abate and/or Mitigate Fines, and to Remove and Eliminate Liens on Respondent's Property in favor of Holiday Hallandale, and in support thereof, Holiday Hallandale, states as follows:

A Notice of Hearing to Authorize Foreclosure on Holiday Hallandale's property is currently set for Wednesday, December 21, 2022, at 9:00 AM. *See* the Notice of Hearing attached hereto and incorporated herein as **Exhibit "1."**

Holiday Hallandale is requesting that the Town of Pembroke Park ("Town") postpone the hearing, since Holiday Hallandale is working diligently to correct the issue and then close the permit with the Town as it relates to an alleged removal of a Tree that was located between Lot 221 and 223 within the Holiday Hallandale Community.

Holiday Hallandale also Motions the Special Magistrate that once corrected and compliance is achieved, Holiday Hallandale moves the Town to abate and/or mitigate any and all fines levied against Respondent as it relates to this case, that the Town cease any attempts to

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

foreclose on Holiday Hallandale's property, and also that the Town remove and eliminate any and all liens that the Town has placed on its property as a result of this code violation case.

Based on the nature of the violation (here, an alleged tree removal and permit issue) for which compliance is being obtained, or has been obtained by Holiday Hallandale, Holiday Hallandale requests that the Town now abate and/or mitigate any and all fines, as opposed to proceeding with a hearing to authorize foreclosure on Holiday Hallandale's property, since the intent of the Town's code of ordinances does not exist to provide revenue for the Town, but rather to force compliance, which is being achieved, or has been achieved, by Holiday Hallandale. *See* Sec. 162.02, Florida Statutes. The code enforcement board of the Town is to promote and protect the health, safety, and welfare of its citizens. *Id.*

Sections 162.09(2)(b) and 162.09(2)(c), Florida Statutes, permits a code enforcement board to reduce a fine imposed, with factors to be considered, such as gravity of the violation, and actions taken by Holiday Hallandale to correct the violation. Here, the gravity of the violation – removal of a tree – is not a violation that severely affected the health, safety and welfare of its citizens, as opposed to other more severe violations that the Town has observed in enforcing code violations. Since Respondent is working on compliance, abatement and/or mitigation of the aforementioned fine is required. Additionally, removal and elimination of any and all liens is also required to be completed by the Town once Respondent achieves compliance.

Therefore, Holiday Hallandale respectfully requests that the Town postpone the hearing to foreclose, to allow Respondent to close out the permit and finish correcting the tree removal issue, which is completed (or will be completed shortly), abate and/or mitigate any and all fines to actual costs incurred by the Town as opposed to the significant fine currently levied against Respondent. Respondent also requests that the Town remove and eliminate any and all liens that have been

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

placed by the Town on Holiday Hallandale's property, that the Special Magistrate deny any request by the Town to foreclose on Holiday Hallandale's property, and for any and all further relief that the Special Magistrate deems just and proper.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], JC Jimenez, Town Manager [jcjimenez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 20th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Holiday Hallandale MHC, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between Lot
221 & 223

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC	4886	11/07/2022
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC	514229000300	
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

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 #Between Lot 221 & 223

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND** the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

EXHIBIT "1"

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC, LLC

Respondent.

NOTICE OF APPEARANCE

The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondent, HOLIDAY HALLANDALE MHC, LLC, in the above captioned code violation matter, and HMA requests that copies of all documentation be served upon Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], JC Jimenez, Town Manager [jcjimenez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 20th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Holiday Hallandale MHC, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505



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
2020	04/22/2020
2021	04/07/2021
2022	04/23/2022

Document Images

04/23/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

ıction and Growth Management Department

...ıental Licensing and Building Permitting Division

Fee Statement

This form becomes a receipt after validation by the Cash Register.

File Number:	**TR2002-014**	Job ID Number:	**62150120**
Job Type:	**Tree Removal License**	Balance Due:	**$200.00**
Job Description	**Holiday Hallandale MHC**		

Description	Transaction Date	Amount
Tree Removal License Fee	02/26/2020	$200.00
	Balance Due	**$200.00**

Broward County
Board of County Commissioners
Building Code Services Div

Date: 2/26/2020 2:30 PM
Cashier: dinaram
Batch No: 7281 Trans No: 77
Rcpt No: 00460584 Inv No:
Payment: $200.00

GX 311430 $200.0

Cashier Category / Job Id: **8200 / 62150120**

A Service of Broward County Board of County Commissioners

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

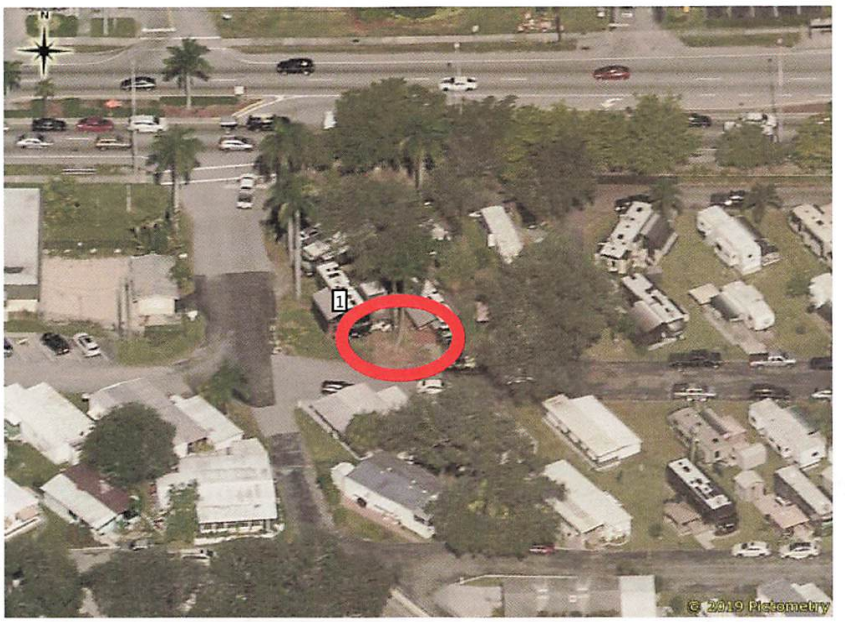
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

2/11/2020


221
02.26.2020 01:18

Holiday Mobile Home Park



01/16/2019

jeffrey louis

From: jeffrey louis
Sent: Friday, January 31, 2020 4:49 PM
To: 'Schore, Alex'
Cc: Michael J. Miller; Lucie Manzerolle; Teressa Malcolm; Miguel A. Nunez
Subject: RE: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

Thank you Alex

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

From: Schore, Alex [mailto:ASCHORE@broward.org]
Sent: Friday, January 31, 2020 2:48 PM
To: jeffrey louis <jlouis@townofpembrokepark.com>
Cc: Michael J. Miller <mmiller@michaelmillerplanning.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>; Miguel A. Nunez <mnunez@townofpembrokepark.com>
Subject: RE: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

Thank you. I will copy you on any enforcement initiated by the County.

ALEX SCHORE, NATURAL RESOURCE SPECIALIST
Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1282 Fax: (954) 519-1412
Broward.org/Environment | ePermits
We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	01/31/2020

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/11/2020

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4886

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

From: jeffrey louis <jlouis@townofpembrokepark.com>
Sent: Friday, January 31, 2020 12:23 PM
To: Schore, Alex <ASCHORE@broward.org>
Cc: Michael J. Miller <mmiller@michaelmillerplanning.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>; Miguel A. Nunez <mnunez@townofpembrokepark.com>
Subject: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

External Email

Good Afternoon Alex,

Wanted to report that a Palm Tree was removed in Holiday Mobile Home Park, 3140 W. Hallandale Beach Blvd, Pembroke Park, FL 33009. This tree was in between two RV lot 221 & 223 (from the front entrance on the left hand side, just at the intersection of 2nd street in the mobile home park).

I cited the Mobile Home Park for the tree removal and they need to obtain a permit from Broward County.

Thank you,

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	15

Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 27th day of February, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

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

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	15

Notes/Means of Correction:

Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

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

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

Jeffrey Louis


2020/01/31 10:20:31


2020/01/31 10:20:59


2020/01/31 10:21:13


B-1423
2020/01/31 10:29:46

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

Hasler FIRST-CLASS MAIL
02/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4886

Property Owner:

Property De

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

Hasler FIRST-CLASS MAIL
02/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
3140 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOV 4886

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	3215 SW 52 AVE pembroke park, FL 33023	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Folio

514230130460

Legal Description

Case Status Closed **Case #** 5039

Notes STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/2/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Supplemental Order/Claim of Lien	Certified Mail
11/18/2022		Affidavit of Compliance	Hand
1/5/2023	1/25/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

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.	11/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/18/2022	$25,950.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

Admin Fixed		Admin Fixed	$100.00
		Total Fines	**$26,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$26,150.00**

Town of Pembroke Park

INVOICE

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

DATE: January 19, 2023
INVOICE # 430
FOR:

Case # 5039

HOLLY RIDGE APARTMENTS
LLC % ELON PROPERTY MGMT
3215 SW 52 AVE #90,
PEMBROKE PARK, FL 33023

Bill To:

HOLLY RIDGE APARTMENTS
LLC % ELON PROPERTY
MGMT
3215 SW 52 AVE #90,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-105		
	Final Order 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
519	Day(s) of Per Diem from (06/17/21-11/18/2022)	$ 50.00	$ 25,950.00
	Rec. Lien Fee	$ 58.50	$ 58.50
	Town's Motion To Abate Fine By 85%		$ 3,892.50
	$3,892.50 + $100.00 + 58.50		$ 4,051.00
		Balance	$ 26,050.00

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

THANK YOU FOR YOUR BUSINESS!

Instr# 118401731 , Page 1 of 6, Recorded 09/14/2022 at 12:09 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Respondent(s)

Case No.: **5039**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

FOLIO NO.: 5142 30 13 0460

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

$20,000 - TWENTY THOUSAND DOLLARS

confirms the fine of ~~$19,950.00 (NINETEEN THOUSAND NINE HUNDRED FIFTY 00/100 DOLLARS)~~ as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

July 20, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5039
vs.	)	
HOLLY RIDGE APARTMENTS LLC	)	
Respondent(s)		

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 Ave, Pembroke Park, Fl 33023

PROPERTY OWNER: Holly Ridge Apartments % Elon Property Mgmt, 590 W Kennedy Blvd 2 Flr, Lakewood, NJ 08701

FOLIO NO.: 514230130460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	CASE NO. 5039
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3215 SW 52 AVE #90, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 10:06 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

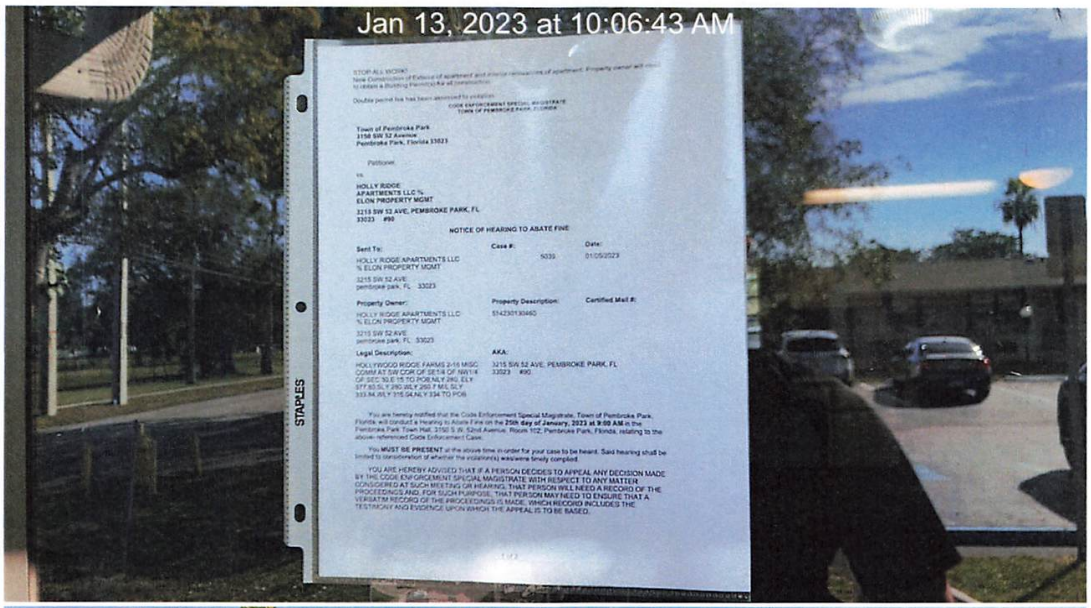
_____
AFFIANT

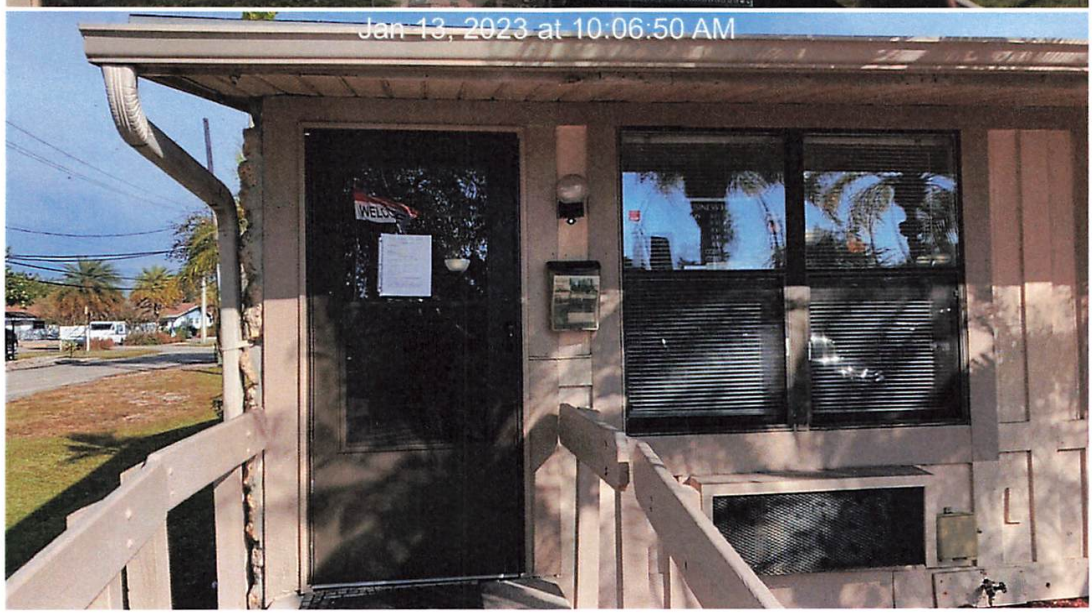
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


Jan 13, 2023 at 10:06:43 AM
STAPLES
Town of Pembroke Park
3158 SW 52 Avenue
Pembroke Park, Florida 33023
HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
5030
Date:
01/05/2023
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
3215 SW 52 AVE
pembroke park, FL 33023
Property Owner:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
3215 SW 52 AVE
pembroke park, FL 33023
Property Description:
514230130460
Certified Mail #:
Legal Description:
AKA:
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3152 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.


Jan 13, 2023 at 10:06:50 AM



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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
$ 7.82
Postmark Here
CORPORATION SERVICE COMPANY
(HAF-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301
for Instructions
7022 2410 0002 7328 1319



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
(HAF-5039)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701
for Instructions
7022 2410 0002 7328 1302



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Postmark Here
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
(HAF-5039)
3215 SW 52 AVE #90
PEMBROKE PARK, FL 33023
for Instructions
7022 2410 0002 7328 1296



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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(SOCL-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8176 28

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7176

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Brittany Doty ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ured Mail
☐ ured Mail Restricted Delivery
☐ er $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Postmark Here
US HILLCREST POSTAL STORE
JAN 11 2023
LAKEWOOD FL 33921

7022 2410 0002 7328 0305

CORPORATION SERVICE COMPANY
(HAF-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301

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
$ 7.82

Postmark Here
US HILLCREST POSTAL STORE
JAN 11 2023
LAKEWOOD FL 33921

7022 2410 0002 7328 0299

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
(HAF-5039)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

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 $

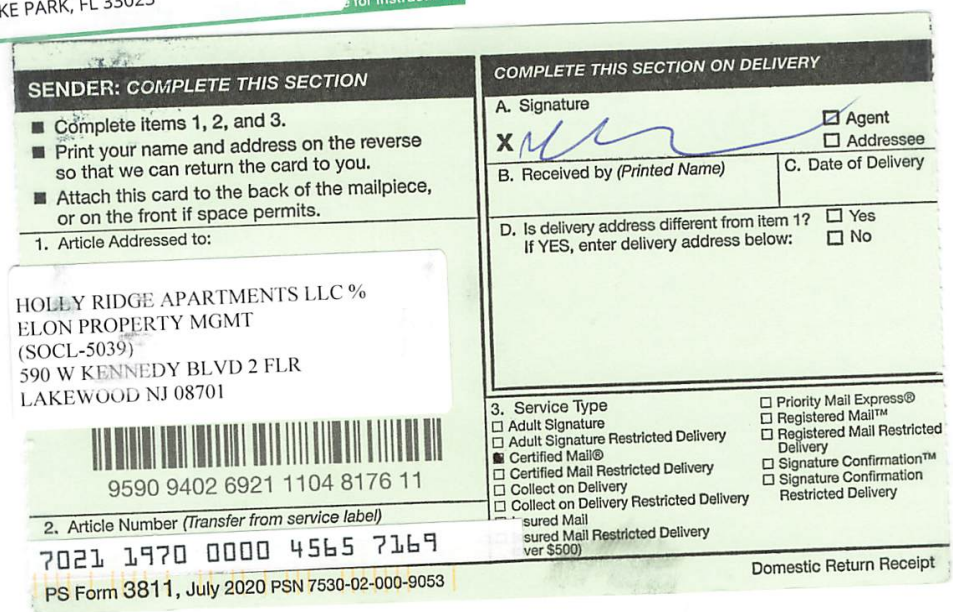
Postage
$ 7.82

Postmark Here
US HILLCREST POSTAL STORE
JAN 11 2023
LAKEWOOD FL 33921

7022 2410 0002 7328 0282

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
(HAF-5039)
3215 SW 52 AVE #90
PEMBROKE PARK, FL 33023

for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(SOCL-5039)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

9590 9402 6921 1104 8176 11

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7169

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
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- ☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL 33023

RE: CASE NO. 5039

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

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 3215 SW 52 AVE pembroke park, FL 33023	5039	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 3215 SW 52 AVE pembroke park, FL 33023	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03-02

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$534,980	$6,744,420	$7,279,400	$7,279,400	
2022	$534,980	$6,744,420	$7,279,400	$7,279,400	$153,743.85
2021	$534,980	$6,096,940	$6,631,920	$6,630,360	$142,593.32

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,279,400	$7,279,400	$7,279,400	$7,279,400
Portability	0	0	0	0
Assessed/SOH	$7,279,400	$7,279,400	$7,279,400	$7,279,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,279,400	$7,279,400	$7,279,400	$7,279,400

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2020	06/05/2020
2021	02/03/2021

2022 04/14/2022

Document Images

04/14/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12-16-22 Phone #: 954-444-1623

Case # 5039 E-mail: pvay@elonmgmt.com

Address of Violation: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Peter VAY (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5039 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7-20-22 imposing the fine of $ 26,150 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: FINE REDUCTION REQUEST

PETER VAY
Petitioner's Name (Print)

Peter Vay
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Peter Vay and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 12/16/22.

Notary Public State of Florida: Jeremy Scher My Commission expires: 07/11/26

NOTARY PUBLIC STATE OF FLORIDA
JEREMY SCHER
Commission # HH 286134
Expires July 11, 2026

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Respondent(s)

Case No.: **5039**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

FOLIO NO.: 5142 30 13 0460

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

$20,000- TWENTY THOUSAND DOLLARS

confirms the fine of ~~$19,950.00~~ ~~(NINETEEN THOUSAND NINE HUNDRED FIFTY 00/100 DOLLARS)~~ as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

July 20, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HOLLY RIDGE APARTMENTS LLC Respondent(s)	Case No.: 5039

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 Ave, Pembroke Park, Fl 33023

PROPERTY OWNER: Holly Ridge Apartments % Elon Property Mgmt, 590 W Kennedy Blvd 2 Flr, Lakewood, NJ 08701

FOLIO NO.: 514230130460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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☐ Adult Signature Restricted Delivery $
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Postmark Here
JUL 21 2022
Sent To HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
Street an (SOCL-5039)
590 W KENNEDY BLVD 2 FLR
City, Stat LAKEWOOD NJ 08701
PS Form
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ELON PROPERTY MGMT
Street and (SOCL-5039)
3215 SW 52 AVE #90
City, State, PEMBROKE PARK, FL 33023
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☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
Postmark Here
JUL 21 2022
Sent To CORPORATION SERVICE COMPANY
(SOCL-5039)
Street and Ap 1201 HAYS STREET
City, State, Zi TALLAHASSEE, FL 32301-2525
PS Form 380
7021 1970 0000 4565 7176

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Legal Description

Case Status Open **Case #** 5039 **Date Next Inspection** 7/20/2022

Notes STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/2/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$20,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$20,000.00**



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6400 W BOYNTON BEACH BLVD
JUL 05 2022
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HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-5039)
3215 SW 52 AVE #90
PEMBROKE PARK, FL 33023

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



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CORPORATION SERVICE COMPANY
(HCF-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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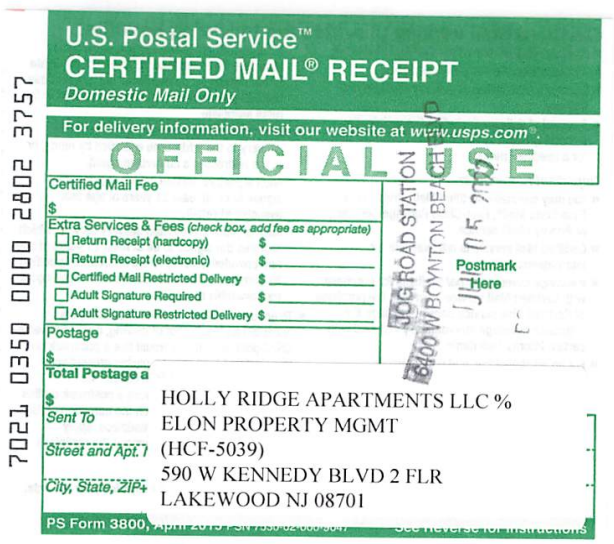

7021 0350 0000 2802 3757

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

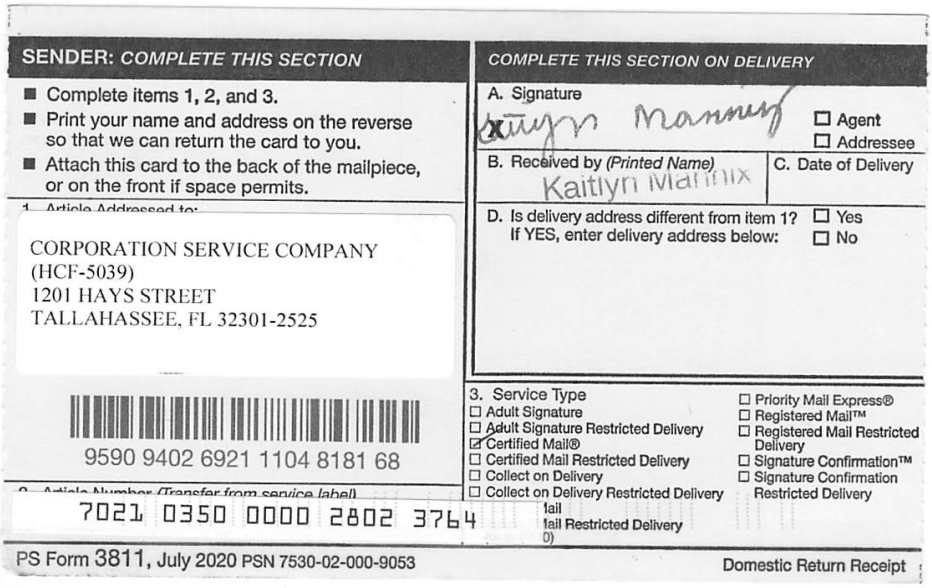
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
Postmark Here

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-5039)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

PS Form 3800,



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(HCF-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8181 68

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3764

COMPLETE THIS SECTION ON DELIVERY

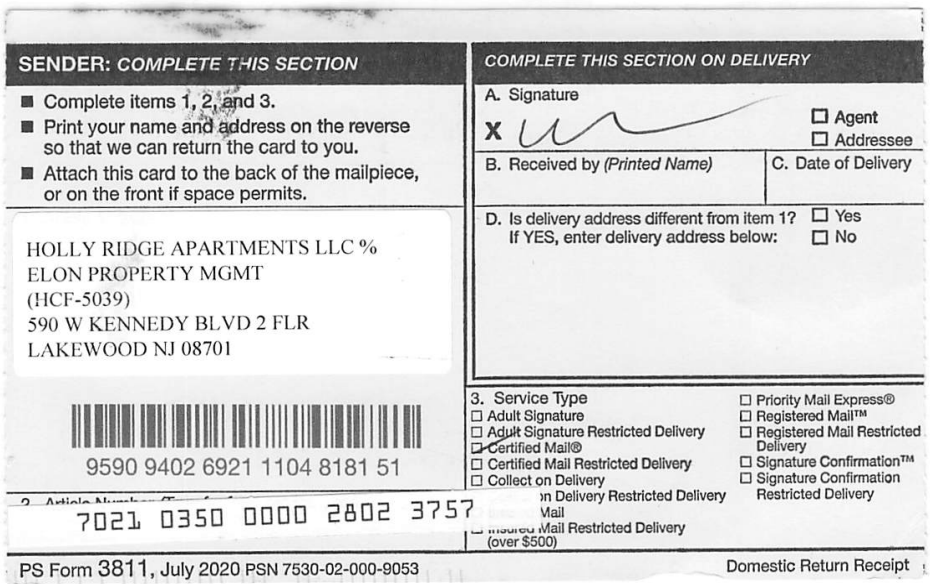
A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-5039)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

9590 9402 6921 1104 8181 51

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3757

COMPLETE THIS SECTION ON DELIVERY

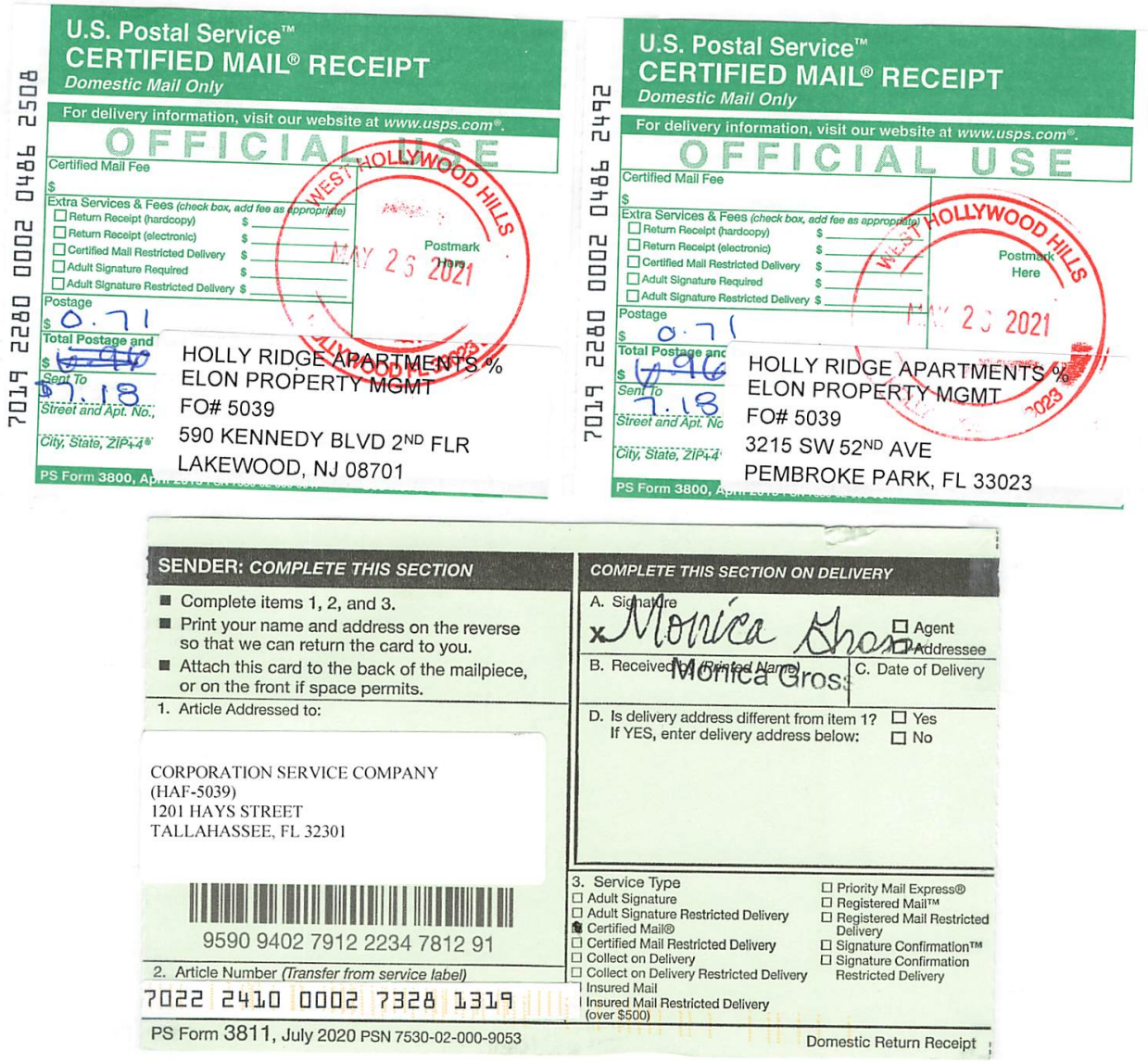
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.71

Total Postage and
$ 7.18

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 2280 0002 0486 2508

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
590 KENNEDY BLVD 2ND FLR
LAKEWOOD, NJ 08701

WEST HOLLYWOOD HILLS
Postmark Here
MAY 25 2021

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.71

Total Postage and
$ 7.96

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 2280 0002 0486 2492

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
3215 SW 52ND AVE
PEMBROKE PARK, FL 33023

WEST HOLLYWOOD HILLS
Postmark Here
MAY 25 2021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(HAF-5039)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7812 91

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1319

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Monica Gross ☐ Agent ☐ Addressee

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

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

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

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

7021 0350 0001 0297 5279

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postag
$6.96

Sent To
CORPORATION SERVICE COMPANY
NOH # 5039, #5409

Street and A
1201 HAYS STREET

City, State, Z
TALLAHASSEE, FL 32301-2525

MAY 5 - 2021

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

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SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH # 5039, #5409
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6610 1028 7088 63

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5279

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
(over $500)

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

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SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
590 KENNEDY BLVD 2ND FLR
LAKEWOOD, NJ 08701

9590 9402 6610 1028 7086 89

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-51
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* COVID19
C. Date of Delivery

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

LAKEWOOD, NJ JUN 1 2021 USPS 08701

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

Mail Restricted Delivery
00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
3215 SW 52ND AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7086 41

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2492

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X HT Route 27 ☐ Agent ☑ Addressee

B. Received by (Printed Name) Covid 19 C. Date of Delivery 5/28/21

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7088 56

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5286

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Michelle Francis C. Date of Delivery 05/07/21

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

RECEIVED MAY 10 2021

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

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

7021 0350 0001 0297 5293

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 6.96
Total Postage and $
Sent To
Street and Apt. No.,
City, State, ZIP+4®

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

HILLCREST POSTAL STORE
MAY 5 - 2021
33021

Postmark Here

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

7021 0350 0001 0297 5286

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 6.96
Total Postage a $
Sent To
Street and Apt. N
City, State, ZIP+

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 330

Postmark Here

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

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

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: **Case #:**

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

5039

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

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
3215 SW 52 AVENUE
PEMBROKE PARK, FL 33023
NOV 5039

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT CASE NO. 5039

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 12:22 P.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

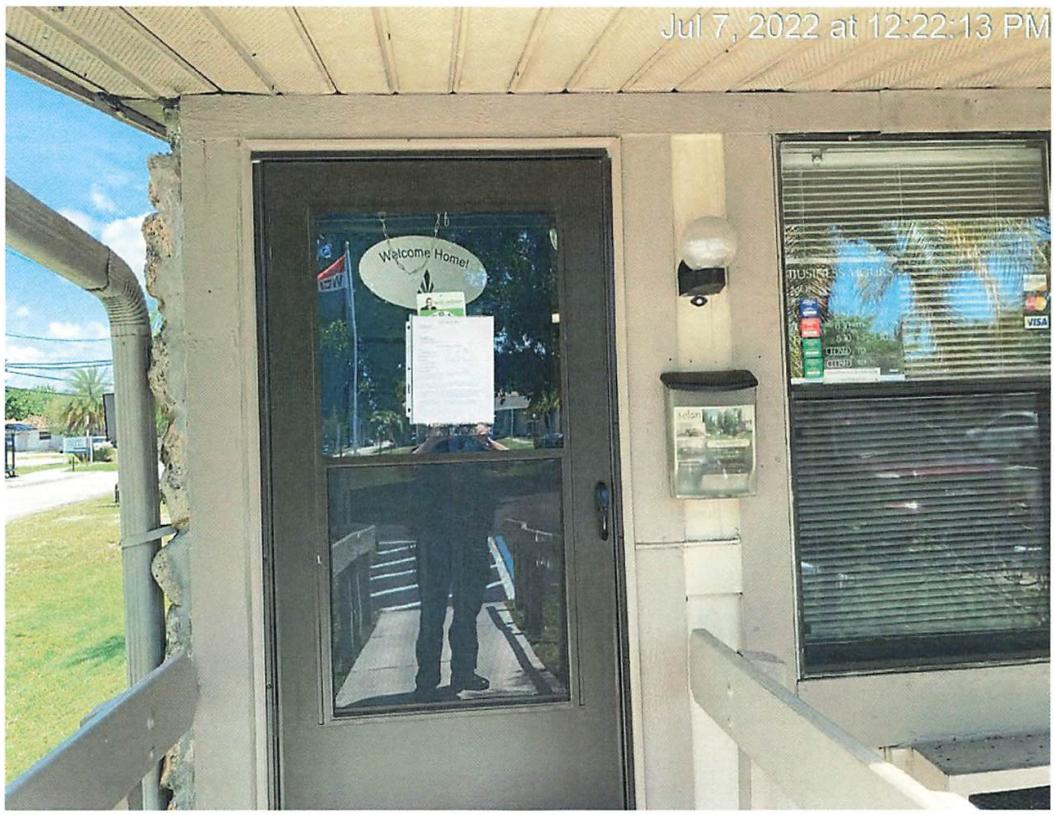
Erik Richwagen
AFFIANT

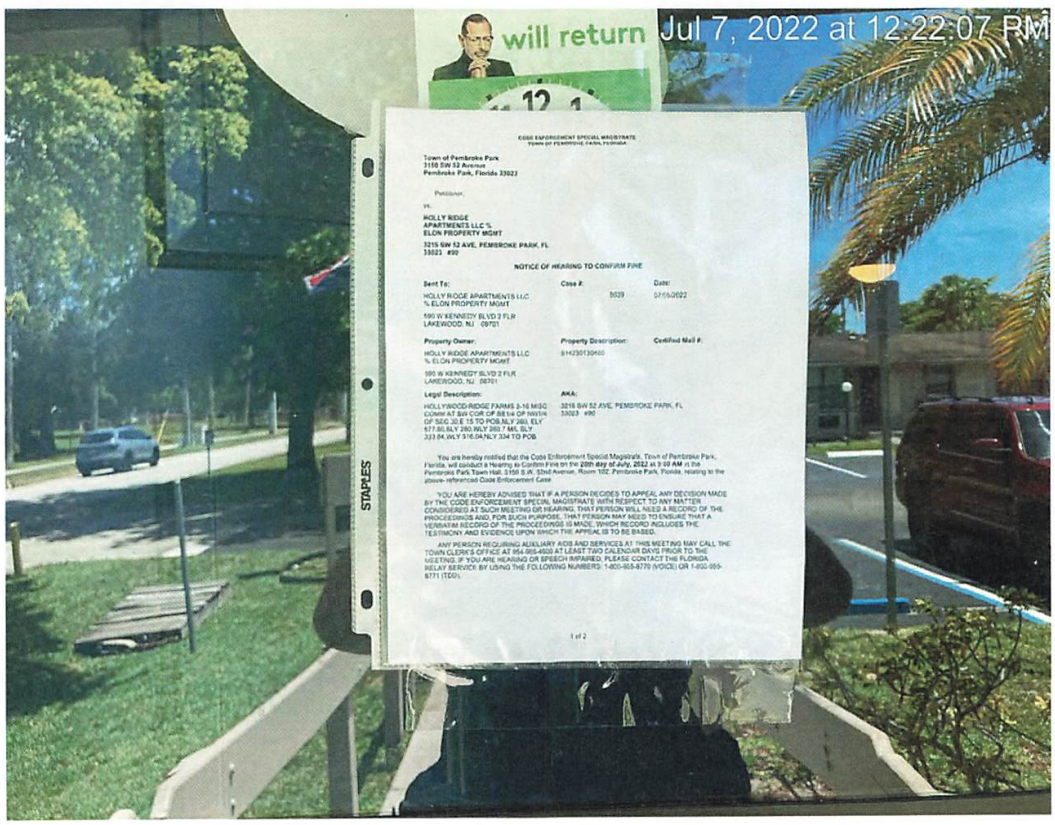
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Jul 7, 2022 at 12:22:13 PM
Welcome Home!


Jul 7, 2022 at 12:22:07 PM
will return
STAPLES
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
Case #:
5029
Date:
07/6/2022
Property Owner:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
Property Description:
514230130460
Certified Mail #:
Legal Description:
HOLLYWOOD-RIDGE FARMS 3-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30 E 15 TO POB,NLY 260, ELY
577.80,SLY 260.99,LY 260.7 MIL SLY
333.84,WLY 516.04,NLY 334 TO POB
AKA:
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of July, 2022 at 9:00 AM at the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-985-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5039
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #90, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
AT 2:00 A.M. (P.M) ON THE 10 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

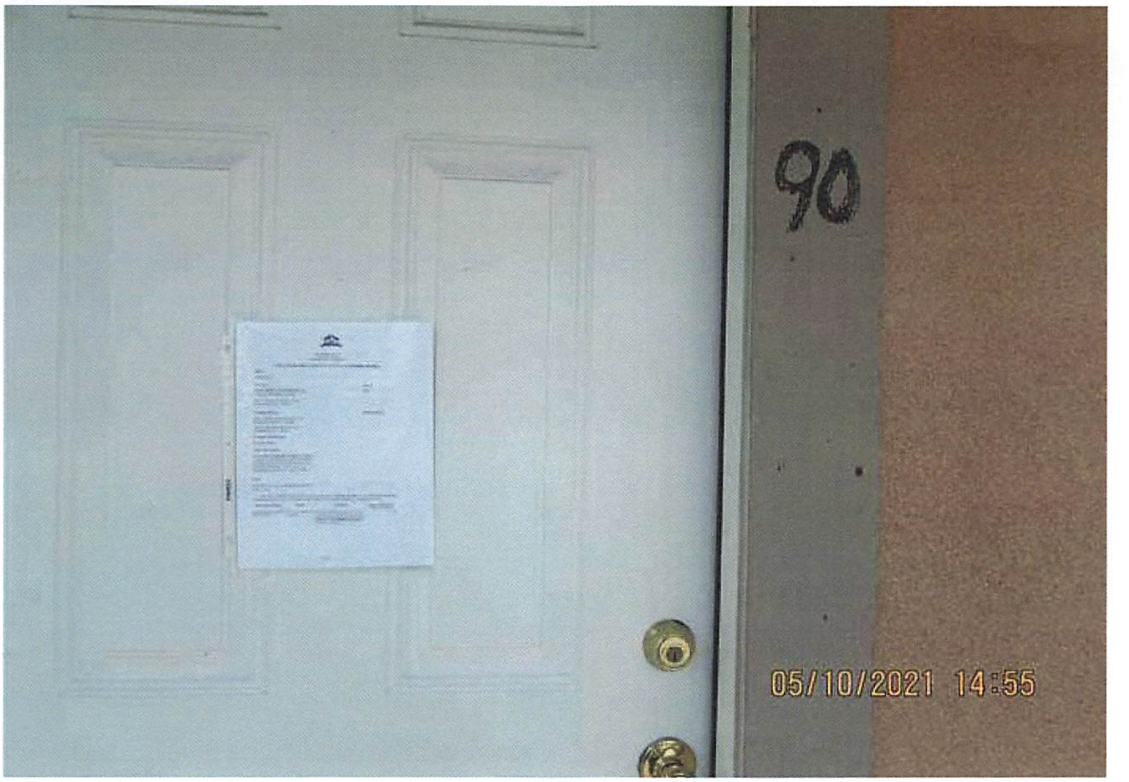
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


90
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05/10/2021 14:55


05/10/2021 14:55

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

5039

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB

AKA:

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/2/2020 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

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jeffrey Louis

Code Enforcement Officer

5/5/2021

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$534,980	$6,096,940	$6,631,920	$6,630,360	
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45
2019	$534,980	$5,492,620	$6,027,600	$6,027,600	$131,606.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,630,360	$6,631,920	$6,630,360	$6,630,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,630,360	$6,631,920	$6,630,360	$6,630,360

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	04/02/2020

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/2/2020 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

Notes/Means of Correction:

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

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

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

Jeffrey Louis


HOLLY RIDGE
APARTMENTS
04.02.2020 04:11

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	Case No.: 5039
vs.	
HOLLY RIDGE APARTMENTS LLC	
Respondent(s)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 Ave, Pembroke Park, Fl 33023

PROPERTY OWNER: Holly Ridge Apartments % Elon Property Mgmt, 590 W Kennedy Blvd 2 Flr, Lakewood, NJ 08701

FOLIO NO.: 514230130460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5039

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



CERTIFIED MAIL®

7021 1970 0000 4565 7152

Hasler
07/21/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10[illegible]

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

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(SOCL-5039)
3215 SW 52 AVE #90
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0007/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0506-02102-21-45

33023>5413

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(SOCL-5039)
3215 SW 52 AVE #90
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8176 04

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

7021 1970 0000 4565 7152

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANZAK INVESTMENTS I LLC	3615 SW 52 AVE PEMBROKE PARK, FL 33009	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230130310

Legal Description

Case Status Closed **Case #** 5703

Notes

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections.
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property.
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans.
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. Contact Heidi (Town planner ext 401) for more information on the replacement of the hedges and missing sod area.
8. Maintenance of the the property such as maintain the paint on the entrance walls to the property and the building itself.
9. Possible repair is needed on the chain-link fence.
10. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/26/2021		Notice of Violation	Regular Mail
11/1/2022		Affidavit of Non-Compliance	Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail
12/15/2022		Affidavit of Non-Compliance	Hand
12/23/2022		Affidavit of Compliance	Hand
1/5/2023	1/25/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail
1/20/2023		Affidavit of Compliance	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/23/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/23/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	11/1/2022
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.	11/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/23/2022	$1,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Town of Pembroke Park

INVOICE

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

DATE: January 20, 2023
INVOICE # 430
FOR:

Case # 5703

ANZAK INVESTMENTS I LLC
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

Bill To:

ANZAK INVESTMENTS I LLC
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-103(a)(c)(e)(g)(h); 5-105; 5-17; 5-87 and 13-2		
	Final Order 11/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
7	Day(s) of Per Diem from (12/16/22-12/23/2022)	$ 250.00	$ 1,750.00
	Town's Motion To Abate Fine By 85%		$ 262.50
	$262.50 + 100.00		$ 363.00
		Balance	$ 1,850.00

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

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: ANZAK INVESTMENTS I LLC
3615 SW 52 AVE PEMBROKE PARK, FL 33009

RE: CASE NO. 5703

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

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANZAK INVESTMENTS I LLC

3615 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ANZAK INVESTMENTS I LLC	5703	01/05/2023
3615 SW 52 AVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANZAK INVESTMENTS I LLC	514230130310	
3615 SW 52 AVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANZAK INVESTMENTS I LLC

3615 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ANZAK INVESTMENTS I LLC	5703	01/05/2023
14900 SW 27 ST DAVIE, FL 33331		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANZAK INVESTMENTS I LLC	514230130310	
14900 SW 27 ST DAVIE, FL 33331		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 01/05/2023

Phone #: 786 294-5388

Case # 5703

E-mail: Operations@mayfairz.com

Address of Violation: 3615 SW 52nd Ave, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Christopher Kennedy (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5703 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Town of Pembroke Park 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on November 16th imposing the fine of $ 1,850.00 for violation(s)of the Town's Code of Ordinances:

Brief summary for request: Please kindly reduce the fine to $278.00. Job was completly on a timely matter but unfortunately as the permit expired we had to be applied and request for the final inspection again

Christopher Kennedy
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Christopher Kennedy and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 01/05/2023

Notary Public State of Florida: Paola Villate My Commission expires: 06/26/2023

PAOLA VILLATE
MY COMMISSION # HH 283060
EXPIRES: June 26, 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ANZAK INVESTMENTS I LLC		CASE NO. 5703
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ANZAK INVESTMENTS I LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANZAK INVESTMENTS I LLC AT 10:54 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

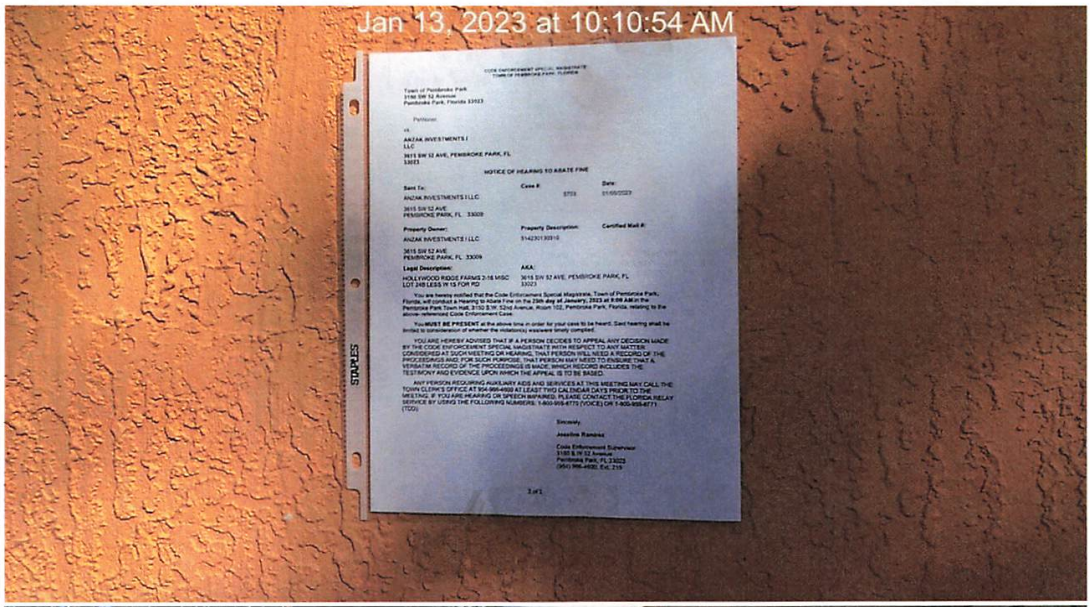
1/18/23
AFFIANT

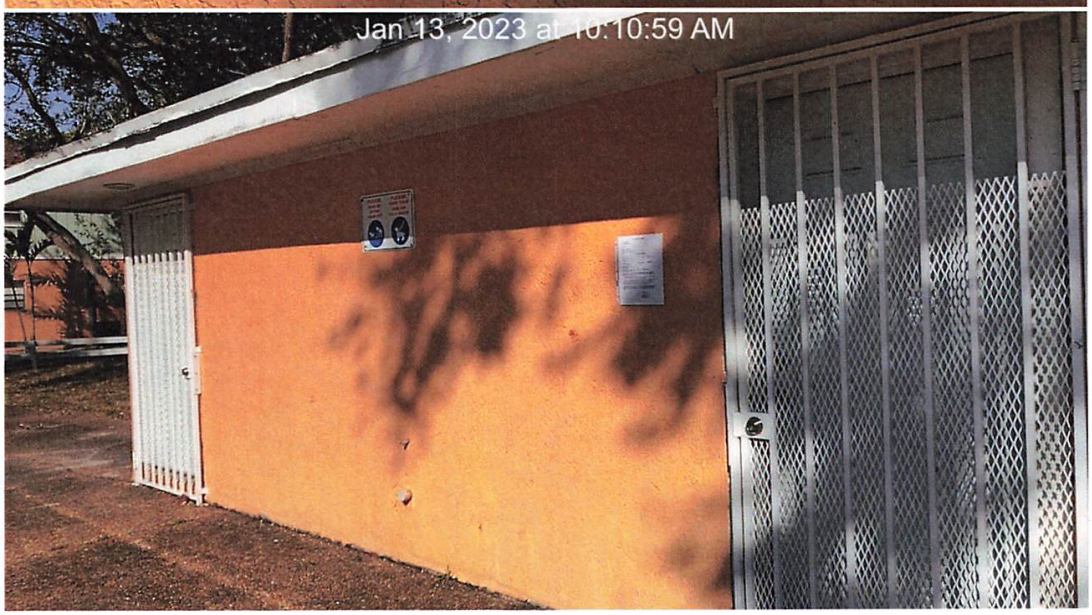
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Jan 13, 2023 at 10:10:54 AM
NOTICE OF HEARING TO ABATE FINE
STAPLES


Jan 13, 2023 at 10:10:59 AM



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

Postage
$ 7.82

Postmark Here
JAN 11 2023

LAW OFFICES OF SCOTT A FRANK, PA
(HAF-5703)
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

for Instructions

7022 2410 0002 7328 0336



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

Postage
$ 7.82

Postmark Here
JAN 11 2023

ANZAK INVESTMENTS I LLC
(HAF-5703)
14900 SW 27 ST
DAVIE FL 33331

for Instructions

7022 2410 0002 7328 0329



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

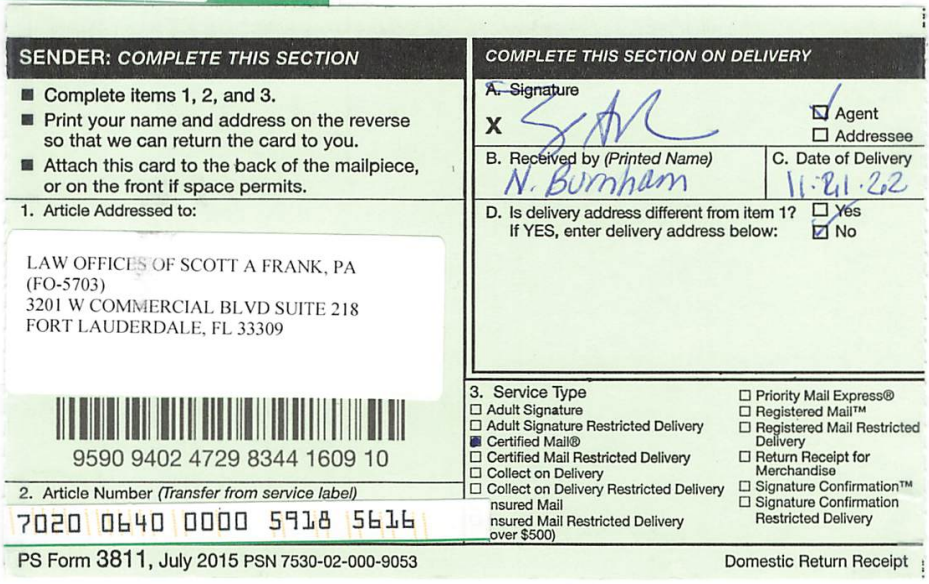
Postage
$ 7.82

Postmark Here
JAN 11 2023

ANZAK INVESTMENTS I LLC
(HAF-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 0312



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAW OFFICES OF SCOTT A FRANK, PA
(FO-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

9590 9402 4729 8344 1609 10

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5616

COMPLETE THIS SECTION ON DELIVERY

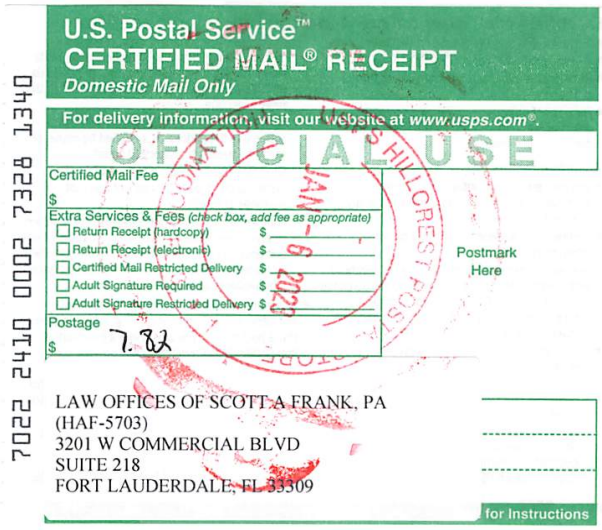
A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) N. Burnham
C. Date of Delivery 11-21-22

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

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

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



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

Postage
$ 7.82

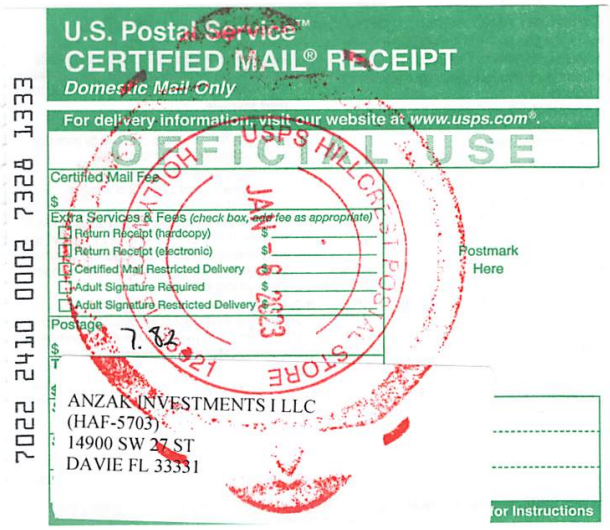
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1340

LAW OFFICES OF SCOTT A FRANK, PA
(HAF-5703)
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

for Instructions



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

Postage
$ 7.82

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JAN 6 2023

7022 2410 0002 7328 1333

ANZAK INVESTMENTS I LLC
(HAF-5703)
14900 SW 27 ST
DAVIE FL 33331

for Instructions



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

Postage
$ 7.82

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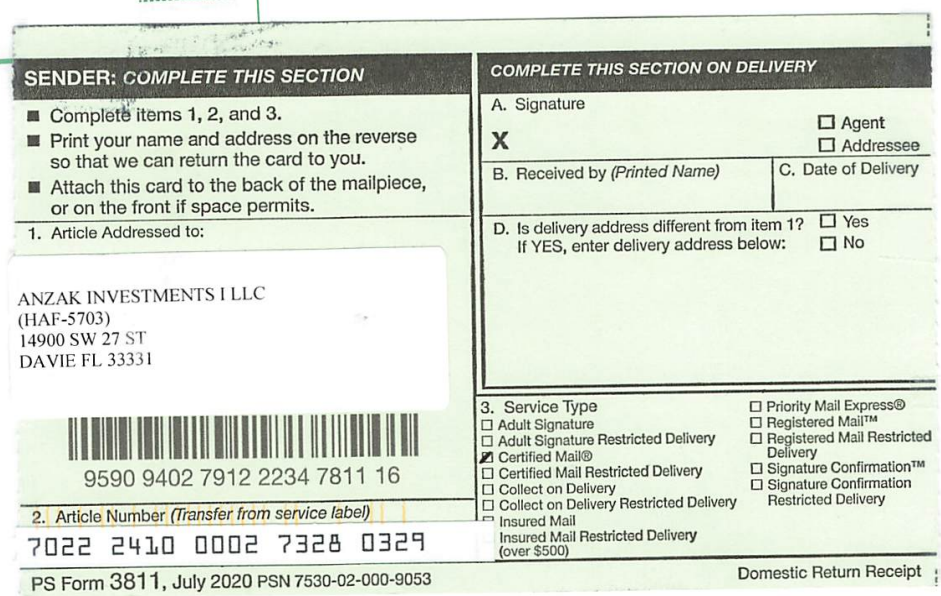
JAN - 6 2023

7022 2410 0002 7328 1326

ANZAK INVESTMENTS I LLC
(HAF-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANZAK INVESTMENTS I LLC
(HAF-5703)
14900 SW 27 ST
DAVIE FL 33331

9590 9402 7912 2234 7811 16

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0329

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

7020 0640 0000 5918 5593

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

Postage
$ 7.82

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

ANZAK INVESTMENTS I LLC
(FO-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

See Reverse for Instructions

7020 0640 0000 5918 5609

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

Postage
$ 7.82

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

ANZAK INVESTMENTS I LLC
(FO-5703)
14900 SW 27 ST
DAVIE FL 33331

See Reverse for Instructions

7020 0640 0000 5918 5616

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

Postage
$ 7.82

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

LAW OFFICES OF SCOTT A FRANK, PA
(FO-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

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:

AW OFFICES OF S
IAF-5703)
201 W COMMERCIAL BLVD
UITE 218
ORT LAUDERDALE, FL 33309

9590 9402 7912 2234 7811 09

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0336

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name) Beatrice Hibu
C. Date of Delivery 1-17-23

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

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

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number: 2111038-0

Job Address: 3615 SW 52 AVE

Job Name: ANZAK INVESTMENTS I LLC

Permit Status: Expired

Permit Issued Date:7/1/2021 8:00:18 AM

Submitted Into Plan Review Date:4/30/2021 3:24:48 PM

Application Date: 4/30/2021 3:21:55 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 62 Day(s)

Required Disciplines

Discipline	Status	Date
Structural	Approved	6/30/2021 12:58:56 PM
Zoning	Approved	6/18/2021 3:20:33 PM

7020 0640 0000 5918 5654

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

Postage
$

Postmark Here

ANZAK INVESTMENTS I LLC
(NOH-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

See Reverse for Instructions

7020 0640 0000 5918 5661

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Certified Mail Fee
$

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

Postage
$

Postmark Here

NOV - 2 2022

ANZAK INVESTMENTS I LLC
(NOH-5703)
14900 SW 27 ST
DAVIE FL 33331

7020 0640 0000 5918 5678

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

Postage
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Postmark Here

NOV - 4 2022

LAW OFFICES OF SCOTT A FRANK, PA
(NOH-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

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:

LAW OFFICES OF SCOTT A FRANK, PA
(NOH-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

9590 9402 6921 1104 9970 30

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

7020 0640 0000 5918 5678

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
B. Alba

C. Date of Delivery
11-4-22

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

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

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
AONC 5703

Hasler FIRST-CLASS MAIL
11/03/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:
ANZAK INVESTMENTS I LLC
14900 SW 27 ST
DAVIE, FL 33331

Case #:
5703

NOV #5703

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Anzak Investments I LLC
14900 SW 27 St
Davie, FL
33331

NOV #5703

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Sent To:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Case #:

5703

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

ANZAK INVESTMENTS I LLC
Respondent(s)

Case No.: 5703

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ANZAK INVESTMENTS I LLC

FOLIO NO.: 5142 30 13 0310

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17; 5-87; 5-103(a)(c)(e)(g)(h); 5-105 and 13-2. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 5-87; 5-103(a)(c)(e)(g)(h); 5-105 and 13-2. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 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 November 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

ANZAK INVESTMENTS I LLC
3615 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 5703

On 10/27/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANZAK INVESTMENTS I LLC
Address:	14900 SW 27 ST DAVIE, FL 33331
Folio:	514230130310
Site Address:	3615 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	10/27/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	10/27/2022

Notes/Means of Correction:

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections. A/C UNITS THAT WERE CHANGED OUT ARE NOT SPECIFIED
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property. ALL ABANDONED VEHICLES HAVE BEEN REMOVED
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans. SIGNAGE WAS REMOVED
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. MISSING HEDGES WERE REPLACED
8. Maintenance of the property such as maintain the paint on the entrance walls to the property and the building itself. ENTRANCE WALLS DO NOT NEED RE-PAINTING
9. Possible repair is needed on the chain-link fence. NO ISSUES FOUND FOR THE CHAIN LINK FENCE

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Schwarz

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 10/27/2022

NOTARY PUBLIC, STATE OF FLORIDA

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3615 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0310
Property Owner	ANZAK INVESTMENTS I LLC	Millage	0613
Mailing Address	14900 SW 27 ST DAVIE FL 33331	Use	03-01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$186,880	$4,618,130	$4,805,010	$4,805,010	
2022	$186,880	$4,618,130	$4,805,010	$4,801,500	$101,431.16
2021	$186,880	$4,178,120	$4,365,000	$4,365,000	$93,867.58

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,805,010	$4,805,010	$4,805,010	$4,805,010
Portability	0	0	0	0
Assessed/SOH	$4,805,010	$4,805,010	$4,805,010	$4,805,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,805,010	$4,805,010	$4,805,010	$4,805,010

Sales History

Date	Type	Price	Book/Page or CIN
8/20/2020	WD-Q	$4,850,000	116694685
6/12/2019	WD-Q	$4,200,000	116017201
7/17/2015	WD-Q	$4,000,000	113140434
2/25/2005	WD	$2,400,000	39156 / 1579
1/12/1998	QCD	$1,036,300	27555 / 21

Land Calculations

Price	Factor	Type
$2.00	93,439	SF
Adj. Bldg. S.F. (Card, Sketch)		38419
Units		36
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
ANZAK INVESTMENTS I, LLC

Filing Information

Document Number	L20000078803
FEI/EIN Number	84-5067296
Date Filed	03/11/2020
State	FL
Status	ACTIVE

Principal Address

500 NE 13 STREET
FORT LAUDERDALE, FL 33304

Changed: 10/09/2020

Mailing Address

500 NE 13th Street
Fort Lauderdale, FL 33304

Changed: 02/17/2021

Registered Agent Name & Address

LAW OFFICES OF SCOTT A FRANK, PA
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

ROBERTS, ASHA
500 NE 13th Street
Fort Lauderdale, FL 33304

Title MGR

ROBERTS, NICHOLAS
500 NE 13th Street
Fort Lauderdale, FL 33304

Annual Reports

Report Year	Filed Date
2021	02/17/2021
2022	03/28/2022

Document Images

03/28/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANZAK INVESTMENTS I LLC CASE NO 5703

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ANZAK INVESTMENTS I LLC AT 9:24. ON THE 4TH DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Nov, 2022, by Erik Bichwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Case #:

5703

Property Owner:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Certified Mail #:

Property Description:

514230130310

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 24B LESS W 15 FOR RD

AKA:

3615 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
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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, seated plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections.
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property.
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans.
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. Contact Heidi (Town planner ext 401) for more information on the replacement of the hedges and missing sod area.
8. Maintenance of the the property such as maintain the paint on the entrance walls to the property and the building itself.
9. Possible repair is needed on the chain-link fence.
10. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

No Permit

NIC

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	5703	03/26/2021

Property Owner:	Property Description:	Certified Mail #:
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	514230130310	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

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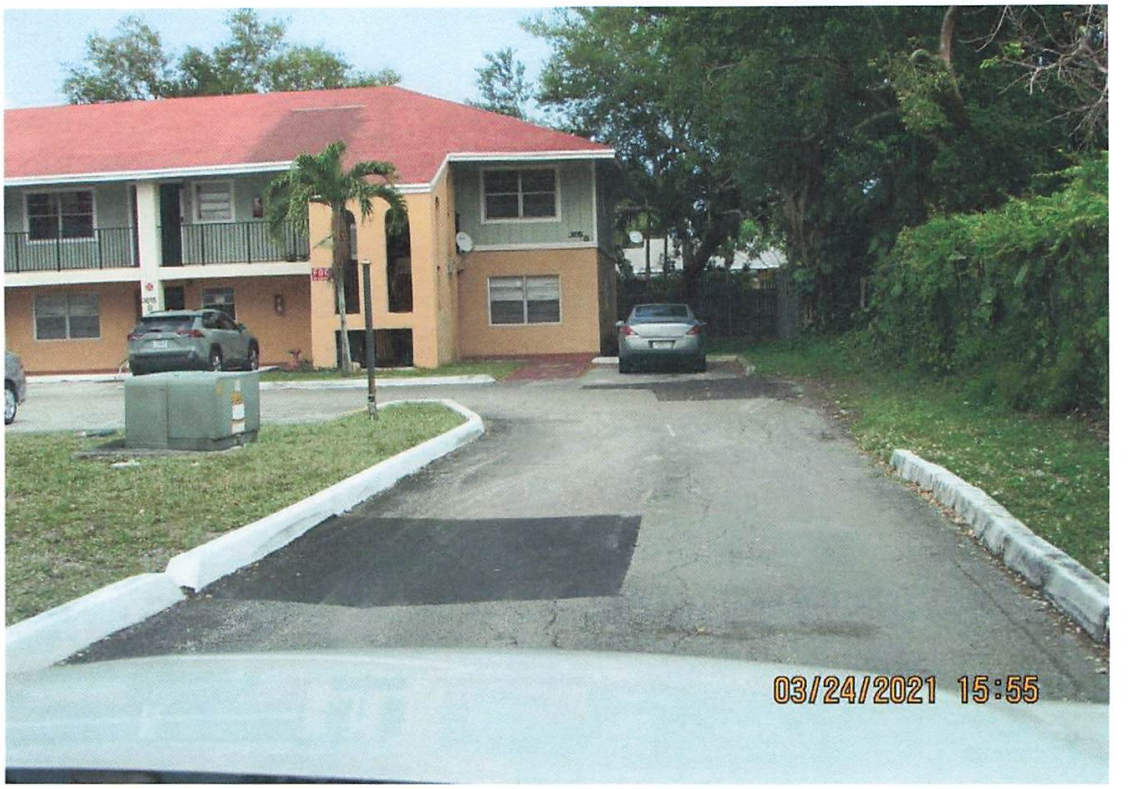
Teressa Malcolm
Code Enforcement Officer


PARK APTS
3615
TOW AWAY
03/24/2021 15:48


03/24/2021 15:55


03/24/2021 15:55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CERTIFIED MAIL®

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

7020 0640 0000 5918 5654

Hasler
11/02/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

ANZAK INVESTMENTS I LLC
(NOH-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0011/10/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0506-07964-02-45

IA K1: 9333110930 33023>5413

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ANZAK INVESTMENTS I LLC
(NOH-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9970 54

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

7020 0640 0000 5918 5654

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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

CERTIFIED MAIL

7020 0640 0000 5918 5593

Pitney Bowes
11/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

ANZAK INVESTMENTS I LLC
(FO-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0011/25/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350 *0375-05086-18-40

ANK

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ANZAK INVESTMENTS I LLC
(FO-5705)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

9590 9402 4729 8344 1608 97

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

7020 0640 0000 5918 5593

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
- ☐ ...sured Mail
- ☐ ...sured Mail Restricted Delivery ...er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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

CERTIFIED MAIL®

7022 2410 0002 7328 1326

Hasler
01/06/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

ANZAK INVESTMENTS I LLC
(HAF-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0001/15/23
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *0806-06455-06-44

IA
33023541350 C3

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:

ANZAK INVESTMENTS I LLC
(HAF-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7813 07

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

7022 2410 0002 7328 1326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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



CERTIFIED MAIL

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

WEST PALM BCH FL 334
18 NOV 2022 PM 1 L

7020 0640 0000 5918 5609

Hasler
11/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

L/N
11/21/2022

ANZAK INVESTMENTS I LLC
(NOH-5703)
14900 SW 27 ST
DAVIE FL 33331

NIXIE 331 DE 1 0001/12/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0275-07944-18-40

..9333110682453028 UNC
33023>5413
33331-260400

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:

ANZAK INVESTMENTS I LLC
(FO-5703)
14900 SW 27 ST
DAVIE FL 33331

9590 9402 4729 8344 1609 03

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

7020 0640 0000 5918 5609

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Case Overview

Admin Fixed		Admin Fixed		$100.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Folio

514229000223

Legal Description

Case Status Closed **Case #** 6822

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
8/19/2022		Affidavit of Compliance	Hand
11/30/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail
12/29/2022		Affidavit of Compliance	Hand
1/12/2023	1/25/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/12/23

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.	12/29/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/29/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/29/2022	$48,750.00

Town of Pembroke Park

INVOICE

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

DATE: January 19, 2023
INVOICE # 430
FOR:

Case # 6822

PEMBROKE PARK LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE PARK LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-105 and 5-17		
	Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
195	Day(s) of Per Diem from (06/17/22-12/29/2022)	$ 250.00	$ 48,750.00
	Town's Motion To Abate Fine By 85%		$ 7,313.00
	$7,313.00 + 100.00		$ 7,413.00
		Balance	$ 48,850.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
PEMBROKE PARK LAKES INC	CASE NO. 6822
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 10:38 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

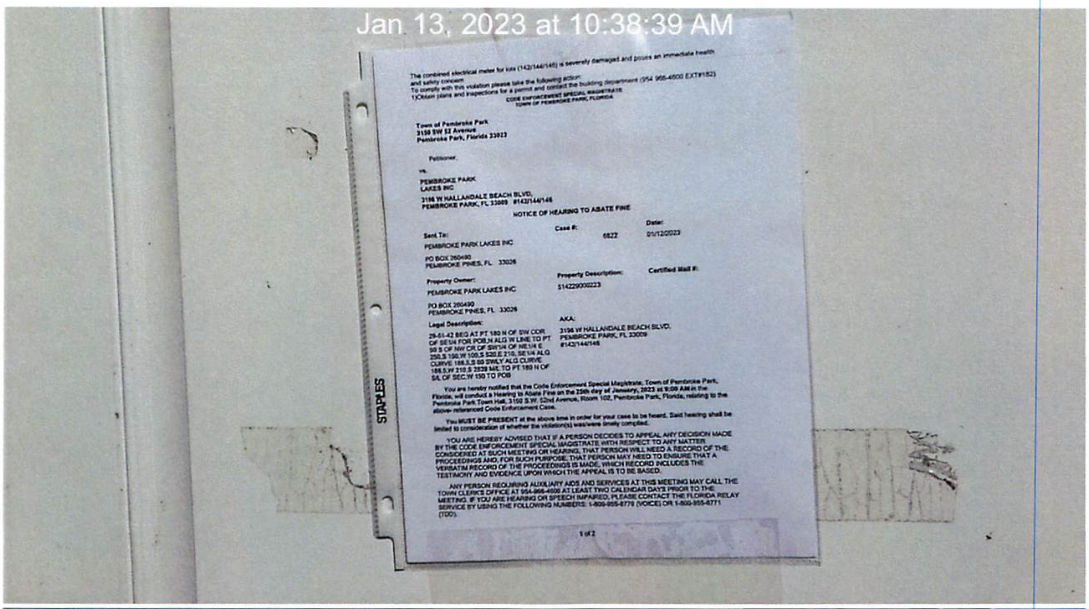
_____
AFFIANT

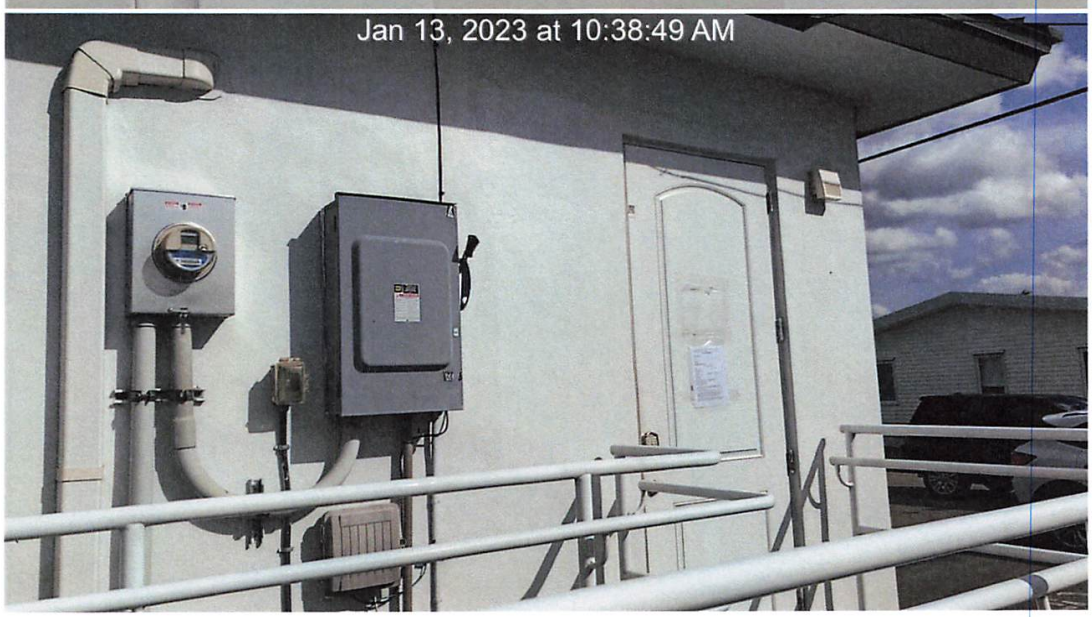
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


Jan 13, 2023 at 10:38:39 AM
The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 965-4600 EXT#152)
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146
NOTICE OF HEARING TO ABATE FINE
Sent To:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Case #:
6822
Date:
01/12/2023
Property Owner:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Property Description:
514229000223
Certified Mail #:
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 168,S,W 210,S 2639 ME, TO PT 180 N OF SE, OF SEC.W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
STAPLES


Jan 13, 2023 at 10:38:49 AM

7021 1970 0000 4565 7916

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Postmark Here

Sent To PEMBROKE PARK LAKES INC
Street and A PO BOX 260490
City, State, Z PEMBROKE PINES FL 33026 (NOH-6822)

PS Form 38

7021 1970 0000 4565 7923

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Postmark Here

Sent To Christopher P. Kelley, P.A.
Street and Ap 11098 BISCAYNE BLVD #205
City, State, Z MIAMI, FL 33161 (NOH-6822)

PS Form 38

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
(NOH-6822)

9590 9402 6921 1104 8005 45

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7923

COMPLETE THIS SECTION ON DELIVERY

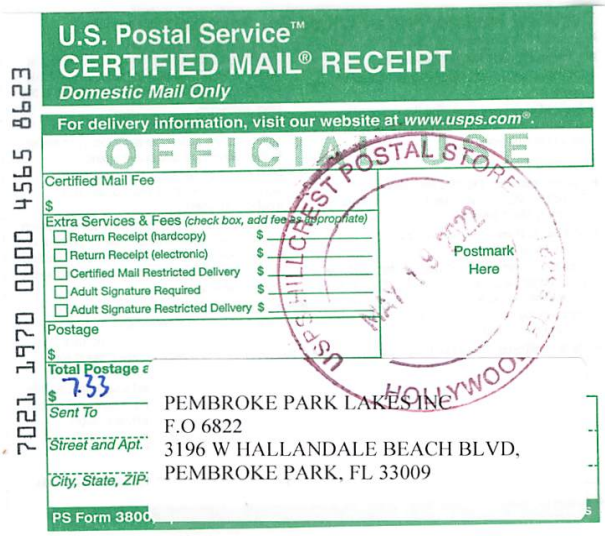
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.33

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

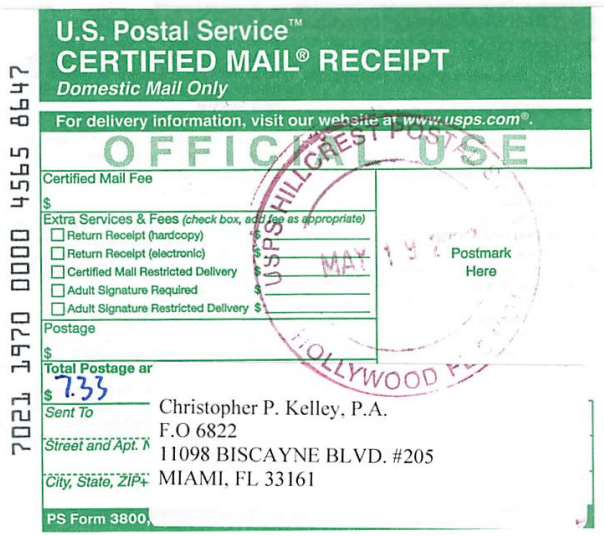
PEMBROKE PARK LAKES INC
F.O 6822
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD FL

Postmark Here

7021 1970 0000 4565 8623



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$ 7.33

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

PEMBROKE PARK LAKES INC
F.O 6822
PO BOX 260490
PEMBROKE PINES FL 33026

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD FL

Postmark Here

7021 1970 0000 4565 8630

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$ 7.33

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

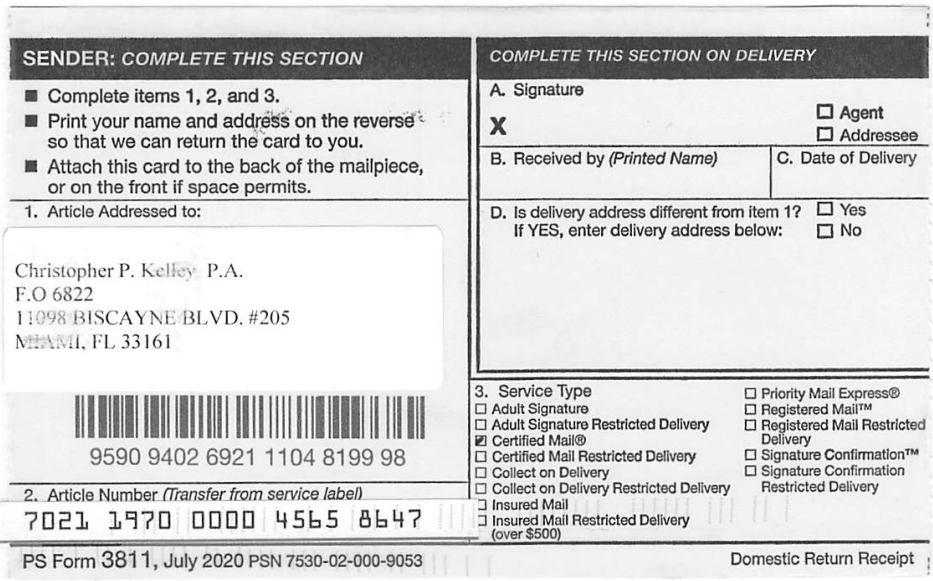
Christopher P. Kelley, P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19
HOLLYWOOD FL

Postmark Here

7021 1970 0000 4565 8647



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Christopher P. Kelley P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

9590 9402 6921 1104 8199 98

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8647

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

7022 2410 0002 7328 0442

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Postmark Here

JAN 12 2023

PEMBROKE PARK LAKES INC
(HTA-6822)
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 0466

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Postmark Here

JAN 12 2023

PEMBROKE PARK LAKES INC
(HTA-6822)
PO BOX 260490
PEMBROKE PINES FL 33026

for Instructions

7022 2410 0002 7328 0459

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Postmark Here

JAN 12 2023

Christopher P. Kelley, P.A.
(HTA-6822)
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

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:

Christopher P. Kelley, P.A.
(HTA-6822)
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

9590 9402 4729 8344 1616 72

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 0459

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	01/12/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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



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:

PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 6921 1104 9955 79

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3196

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
10/17/22

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

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 7912 2234 7820 83

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1661

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
ROSA DEL RIEGO

C. Date of Delivery

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

FLAMINGO BRANCH P.O.
DEC 08 2021
PEMBROKE PINES FLORIDA

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christopher P. Kelley, P.A.
(HCF-6822)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

9590 9402 7912 2234 7820 76

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1678

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 9:30. ON THE 7TH DAY OF DECEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 19 day of Dec, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC	6822	11/30/2022
PO BOX 260490 PEMBROKE PINES, FL 33026		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC	514229000223	
PO BOX 260490 PEMBROKE PINES, FL 33026		

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

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

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215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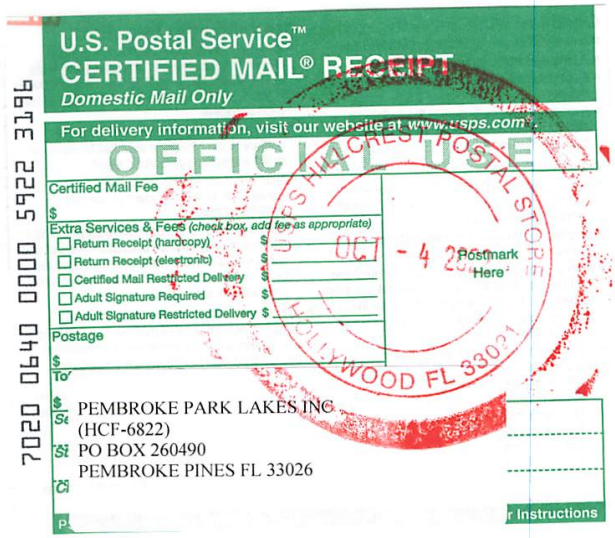
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
PEMBROKE PARK LAKES INC
(HCF-6822)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
7020 0640 0000 5922 3189


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
HOLLYWOOD FL 33021
PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026
7020 0640 0000 5922 3196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CERTIFIED MAIL® RECEIPT
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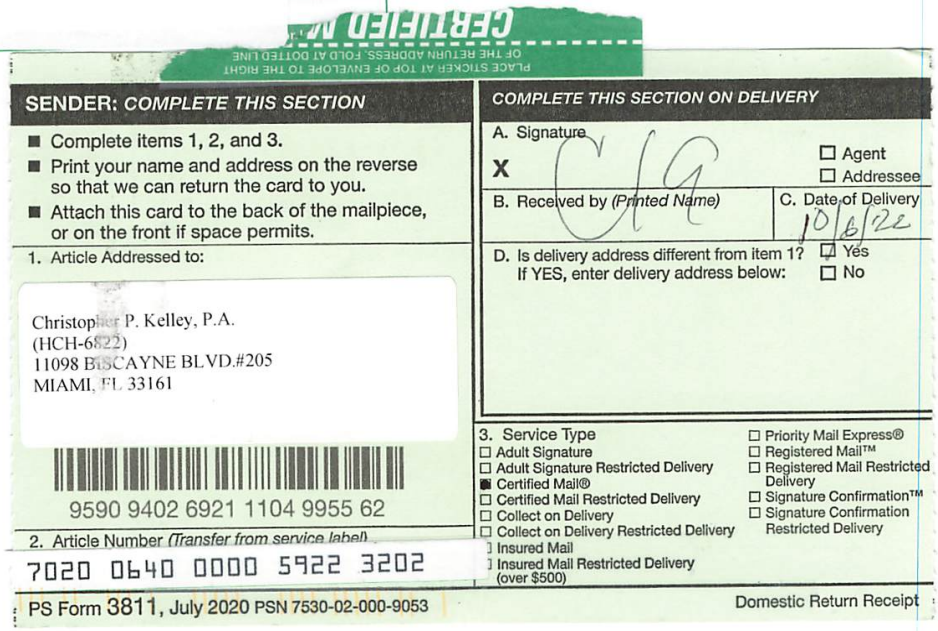
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
7020 0640 0000 5922 3202


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:
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
9590 9402 6921 1104 9955 62
2. Article Number (Transfer from service label)
7020 0640 0000 5922 3202
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
10/6/22
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
16 MAR 2022PM 1 L

Hasler
03/15/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

5822

Pembroke Park Lakes LLC
3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

RECEIVED MAR 31 2022

NIXIE 331 DE 1 0003/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2006-02635-16-41

CERTIFIED MAIL

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 1970 0000 4565 7916

Hasler
04/14/2022
US POSTAGE $007.33⁰
ZIP 33023
011D10656696

4/18

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

NIXIE 331 DE 1 0005/07/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *0706-02404-14-44

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

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

3196 W. Hollandale Beach BLVD
Pembroke Park
FL 33009

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

NOV-6822

Hasler FIRST CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Christopher P. Kelley, P.A
11098 Biscayne BLVD # 205
Miami, FL 33161

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

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$6,800,510	$74,990	$6,875,500	$5,317,950	
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 09:59. ON THE 5TH DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.
PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: 6822

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK:

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 5/18/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail 3/15/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/14/22 Affidavit Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO. 6822.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:56 P.M. ON THE 28 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

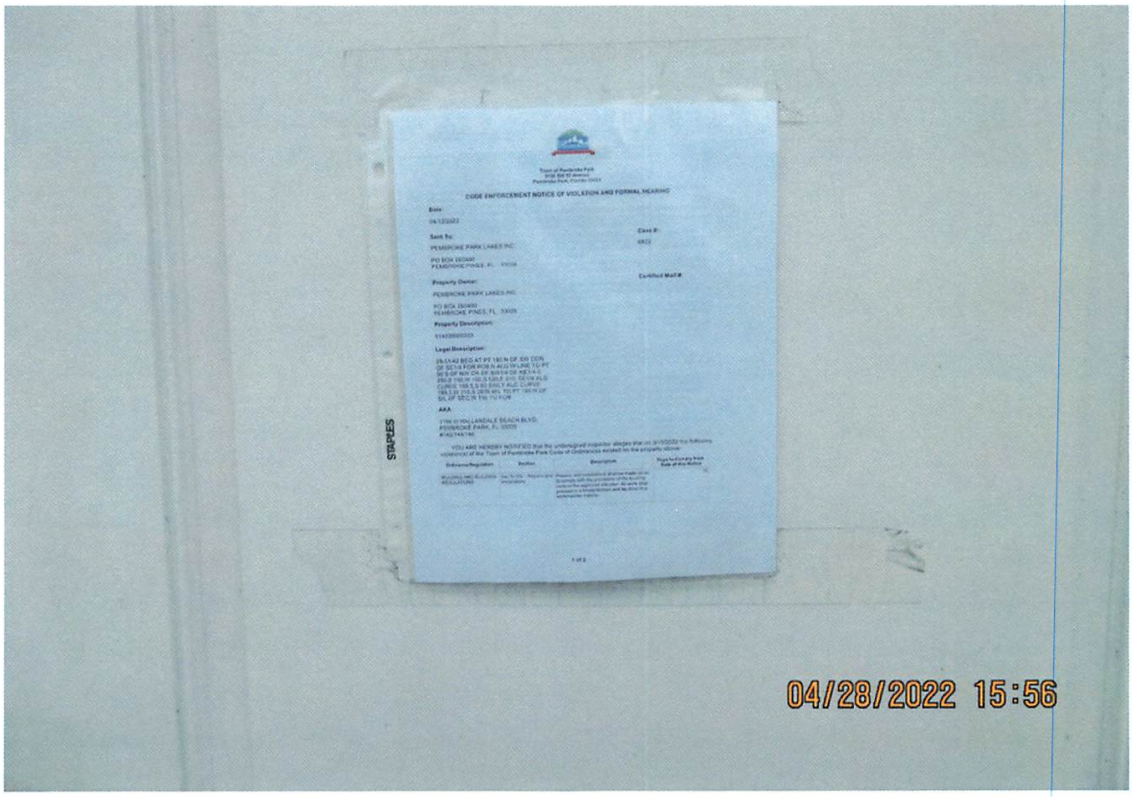
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/28/2022 15:56


04/28/2022 15:56



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	03/15/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

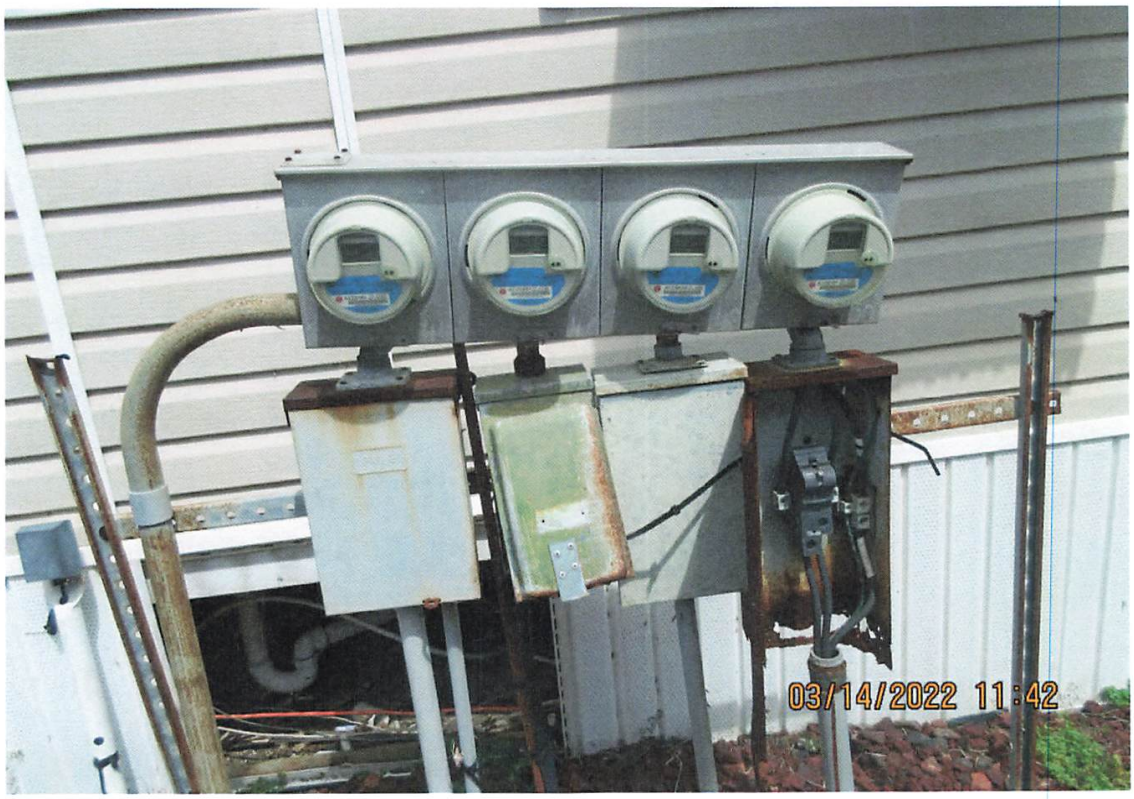
Notes/Means of Correction:

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

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

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

Erik Richwagen
Code Enforcement Officer


03/14/2022 11:42


03/14/2022 11:42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03/14/2022 11:42


03/14/2022 11:43

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6822

Petitioner,

vs.

PEMBROKE PARK LAKES, INC.,

Respondent.

NOTICE OF APPEARANCE

The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondent, PEMBROKE PARK LAKES, INC., in the above captioned code violation matter, and HMA requests that copies of all documentation be served upon Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 16th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Pembroke Park Lakes, Inc.
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6822

Petitioner,

vs.

PEMBROKE PARK LAKES, INC.,

Respondent.

RESPONDENT'S MOTION TO ABATE AND/OR MITIGATE FINES; MOTION TO DETERMINE FINES ABATED AS OF AUGUST 19, 2022; AND REQUEST FOR HEARING

Respondent in the above referenced code case, Pembroke Park Lakes, Inc. ("Pembroke Park Lakes" or "Respondent") hereby files this Motion to Abate and/or Mitigate Fines; Motion to Determine Fines Abated as of August 19, 2022; and Request for Hearing on same, and in support thereof, Pembroke Park Lakes states as follows:

A Notice of Hearing has been scheduled in this case for Wednesday, December 21, 2022, at 9:00 AM. Pembroke Park Lakes is requesting that the Town of Pembroke Park ("Town") abate and/or mitigate the fines levied against Respondent, and also that the Special Magistrate determine that the fines levied against Respondent should have been abated as of Friday, August 19, 2022, since that is when Pembroke Park Lakes corrected all of the electrical cans and meters that it was noticed to correct.

I. Factual Background

Respondent is entitled to abatement of all fines as of August 19, 2022, based on the initial Notice issued by the Town, along with photos taken of the violations from the Town. Attached hereto and incorporated herein as **Composite Exhibit "1"** documentation evidencing that the combined electrical meters for Lots 144, 146, 148, and 150 passed final electrical inspection on August 19, 2022.

On March 15, 2022, the Town issued a Code Enforcement Notice of Violation ("Notice") which stated in pertinent part:

HINDEN, McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

"The ***combined*** electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern[.]" (Emphasis added).

Attached hereto and incorporated herein as **Composite Exhibit "2"** is a copy of the March 15, 2022, Notice, along with photos dated March 14, 2022, showing the combined electrical meters at issue, along with a photo edited by Respondent to clearly identify the meters at issue. Every subsequent notice from the Town thereafter in this case says the same thing as set forth above. When Respondent's representative, William Castellano, made inquiry to the Town regarding the violations per the Notice, the Town sent Respondent a set of pictures that were taken at the time the violation was issued in March, 2022 (*see* Exhibit "2"), and once received, Respondent worked quickly to correct the alleged violations.

Respondent advises that the work to correct Lots 144, 146, 148 and 150 was completed in August 19, 2022 (*see* Composite Exhibit "1"), at which time the violations should have been resolved, the code violation fines should have ceased, and then fines should have been mitigated and abated at that time. However, when Mr. Castellano, went to the October 19, 2022, hearing before the Town to confirm that the violations were corrected, and to request that the fines be mitigated and abated, the Town surprisingly represented that the violations were still open and that Respondent's fines were now in excess of $30,000.00! At the October 19, 2022, code hearing, the Town advised Respondent that the electrical meter for Lot 142 was still an alleged open violation. By the time that Mr. Castellano first learned that there was an open violation that existed at Lot 142, Respondent had already started unfairly incurring penalties of $250.00/day by the Town, even though the alleged violations were corrected at the combined electrical meters at issue.

However, from a collective review of the Notice, along with the photos sent by the Town in March, 2022, it is abundantly clear that the Town's initial Notice, and all Notices thereafter, were vague, unclear, and/or defective, since the Town undeniably misidentified the electrical meter cans at issue in its Notice. The March 2022 photos provided by the Town to Respondent to show what needed to be corrected (*see* Composite Exhibit "2"), evidence that the combined electrical meters for Lots 144, 146, 148 and 150 were the only combined meters that Respondent was noticed for. While the Notice incorrectly lists the electrical meter can for Lot 142, in actuality, the meter can for Lot 142 is not "***combined***" or connected in any way to the electrical meter cans of Lots 144, 146, 148 and 150. In fact, the electrical meter can for Lot 142 is located 50 yards away and five (5) houses down from the combined electrical meters for Lots 144 and 146.

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

Based on the Notice issued by the Town, along with the photos provided by the Town to Respondent to show what needed to be corrected, Respondent justifiably interpreted the violation to relate to the combined meters located at Lots 144, 146, 148, and 150, and Respondent fixed these electrical meter cans with work being completed on or about August 19, 2022.

At this point, Respondent should have incurred only 62 days of fines at $250.00/day totaling approximately $15,500.00 (or $2,325.00 if reduced by 85% - but reduction should be more based on the vague Notice delivered). However, because of the Town's misidentification of the initial meter cans in the Notice (along with the photos provided by the Town to Respondent), and since the Lot 142 meter is nowhere near the ***"combined"*** meters noticed by the Town in the March, 2022, Notice and photos, Lot 142 was never properly identified by the Town as requiring correction per the photos provided to Respondent. When the code enforcement officer went back to the check the violation in question in October, 2022, the meter cans for lots 144 and 146 were repaired since August, 19, 2022, as stated above.

It seems obvious that only because the Lot 142 electrical meter can was misidentified in the initial violation Notice, the Town's code enforcement officer checked the Lot 142 meter in October, 2022. Only at that time did the Town's code enforcement officer advise Respondent that the Lot 142 electrical meter was in need of repair. Lot 142 is clearly marked on the face of the meter, so there can be no confusion as to what the Lot 142 meter looks like. Attached hereto and incorporated herein as **Composite Exhibit "3"** are photos of the combined meters showing Lot 142 clearly marked.

Respondent advises that the picture taken by the Town's code office in October, 2022, is the first indication that Respondent received that the meter can for Lot 142 was in need of repair, and in fact, it is likely the first picture that the Town took of the meter can for Lot 142. It is believed that the Town did not take a photo of the combined meter cans for the Lot 142 meter until October 5, 2022, which appears to be attached to an Affidavit of Service of a Notice of Hearing to Confirm Fine, ***not*** a new Notice of Violation, for which respondent never properly received any Notice of Violation as to Lot 142. Attached hereto and incorporated herein as **Composite Exhibit "4"** is the Affidavit of Service of Notice to Confirm Fine with photos attached dated October 5, 2022, of the Lot 142 electrical meter, and a photo showing the repaired combined electrical meter for Lots 144, 146, 148, and 150, plus a photo edited by Respondent to show what is being reflected

HINDEN, McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

in the October 5, 2022, photos. Significantly, and as mentioned, the meters that are combined with Lot 142 are not at all connected to the combined meters at Lots 144 or 146.

Respondent contends that even though the violations as reflected in the Notice and photos for the combined meters connected to 144, 146, 148, and 150 were corrected by August 19, 2022, when Respondent raised the lack of notice and confusion with the Town, the Town advised Respondent that fines in this Code Case #6822 will continue until a separate set of electrical meter banks for lots 136, 138, 140, and 142 are fixed and completed.

However, the combined electrical meters for Lots 136, 138, 140 and 142 are an entirely new alleged code violation issue, for which Respondent never received proper notice from the Town. Respondent subsequently fixed the combined meters at Lots 136, 138, 140, and 142 only because it was forced to after verbally being advised of the problem by the Town in October, 2022. But the Town failed to Notice Respondent for these alleged violations, and the Town failed to stop the fines from accruing as a result of its own vague, unclear, and ambiguous Notice. The Town plainly meant to cite 144, 146, 148, and 150, since 150 was in the worst condition of the group. However, the Town appears to have guessed as to what Lot numbers were being cited, and only after-the-fact attempted to cite Respondent for Lot 142, when it realized that it incorrectly cited Respondent for a Lot 142 combined meter that did not exist in any photo in this case until October, 2022.

II. Legal Argument

After much confusion caused by the Town, and since compliance has been obtained by Respondent, Respondent requests that the Town now abate and/or mitigate all fines at issue, and abate same as of August 19, 2022. The intent of the Town's code of ordinances does not exist to provide revenue for the Town, but rather to force compliance, which has been achieved by Respondent. *See* Sec. 162.02, Florida Statutes.

Sections 162.09(2)(b) and 162.09(2)(c), Florida Statutes, permits a code enforcement board to reduce a fine imposed, with factors to be considered, such as gravity of the violation, and actions taken by Respondent to correct the violation. Here, while the Town alleged that this was a safety concern, Respondent was able to correct the alleged violations that they were properly noticed for within sixty-two (62) days, and no persons were placed in danger. Since there has been quick work and compliance on the part of Respondent, abatement and/or mitigation of the aforementioned fine is required as of August 19, 2022. Additionally, removal and elimination of

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

any and all liens placed on the property by the Town, if any, is also required to be removed and satisfied by the Town based on compliance.

Since the Notice misidentified the Lot 142 meter as being "combined" with the meters at Lot 144, 146, 148 and 150, when in fact it was not combined with these meters, Respondent contends that Respondent was never properly notified of any violation at Lot 142, requiring significant mitigation and abatement of the fines as of August 19, 2022. Florida law clearly places the burden on the Town to properly notice and inform the property owner, Pembroke Park Lakes, of code violations alleged to have been at issue for this code enforcement case. Procedural due process requires both fair notice and a real opportunity to be heard at a meaningful time and in a meaningful manner. *See Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). Procedural due process imposes constraints on governmental decisions that deprive individuals of liberty or property interests. *County of Pasco v. Riehl*, 620 So. 2d 229, 231 (Fla. 2d DCA 1993); and *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). *See also Metro. Dade County v. Hernandez*, 708 So. 2d 1008, 1010 (Fla. 3d DCA 1998), *citing Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA 1991), *citing Allstate Finance Corp. v. Zimmerman,* 330 F.2d 740, 744 (5th Cir.1964) (Where one party has peculiar knowledge or control of the evidence on a material matter, then the burden rests on that party to produce the evidence). Florida law and Chapter 162, Florida Statutes, requires that a code compliance notice of violation be clear and concise, not vague and ambiguous, as the Notice in this case clearly was. Since, Respondent never received a proper notice in this case for the alleged violations at issue, the Town's Notice was defective requiring fines and liens to be abated as of August 19, 2022, and significantly mitigated in favor of Respondent, and liens (if any) must also be removed from Respondent's property as a result.

Therefore, Respondent, Pembroke Park Lakes, respectfully requests that the Town abate and/or mitigate the fines, abate the fines as of August 19, 2022, remove any liens, and rule in favor of Respondent based on the vague, unclear, and ambiguous Notice as argued above. Respondent respectfully requests that the Special Magistrate consider and rule on the merits of this Motion to abate and/or significantly mitigate the fines at issue, and to remove and eliminate any and all liens that have been placed by the Town on Respondent's property (if any), and for any and all further relief that the Special Magistrate deems just and proper.

HINDEN McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Melissa Page Anderson, Esq., Town Attorney [townattorney@tppfl.gov], Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to the Town Clerk [townclerk@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 16th day of December, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Pembroke Park Lakes, Inc.
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

Return To Main Menu Advanced Search

Search By Application Number **Enter Search Info**

Find

	Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
View	Residential Electrical Meter	96323	2211879-0	Permit Complete	144 W LAKE DR	PEMBROK PARK LAKES INC

Reports

General Permit Status | Plan Review Results | Inspection Results | Invoice

Applications

Application #	Contractor
96323	(E) AP-96323 - RUSSELL - THOMAS ELECT...

Payment Receipts

Application #	Fee	Amount	Transaction
(E)-96323	Board of Rules & Appeals Fee	2.00	25531
(E)-96323	Technology Convenience Fee	6.81	25531
(E)-96323	Educational Fee	0.03	25531
(E)-96323	Government Fees FL DBPR Surcharge	2.00	25531
(E)-96323	Government Fees FL DCA Surcharge	2.00	25531
(E)-96323	Scanning Letter, Legal And Ledger Size Fee	21.00	25531
(E)-96323	Residential Building Permit Fee	75.00	25531
(E)-96323	Residential Building Permit Fee	75.00	25531
(E)-96323	Processing Fee	50.00	25531

Composite "1"
EXHIBIT

Permit Requirements

ID	Created On	Requirement	Required At	Recieved
No records to display.				

Plan Review History

ID	Discipline	Assigned To	Status
106566	Electrical	Joseph A Faris Jr	Approved

Inspections History

ID	Inspection	Status	Date	Inspector
107519	(ELEC) Electrical Rough	Pass	08/09/2022	JFaris
107978	(ELEC) Final Electrical	Pass	08/19/2022	JFaris

Return To Main Menu Advanced Search

Search By Application Number **Enter Search Info**

Find

	Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
View	Residential Electrical Meter	96324	2211880-0	Permit Complete	146 W LAKE DR	PEMBROK PARK LAKES INC

Reports


General Permit Status


Plan Review Results


Inspection Results


Invoice

Applications

Application #	Contractor
96324	(E) AP-96324 - RUSSELL - THOMAS ELECT...

Payment Receipts

Application #	Fee	Amount	Transaction
(E)-96324	Board of Rules & Appeals Fee	2.00	25532
(E)-96324	Technology Convenience Fee	6.81	25532
(E)-96324	Educational Fee	0.03	25532
(E)-96324	Government Fees FL DBPR Surcharge	2.00	25532
(E)-96324	Government Fees FL DCA Surcharge	2.00	25532
(E)-96324	Scanning Letter, Legal And Ledger Size Fee	21.00	25532
(E)-96324	Residential Building Permit Fee	75.00	25532
(E)-96324	Residential Building Permit Fee	75.00	25532
(E)-96324	Processing Fee	50.00	25532

Permit Requirements

ID	Created On	Requirement	Required At	Recieved
No records to display.				

Plan Review History

ID	Discipline	Assigned To	Status
106567	Electrical	Joseph A Faris Jr	Approved

Inspections History

ID	Inspection	Status	Date	Inspector
107518	(ELEC) Electrical Rough	Pass	08/09/2022	JFaris
107979	(ELEC) Final Electrical	Pass	08/19/2022	JFaris

Return To Main Menu Advanced Search

Search By Application Number **Enter Search Info**

Find

Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
View Residential Electrical Meter	96325	2211881-0	Permit Complete	148 W LAKE DR	PEMBROK PARK LAKES INC

Reports

General Permit Status Plan Review Results Inspection Results Invoice

Applications

Application #	Contractor
96325	(E) AP-96325 - RUSSELL - THOMAS ELECT...

Payment Receipts

Application #	Fee	Amount	Transaction
(E)-96325	Board of Rules & Appeals Fee	2.00	25533
(E)-96325	Technology Convenience Fee	6.81	25533
(E)-96325	Educational Fee	0.03	25533
(E)-96325	Government Fees FL DBPR Surcharge	2.00	25533
(E)-96325	Government Fees FL DCA Surcharge	2.00	25533
(E)-96325	Scanning Letter, Legal And Ledger Size Fee	21.00	25533
(E)-96325	Residential Building Permit Fee	75.00	25533
(E)-96325	Residential Building Permit Fee	75.00	25533
(E)-96325	Processing Fee	50.00	25533

Permit Requirements

ID	Created On	Requirement	Required At	Recieved
No records to display.				

Plan Review History

ID	Discipline	Assigned To	Status
106568	Electrical	Joseph A Faris Jr	Approved

Inspections History

ID	Inspection	Status	Date	Inspector
107517	(ELEC) Electrical Rough	Pass	08/09/2022	JFaris
107980	(ELEC) Final Electrical	Pass	08/19/2022	JFaris

Return To Main Menu Advanced Search

Search By Application Number **Enter Search Info**

Find

Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
View Residential Electrical Meter	96326	2211882-0	Permit Complete	150 W LAKE DR	PEMBROK PARK LAKES INC

Reports



General Permit Status



Plan Review Results



Inspection Results



Invoice

Applications

Application #	Contractor
96326	(E) AP-96326 - RUSSELL - THOMAS ELECT...

Payment Receipts

Application #	Fee	Amount	Transaction
(E)-96326	Board of Rules & Appeals Fee	2.00	25534
(E)-96326	Technology Convenience Fee	6.81	25534
(E)-96326	Educational Fee	0.03	25534
(E)-96326	Government Fees FL DBPR Surcharge	2.00	25534
(E)-96326	Government Fees FL DCA Surcharge	2.00	25534
(E)-96326	Scanning Letter, Legal And Ledger Size Fee	21.00	25534
(E)-96326	Residential Building Permit Fee	75.00	25534
(E)-96326	Residential Building Permit Fee	75.00	25534
(E)-96326	Processing Fee	50.00	25534

Permit Requirements

ID	Created On	Requirement	Required At	Recieved
No records to display.				

Plan Review History

ID	Discipline	Assigned To	Status
106569	Electrical	Joseph A Faris Jr	Approved

Inspections History

ID	Inspection	Status	Date	Inspector
107516	(ELEC) Electrical Rough	Pass	08/09/2022	JFaris
107981	(ELEC) Final Electrical	Pass	08/19/2022	JFaris

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	03/15/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

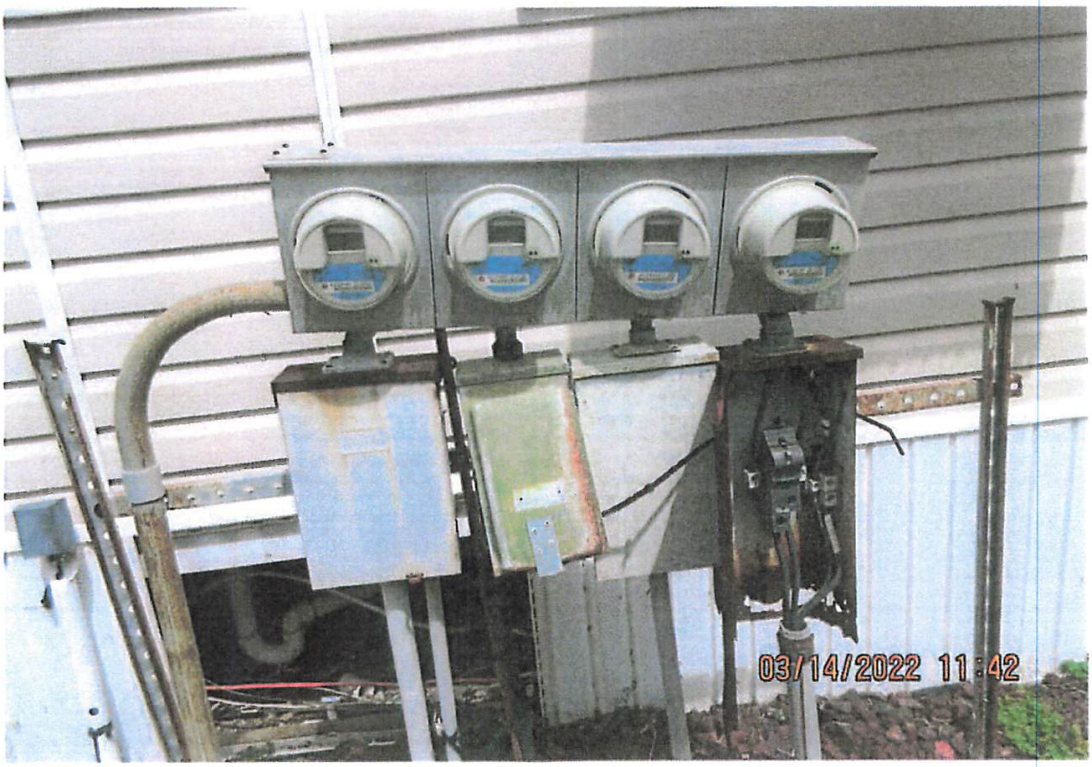
1 of 2

Composite "2"
EXHIBIT

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

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

Erik Richwagen
Code Enforcement Officer


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42

First Picture of Meter Cans 144,146,148,150 Identified by Town of Pembroke Park as 142, 144, 146



Not included in this set of pictures for 3/14 is a picture of the meter can at 142





Composite "3"
EXHIBIT



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 09:59. ON THE 5TH DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

AFFIANT

Composite EXHIBIT "4"

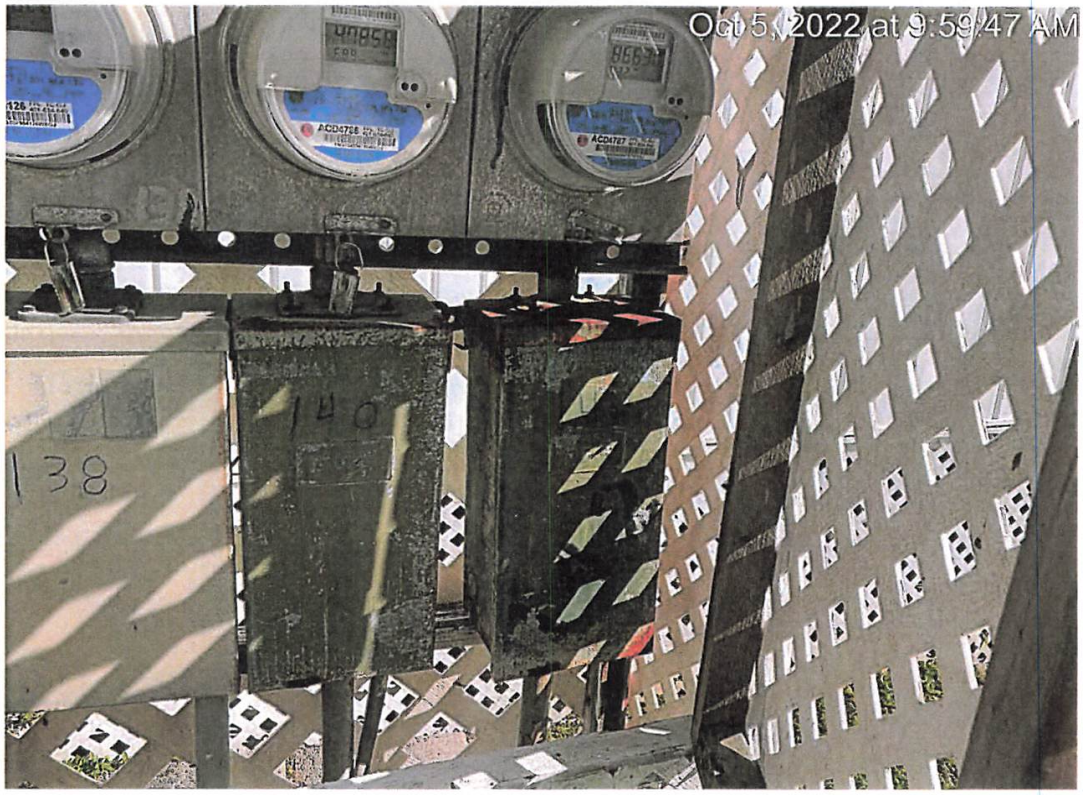
STATE OF FLORIDA
COUNTY OF BROWARD

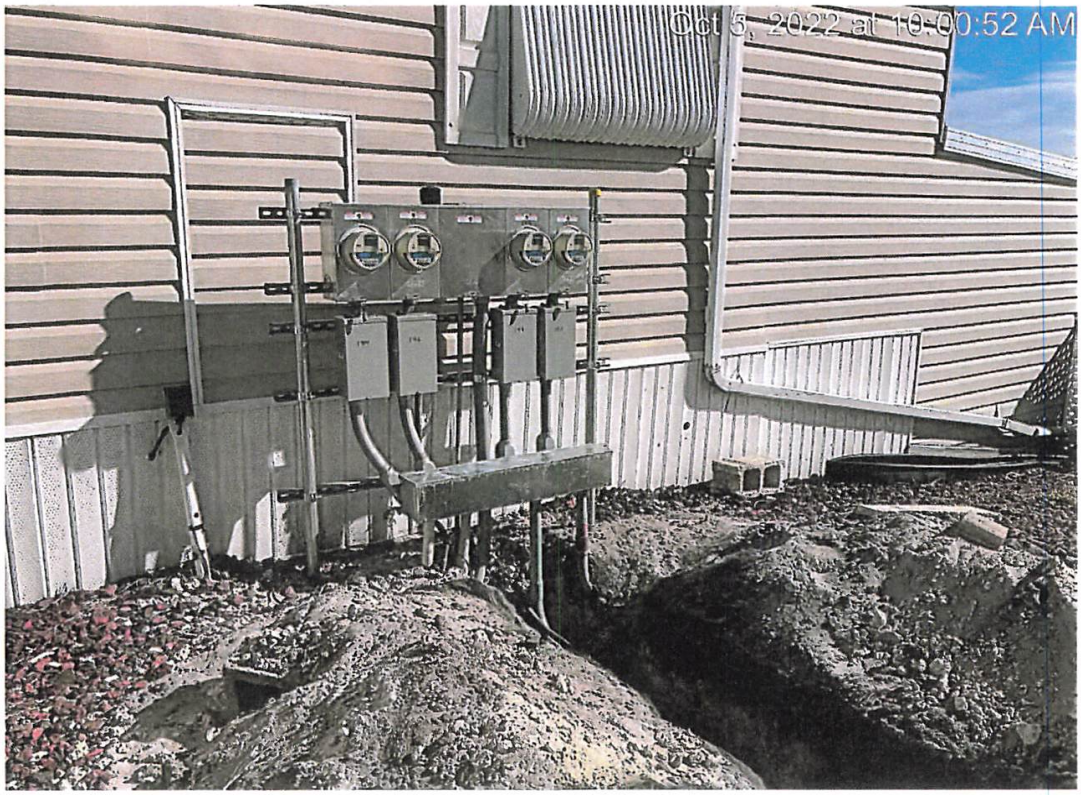
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Tschumper as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

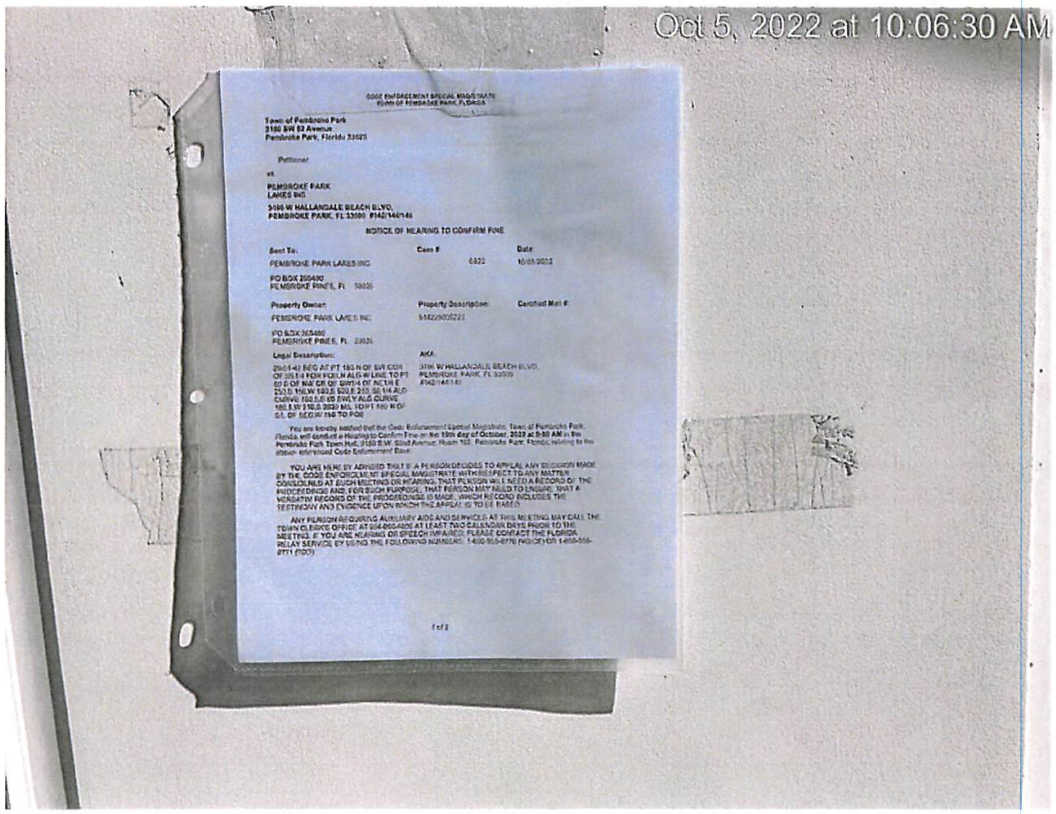
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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


Oct 5, 2022 at 9:59:47 AM
138
140


Oct 5, 2022 at 10:00:52 AM


Oct 5, 2022 at 10:00:55 AM


Oct 5, 2022 at 10:06:30 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner
vs.
PEMBROKE PARK
LAKES INC
3106 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #142/146/148
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #
Date:
PEMBROKE PARK LAKES INC
PO BOX 205490
PEMBROKE PINES, FL
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE PARK LAKES INC
PO BOX 205490
PEMBROKE PINES, FL
Legal Description:
AKA:
3106 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009
#142/146/148
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 10th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HERE BY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2



Meter Cans 142- Only checked because of misidentification error

No photo of these meters in March

Not connected to 144 or 146



Meter Cans 144, 146, 148, 150 Fixed from March Photos

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

CERTIFIED MAIL®

7021 1970 0000 4565 8623

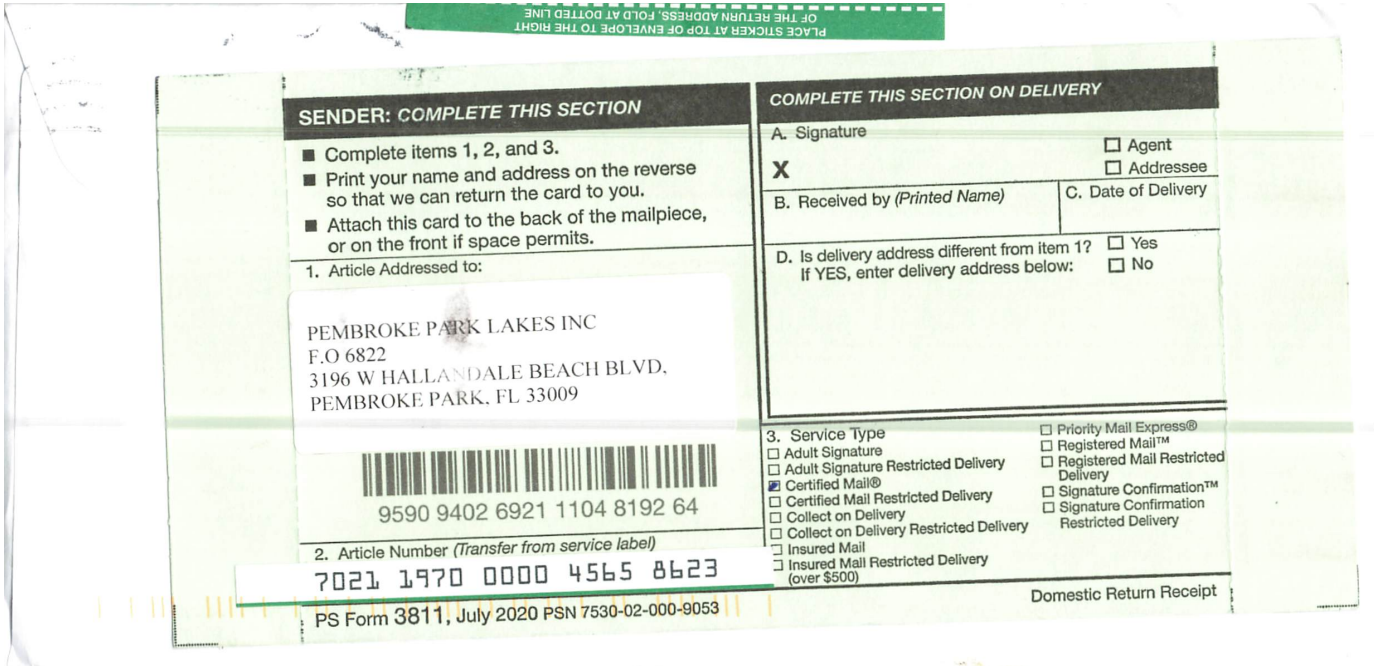
Hasler
05/19/2022
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
F.O 6822
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NIXIE 331 FE 1 0005/09/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2106-02901-19-44

IAF
33009-514596



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:

PEMBROKE PARK LAKES INC
F.O 6822
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8192 64

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

7021 1970 0000 4565 8623

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

CERTIFIED MAIL

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

7021 1970 0000 4565 8630

Hasler
05/19/2022
US POSTAGE $007.33⁰

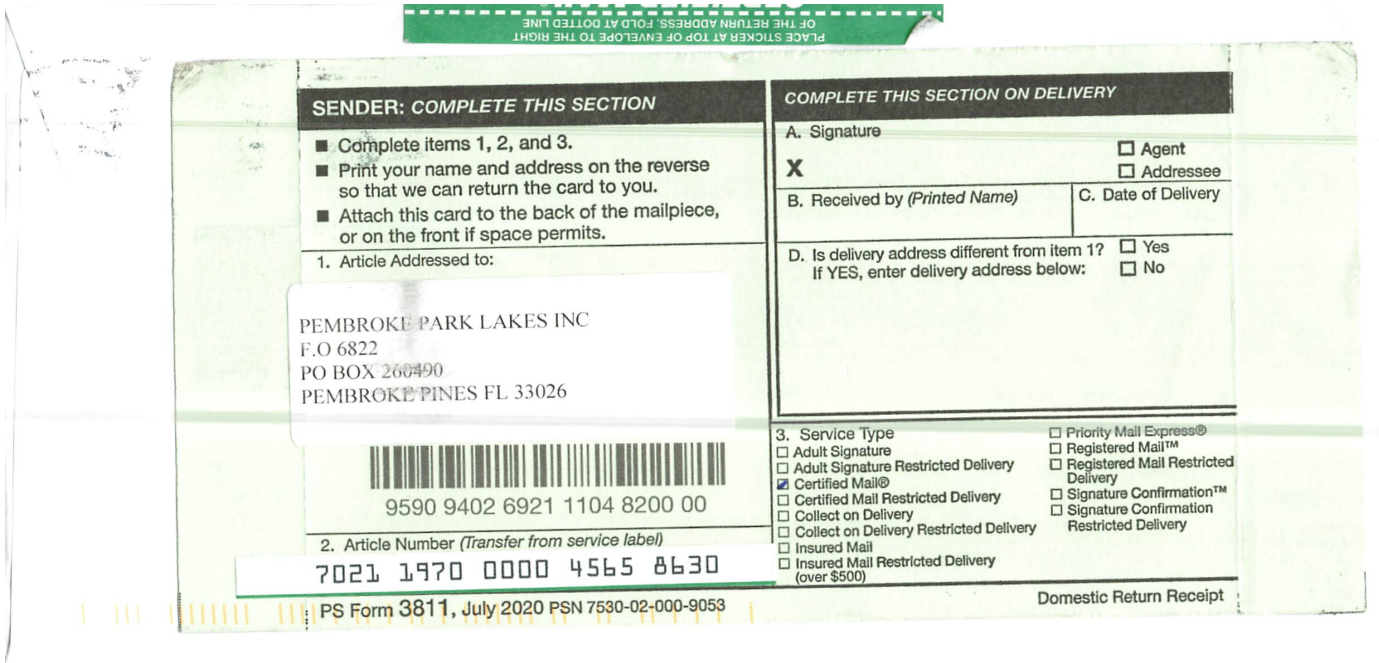
ZIP 33023
011D10656696

MN
05125

PEMBROKE PARK LAKES INC
F.O 6822
PO BOX 260490
PEMBROKE PINES FL 33026

NIXIE 331 DE 1 0007/23/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2606-04925-19-44

UNC
33026-749090
33023>5413


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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
F.O 6822
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 6921 1104 8200 00

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

7021 1970 0000 4565 8630

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

MIAMI FL 330
16 MAR 2022PM 1 L

Hasler
03/15/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

NOV-6822

Pembroke Park Lakes LLC
3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

RECEIVED MAR 31 2022

NIXIE 331 DE 1 0003/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2006-02635-16-41

UTF

CERTIFIED MAIL

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

7021 1970 0000 4565 7916

Hasler
04/14/2022
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

4/18

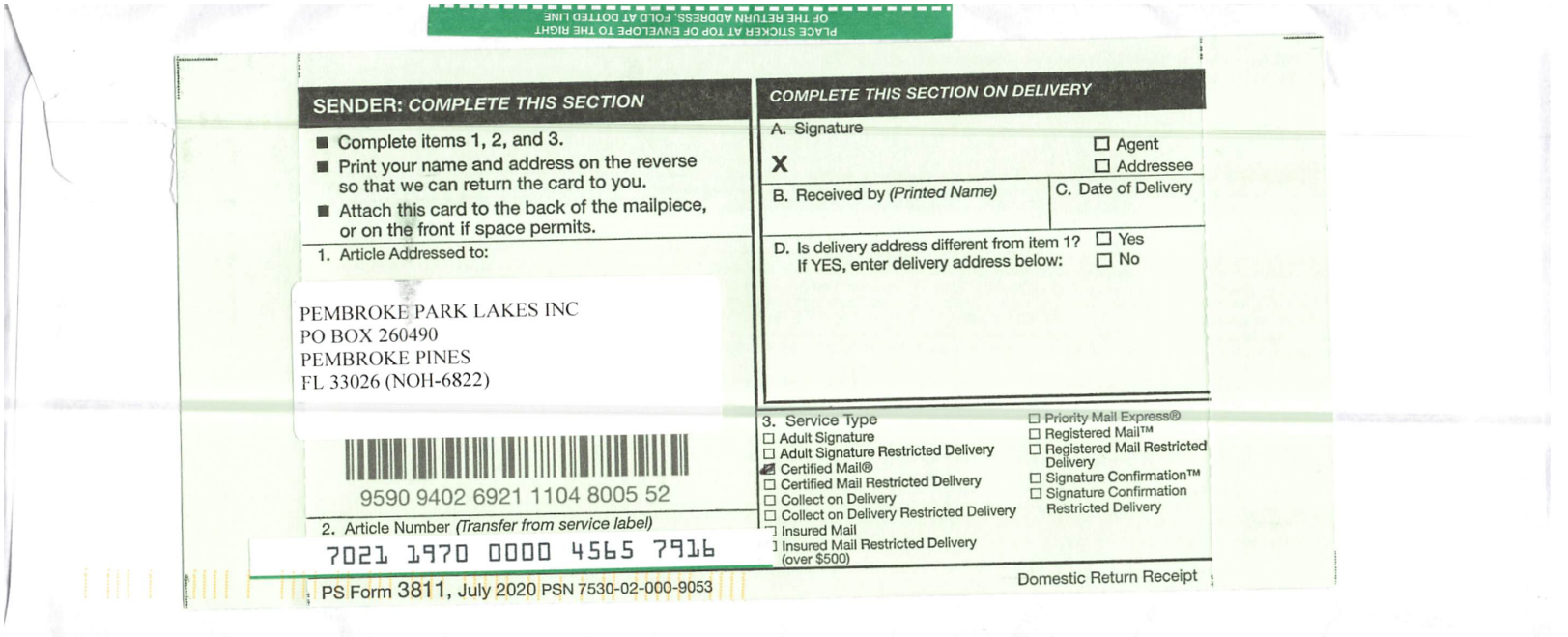
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

NIXIE 331 DE 1 0005/07/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *0706-02404-14-44

UNC



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:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

9590 9402 6921 1104 8005 52

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

7021 1970 0000 4565 7916

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

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

Folio

514220000520

Legal Description

Case Status Open **Case #** 5543 **Date Next Inspection** 1/25/2023

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/22/2021		Notice of Violation	Regular Mail
12/1/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Final Order	Certified Mail
1/23/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Hand 1/18/23 Formal Request

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: 1/25/2023
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: 1/25/2023
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: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$200.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

		Total Fines	**$300.00**

Payments

Date	Payment Type Name	Amount
1/18/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$200.00**

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 01/18/23 Phone: 954224-5212

Email: GILOREN96@GMAIL.COM

Property Address: 3100 SW 24 ST., HALLANDALE BCH, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Renata Kriegsfeld (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5543 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the January 25 2023 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 $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105, 5-17 & 12-48

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Renata Kriegsfeld
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 18 day of January, 2023.

Notary

My Commission expires 7/7/26

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

Town of Pembroke Park

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

SALES RECEIPT

Bill To:

Renata Kriegsfeld
9725 Darlighton Place
Cooper City, FL 33328

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3100 SW 24 Street

Date 1/18/2023 5:57:49 PM
Invoice # 26726
For Code Enforcement Case# 5543

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

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	1/21/2023		$100.00	0	$0.00
Admin Fixed	12/22/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
1/18/2023	Credit	$100.00
Total		$100.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. RENARA KRIEGSFELD Respondent(s)	Case No.: 5543

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3100 SW 24 ST, PEMBROKE PARK, FL 33009 (MOBILE HOME)

PROPERTY OWNER: RENARA KRIEGSFELD

FOLIO NO.: 5142 20 00 0520

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-48 **WITHIN** 30 **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 $ 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 BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

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

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

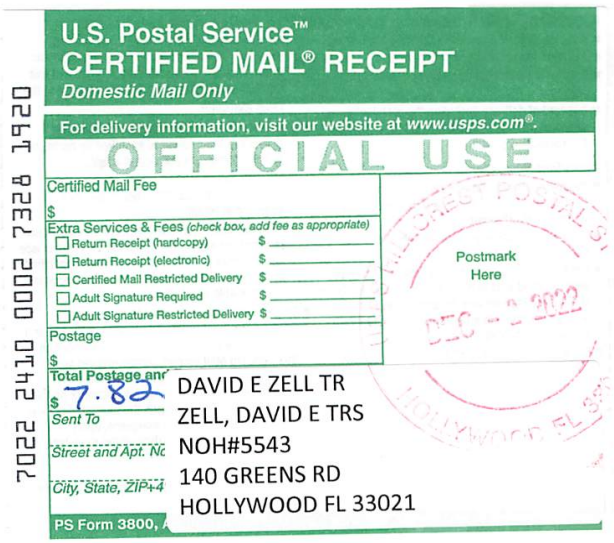
This Final Order was hand delivered at the Special Magistrate Hearing dated above:

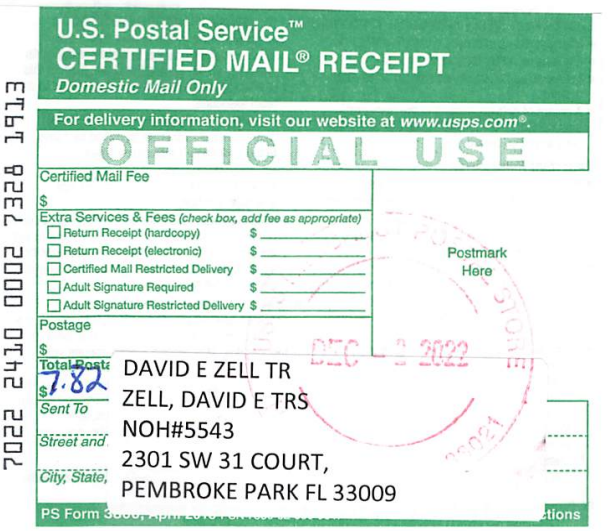
Yes ____ No X

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

Nazly Dayana CA

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


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


7022 2410 0002 7328 1913
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Sent To
Street and
City, State,
DAVID E ZELL TR
ZELL, DAVID E TRS
NOH#5543
2301 SW 31 COURT,
PEMBROKE PARK FL 33009
Postmark Here
DEC 2022
PS Form 3800,


7022 2410 0002 7328 1906
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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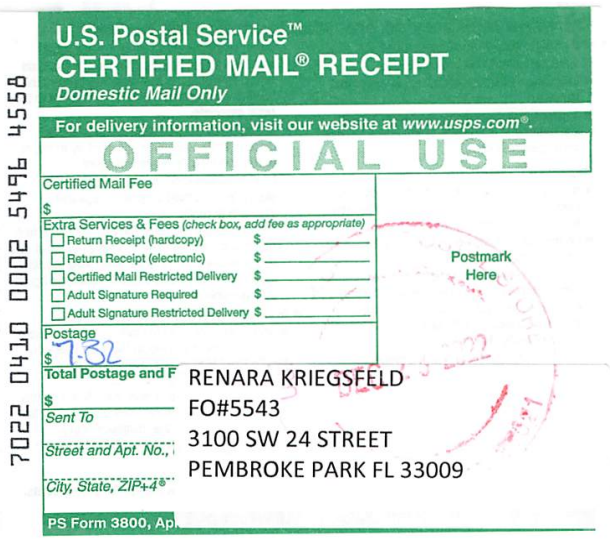
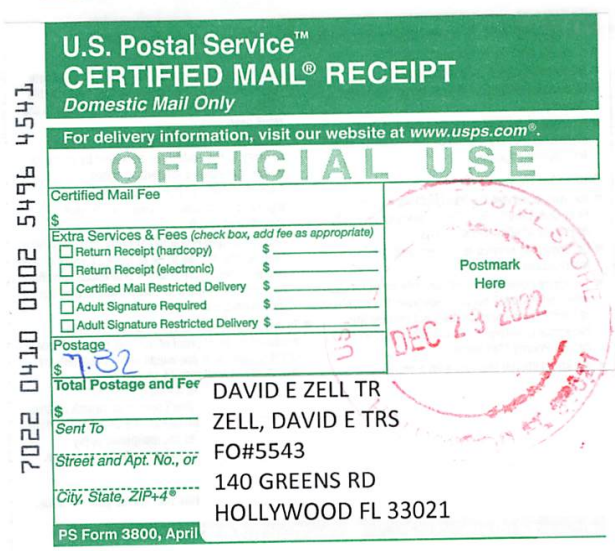
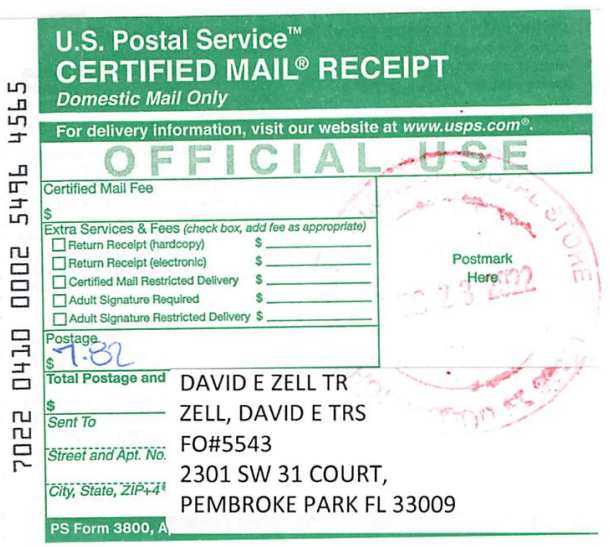
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Sent To
Street and Apt. N
City, State, ZIP+
RENARA KRIEGSFELD
NOH#5543
3100 SW 24 STREET
PEMBROKE PARK FL 33009
Postmark Here
DEC - 2 2022
PS Form 3800,


7022 0410 0002 5496 4558
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4
RENARA KRIEGSFELD
FO#5543
3100 SW 24 STREET
PEMBROKE PARK FL 33009
Postmark Here
PS Form 3800, Ap


7022 0410 0002 5496 4541
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and Fee
Sent To
Street and Apt. No., or
City, State, ZIP+4
DAVID E ZELL TR
ZELL, DAVID E TRS
FO#5543
140 GREENS RD
HOLLYWOOD FL 33021
Postmark Here
DEC 23 2022
PS Form 3800, April


7022 0410 0002 5496 4565
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
DAVID E ZELL TR
ZELL, DAVID E TRS
FO#5543
2301 SW 31 COURT,
PEMBROKE PARK FL 33009
Postmark Here
PS Form 3800, A

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR
ZELL, DAVID E TRS
NOH#5543
2301 SW 31 COURT,
PEMBROKE PARK FL 33009

9590 9402 4729 8344 1623 89

7022 2410 0002 7328 1913

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 4729 8344 1623 96

7022 2410 0002 7328 1906

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 4729 8344 1623 72

120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* DAVID ZELL | C. Date of Delivery 12/10/23

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
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
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- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RENARA KRIEGSFELD CASE NO. 5543

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RENARA KRIEGSFELD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RENARA KRIEGSFELD AT 11:28 A.M. ON THE 8 DAY OF DECEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

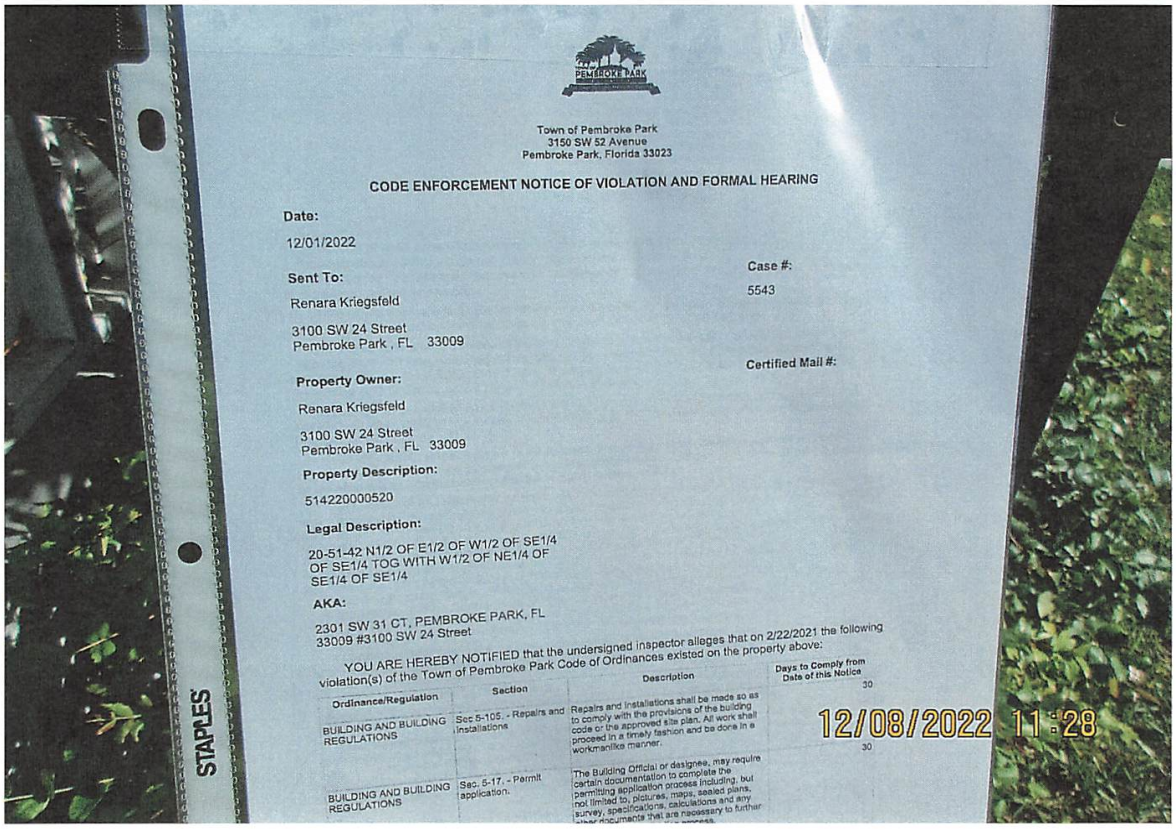
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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


3100
12/08/2022 11:28


STAPLES
PEMBROKE PARK
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/01/2022
Case #:
5543
Sent To:
Renara Kriegsfeld
3100 SW 24 Street
Pembroke Park , FL 33009
Certified Mail #:
Property Owner:
Renara Kriegsfeld
3100 SW 24 Street
Pembroke Park , FL 33009
Property Description:
514220000520
Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3100 SW 24 Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any
30
12/08/2022 11:28

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/01/2022

Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

Property Owner:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street

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

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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

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

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



12/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/01/2022

Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

Property Owner:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street

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

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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Demolition of shed done without a permit. Obtain plans, permit and inspections.
2. Installed canopy without a permit. Obtain plans, permit and inspections.
3. Prohibited out door storage. Remove all miscellaneous items with the exception of patio furniture.
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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



12/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

Property Owner:	Property Description:	Certified Mail #:
Renara Kriegsfeld 3100 SW 24 Street Pembroke Park , FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3100 SW 24 Street

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

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

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

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

Joseline Ramirez
Chief Code Enforcement Officer


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09


01/27/2021 19:09



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,553,240		$2,553,240	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

NOV · Case #5543

TOWN OF PEMBROKE PARK

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

Hasler
02/22/2021
US POSTAGE



Sent To:

Renara Kriegsfeld

3100 SW 24 Street
Pembroke Park , FL 33009

Case #:

5543

NOV Case #5543

TOWN OF PEMBROKE PARK

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

Hasler
02/22/2021
US POSTAGE $



David Zell
140 Greens Rd
Hollywood, FL. 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
LIVMA LLC	2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010101

Legal Description

Case Status Open **Case #** 6006 **Date Next Inspection** 1/25/2023

Notes 1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/7/2021		Notice of Violation	Regular Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail Hand
1/10/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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: 1/25/2023
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: 1/25/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$9,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,350.00**

Payments

Date	Payment Type Name	Amount
11/18/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$9,247.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LIVMA LLC		CASE NO. 6006
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2050 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2050 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LIVMA LLC AT 10:33 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

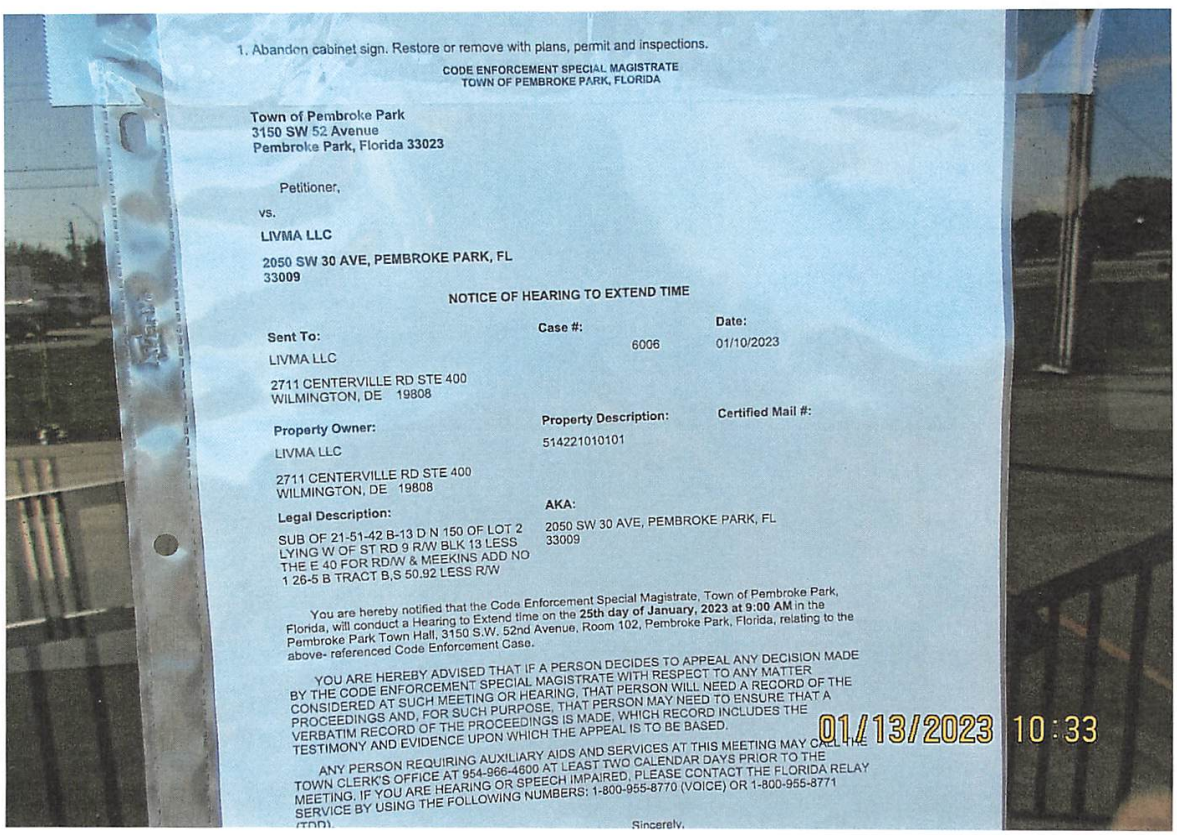
1/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan., 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LIVMA LLC

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:
LIVMA LLC

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:
6006

Date:
01/10/2023

Property Owner:
LIVMA LLC

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Property Description:
514221010101

Certified Mail #:

Legal Description:
SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W

AKA:
2050 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

01/13/2023 10:33

1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LIVMA LLC

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
LIVMA LLC	6006	01/10/2023
2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808		

Property Owner:	**Property Description:**	**Certified Mail #:**
LIVMA LLC	514221010101	
2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/14/2022 Phone: 954-471-8524

Email: ion@modernmiami.com

Property Address: 2050 SW 30th avenue, Pembroke Park, FL, 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Ion Cazacu (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6006 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the January 18, 2023 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 10/19/2022 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

5-105, 5-17, 21-19, 21-23 "A"

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.

ION CAZACU
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, ION CAZACU, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 14 day of December, 20 22.

Notary

My Commission expires Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

ION CAZACU
3251 SLAUSON AVE
LOS ANGELES, CA 90058

Site Address:

2050 SW 30 AVE, PEMBROKE PARK,
FL 33009

Date 11/18/2022 2:47:52 PM
Invoice # 26691
For Code Enforcement Case# 6006

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/17/2022		$250.00	0	$0.00
Admin Fixed	10/19/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
11/18/2022	Credit	$103.00
	Total	$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LIVMA LLC Respondent(s)	Case No.: 6006

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2050 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LIVMA LLC

FOLIO NO.: 5142 21 01 0101

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS 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; 21-19 and 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 21-19 and 21-23(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 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.

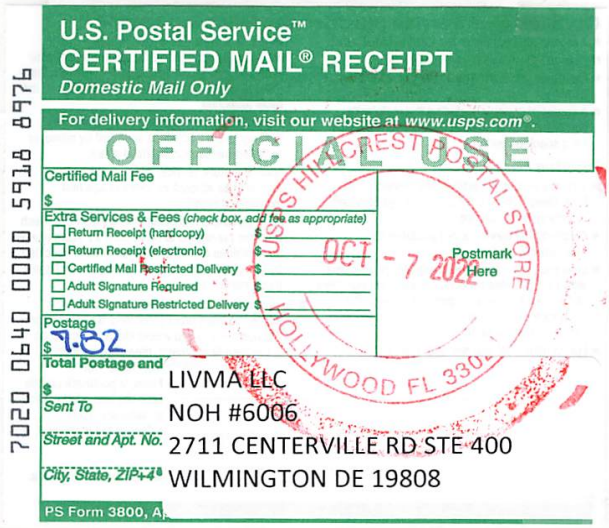
Certificate of Service

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 21 day of Oct., 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 8976



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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 $

Postmark Here

USPS HILLCREST POSTAL STORE
OCT - 7 2022
HOLLYWOOD FL 330

Postage
$ 7.82

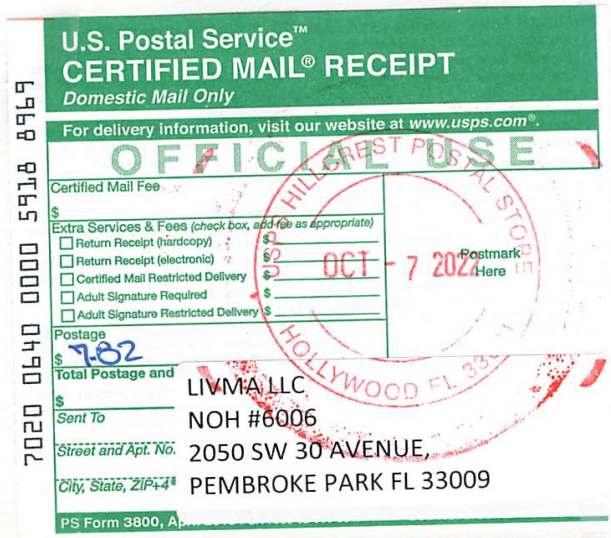
Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LIVMA LLC
NOH #6006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808

PS Form 3800, A

7020 0640 0000 5918 8969



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- ☐ Adult Signature Restricted Delivery $

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USPS HILLCREST POSTAL STORE
OCT - 7 2022
HOLLYWOOD FL 33

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Total Postage and
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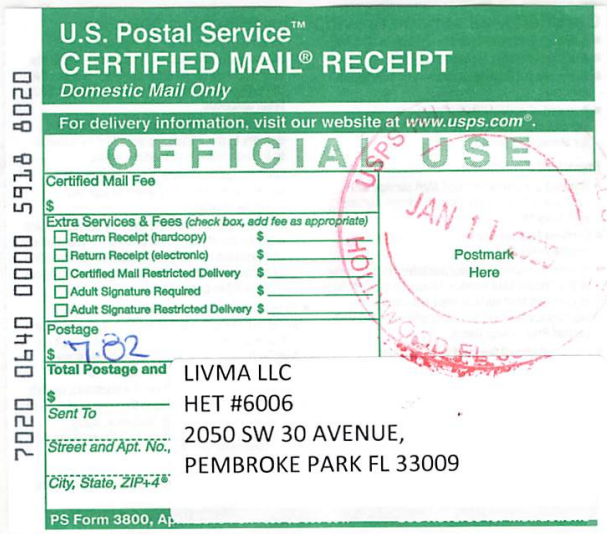
Street and Apt. No.
City, State, ZIP+4®

LIVMA LLC
NOH #6006
2050 SW 30 AVENUE,
PEMBROKE PARK FL 33009

PS Form 3800, A

7020 0640 0000 5918 8020



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- ☐ Adult Signature Restricted Delivery $

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HOLLYWOOD FL

Postage
$ 7.82

Total Postage and
$

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Street and Apt. No.,
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LIVMA LLC
HET #6006
2050 SW 30 AVENUE,
PEMBROKE PARK FL 33009

PS Form 3800, A

7020 0640 0000 5918 8037



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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USPS HILLCREST POSTAL STORE
JAN 11 2023
HOLLYWOOD FL

Postage
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Total Postage and
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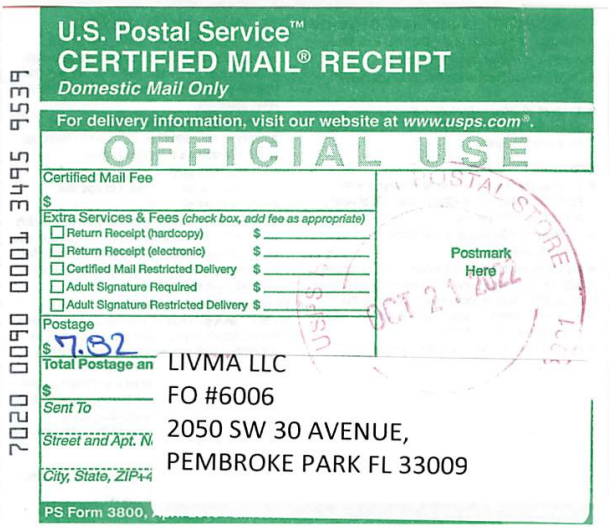
Sent To
Street and Apt. No.,
City, State, ZIP+4®

LIVMA LLC
HET #6006
2711 CENTERVILLE RD STE 400,
WILMINGTON DE 19808

PS Form 3800, A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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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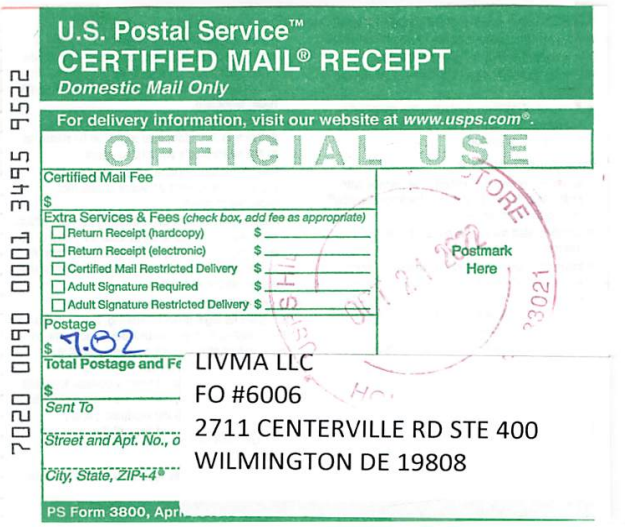
Total Postage and
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
7020 0090 0001 3495 9539
LIVMA LLC
FO #6006
2050 SW 30 AVENUE,
PEMBROKE PARK FL 33009
PS Form 3800,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Certified Mail Restricted Delivery
Adult Signature Required
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Postage
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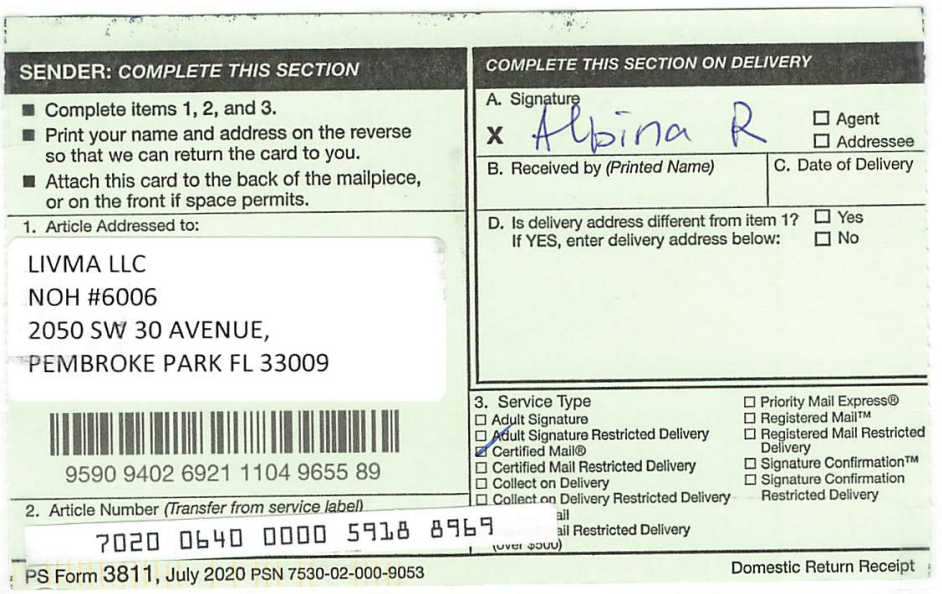
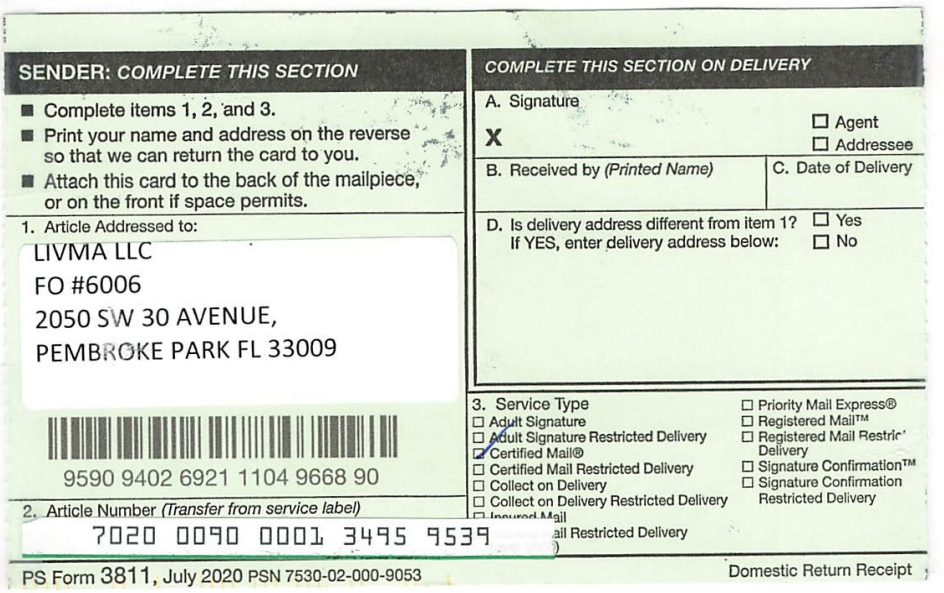
Sent To
Street and Apt. No., o
City, State, ZIP+4®
Postmark Here
7020 0090 0001 3495 9522
LIVMA LLC
FO #6006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808
PS Form 3800, Apr


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
LIVMA LLC
NOH #6006
2050 SW 30 AVENUE,
PEMBROKE PARK FL 33009
9590 9402 6921 1104 9655 89
2. Article Number (Transfer from service label)
7020 0640 0000 5918 8969
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Alpina R
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
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:
LIVMA LLC
FO #6006
2050 SW 30 AVENUE,
PEMBROKE PARK FL 33009
9590 9402 6921 1104 9668 90
2. Article Number (Transfer from service label)
7020 0090 0001 3495 9539
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™
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #6006

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Irina Reznik
Modern Miami
2050 SW 30th Ave
Pembroke Park, FL 33009

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Mark Rabinovich
19790 W Dixie HWY, Ste 901
Aventura, FL 33180

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

Property Des



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2050 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0101
Property Owner	LIVMA LLC	Millage	0613
Mailing Address	2711 CENTERVILLE RD STE 400 WILMINGTON DE 19808	Use	11
Abbr Legal Description	SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS 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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$291,230	$3,585,900	$3,877,130	$3,877,130	
2020	$291,230	$3,585,900	$3,877,130	$3,632,710	$79,990.42
2019	$291,230	$3,058,570	$3,349,800	$3,302,470	$72,425.10

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,877,130	$3,877,130	$3,877,130	$3,877,130
Portability	0	0	0	0
Assessed/SOH	$3,877,130	$3,877,130	$3,877,130	$3,877,130
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	$3,877,130	$3,877,130	$3,877,130	$3,877,130

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2012	SWD-D	$1,640,000	49414 / 1572
5/1/1983	WD	$585,000	10853 / 908
1/1/1971	WD	$31,343	

Land Calculations

Price	Factor	Type
$9.00	32,359	SF
Adj. Bldg. S.F. (Card, Sketch)		29906
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Street Address

Florida Limited Liability Company
3600 HOLLYWOOD, LLC

Filing Information

Document Number	L21000196386
FEI/EIN Number	NONE
Date Filed	04/27/2021
Effective Date	04/27/2021
State	FL
Status	ACTIVE

Principal Address

2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Mailing Address

2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

RABINOVICH, MARK
19790 W. DIXIE HWY, STE. 901
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

REZNIK, IRINA
2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Title MGR

VILCHIK, GENNADIY
2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Annual Reports

No Annual Reports Filed

Document Images

04/27/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
LIVMA LLC	CASE NO. 6006
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2050 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2050 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LIVMA LLC AT 12:10 P.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

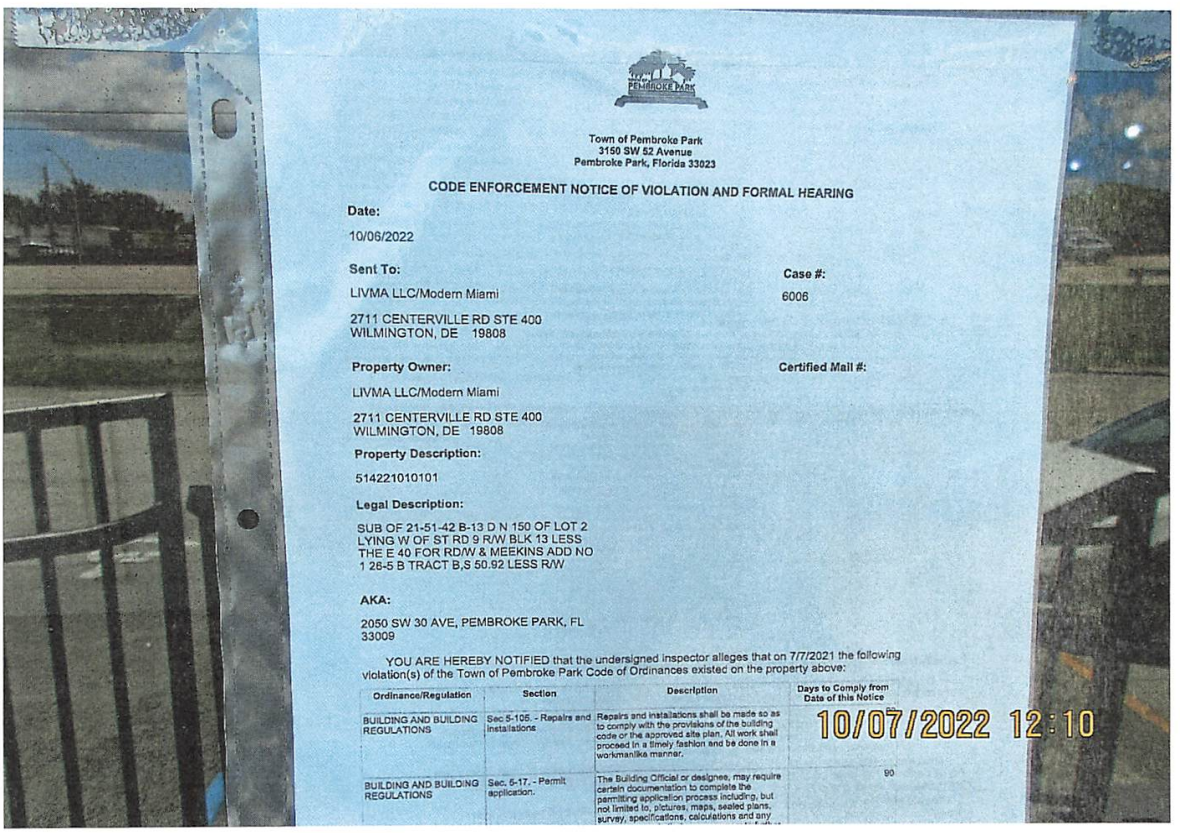
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 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:

10/06/2022

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Certified Mail #:

Property Description:

514221010101

Legal Description:

SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 28-5 B TRACT B,S 50.92 LESS R/W

AKA:

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any	90

10/07/2022 12:10

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Certified Mail #:

Property Description:

514221010101

Legal Description:

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AKA:

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	90

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...	90
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	90

1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 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



10/6/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LIVMA LLC/Modern Miami

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6006

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LIVMA LLC/Modern Miami
Address:	2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808
Folio:	514221010101
Site Address:	2050 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS 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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/19/2022
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 10/19/2022

Notes/Means of Correction:

Plan Review Job Type: Commercial Sign - Change of Copy - STRUCTURAL Master Process # 94481
Permit # NOT ASSIGNED
In-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LIVMA LLC/Modern Miami 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	6006	07/07/2021

Property Owner:	Property Description:	Certified Mail #:
LIVMA LLC/Modern Miami 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	514221010101	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. Abandon cabinet sign. Restore or remove with 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


PARKING
WARNING CLEARANCE IS 8' 0"
06/07/2021 22:36



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0090 0001 3495 9522

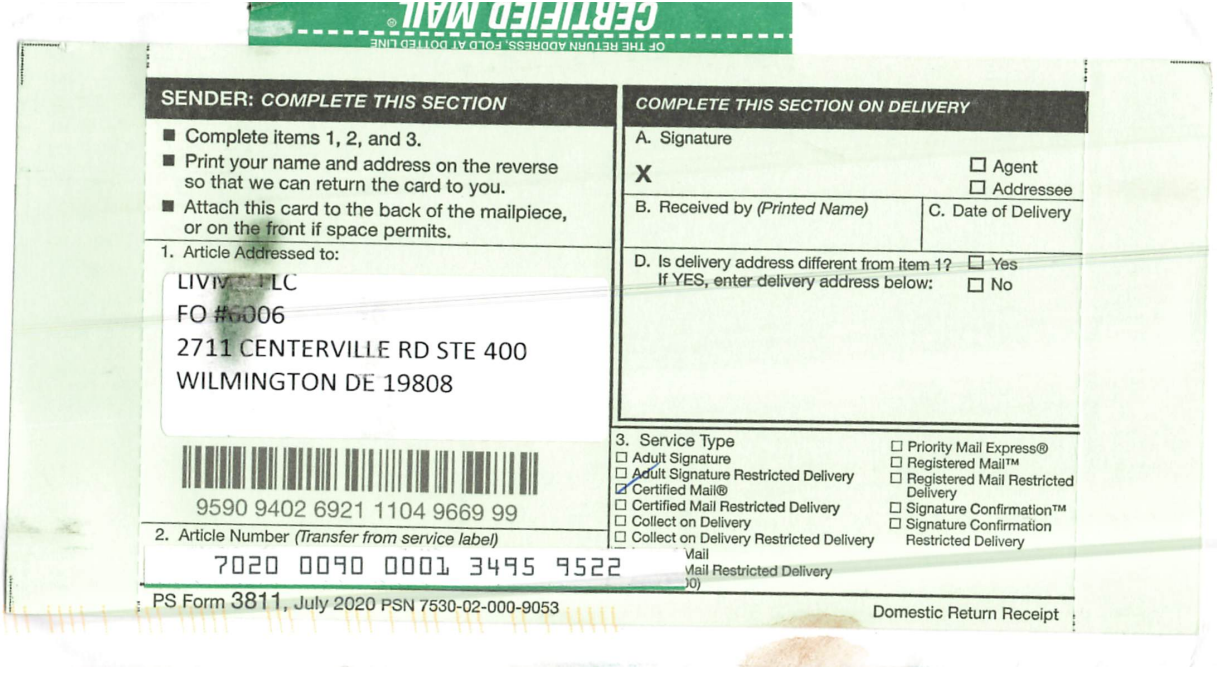
Hasler
10/20/2022
US POSTAGE $007.82⁰

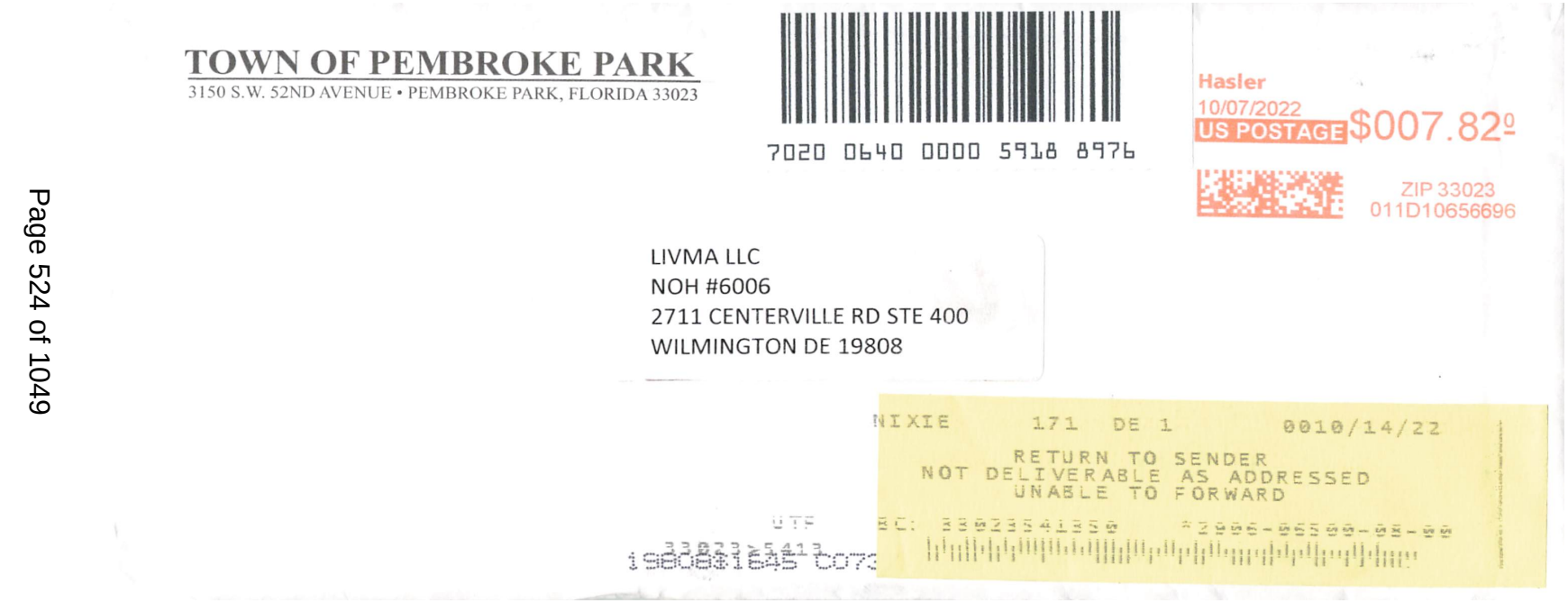
ZIP 33023
011D10656696

LIVMA LLC
FO #6006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808

NIXIE 171 DE 1 0010/30/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0806-04898-21-47

UTF


CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
LIVI[illegible] LLC
FO #[illegible]006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808
9590 9402 6921 1104 9669 99
2. Article Number (Transfer from service label)
7020 0090 0001 3495 9522
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
[illegible]Mail
[illegible]Mail Restricted Delivery
[illegible]0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 8976

Hasler
10/07/2022
US POSTAGE $007.82º

ZIP 33023
011D10656696

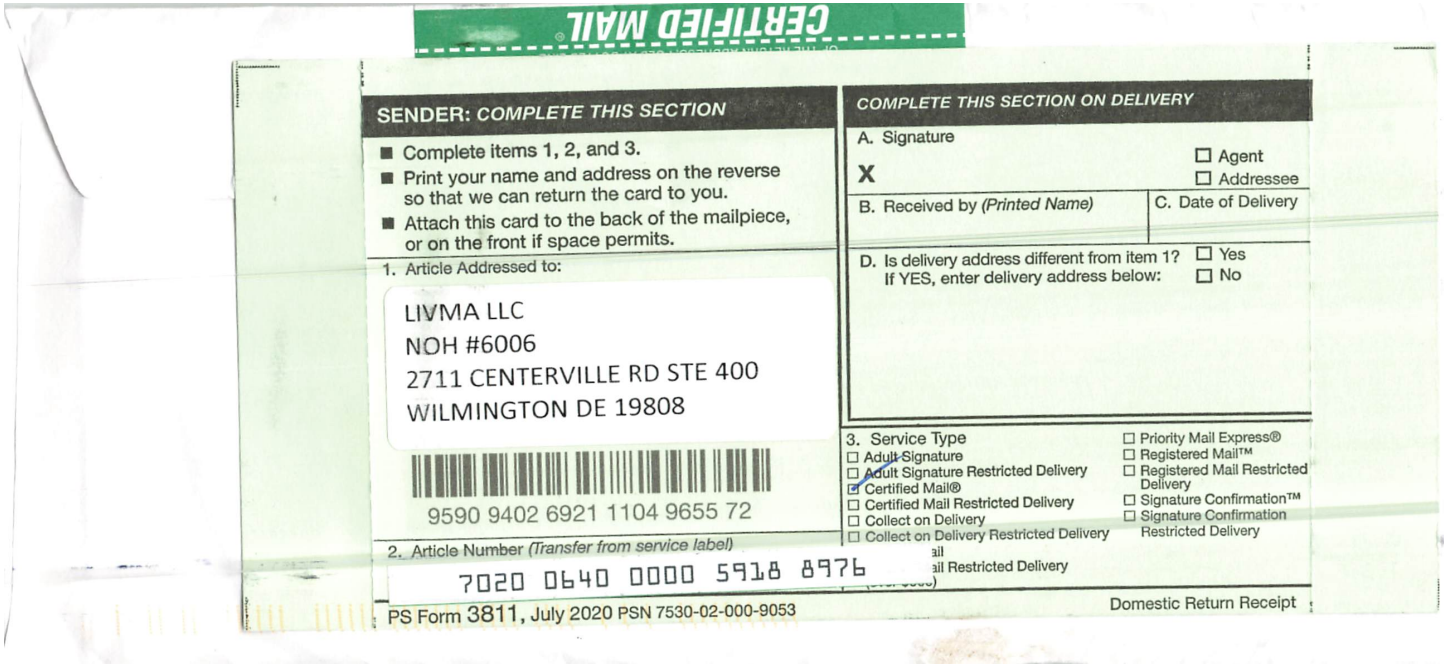
LIVMA LLC
NOH #6006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808

NIXIE 171 DE 1 0010/14/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
33023>5413
19808$1645 C073

BC: 33023541350 *2906-06500-08-00


CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LIVMA LLC
NOH #6006
2711 CENTERVILLE RD STE 400
WILMINGTON DE 19808

9590 9402 6921 1104 9655 72

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 8976

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Folio

514230AA0510

Legal Description

Case Status Open **Case #** 6185 **Date Next Inspection** 1/25/2023

Notes

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Regular Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,850.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NATIONDOM INC CASE NO. 6185

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:09 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____ 1/13/23
AFFIANT

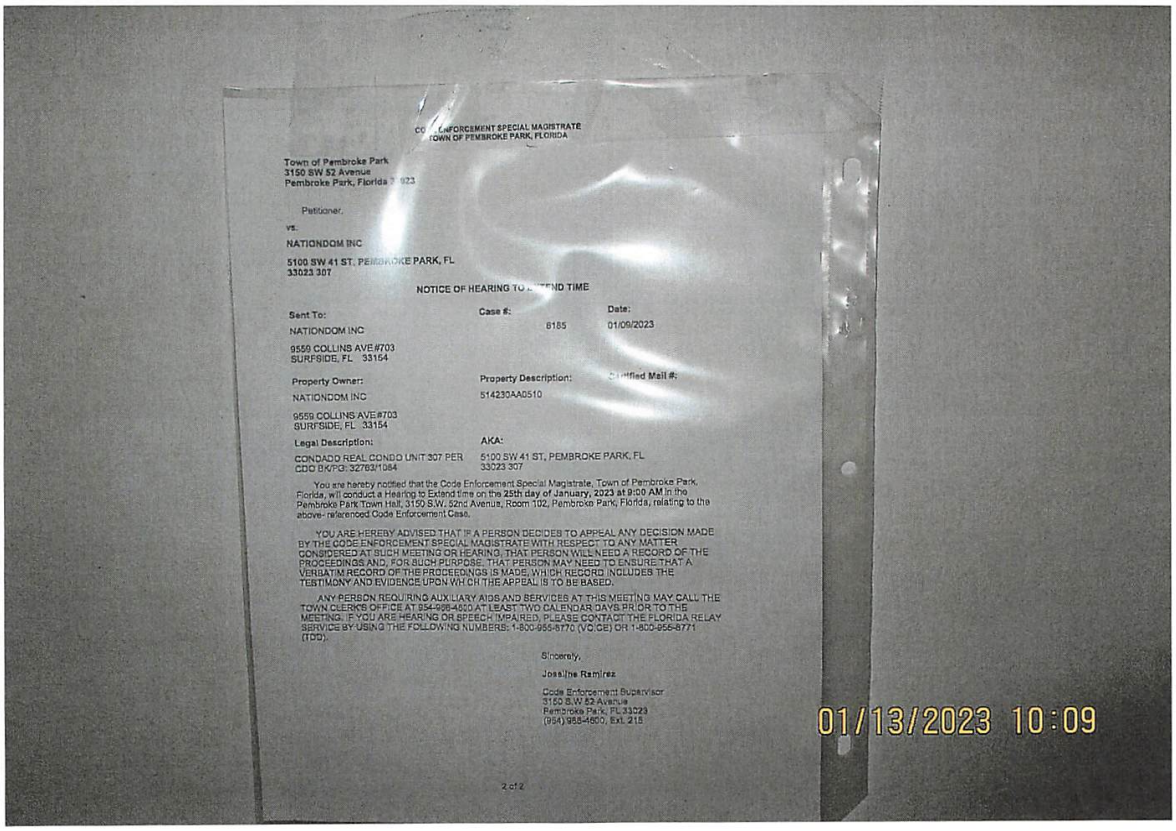
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


307
01/13/2023 10:09


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 307
NOTICE OF HEARING TO EXTEND TIME
Sent To:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Case #:
6185
Date:
01/06/2023
Property Owner:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Property Description:
514230AA0510
Certified Mail #:
Legal Description:
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Josaithe Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 218
2 of 2
01/13/2023 10:09

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
NATIONDOM INC	6185	01/09/2023
9559 COLLINS AVE#703 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
NATIONDOM INC	514230AA0510	
9559 COLLINS AVE#703 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/9/22 Phone: (786) 556-4241

Email: nikitaafilm@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nikita Nestscheret (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 16185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the January 18, 2023 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 10/6/22 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances:

water heater w/o permit, A/C w/o permit, damaged ceiling, exterior balcony and roof maintenance, kitchen cabinets w/o permit, exposed light bulbs in kitchen

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.

Nikita Nestscheret
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, NIKITA NESTSCHERET, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of DECEMBER, 20 22.

Notary
My Commission expires

ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services

ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. NATIONDOM INC Respondent(s)	Case No.: 6185

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5100 SW 41 STREET #307, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b); 5-105; 5-17 and 5-2(b) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

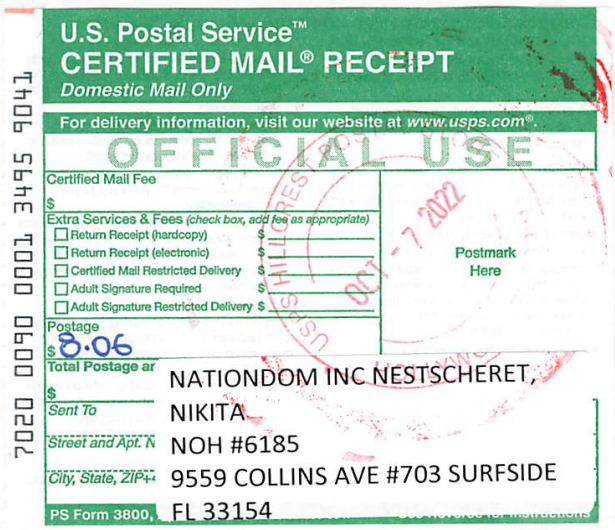
This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21. day of Oct., 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage ar
$

Sent To
NATIONDOM INC NESTSCHERET, NIKITA

Street and Apt. N
NOH #6185

City, State, ZIP+
9559 COLLINS AVE #703 SURFSIDE FL 33154

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9041



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Street and Apt. N
NOH #6185

City, State, ZIP+
5100 SW 41 STREET #307, PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here
OCT - 7 2022

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To
NATIONDOM INC NIKITA NESTSCHERET

Street and Apt. No.,
HET #6185

City, State, ZIP+4®
9559 COLLINS AVE #703 SURFSIDE FL 33154

PS Form 3800, Ap

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8013



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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
NATIONDOM INC

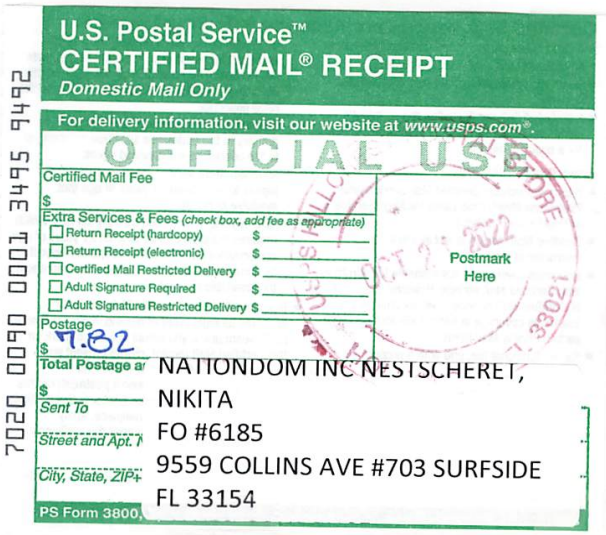
Street and Apt. No.,
HET #6185

City, State, ZIP+4®
5100 SW 41 STREET #307, PEMBROKE PARK FL 33023

PS Form 3800, Ap

Postmark Here
JAN 11 2023

7020 0640 0000 5918 8006



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
NATIONDOM INC NESTSCHERET,
NIKITA
FO #6185

Street and Apt. No.
9559 COLLINS AVE #703 SURFSIDE

City, State, ZIP+4®
FL 33154

PS Form 3800,

7020 0090 0001 3495 9492

Postmark Here
OCT 21 2022



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OFFICIAL USE

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$

Sent To
NATIONDOM INC
FO #6185

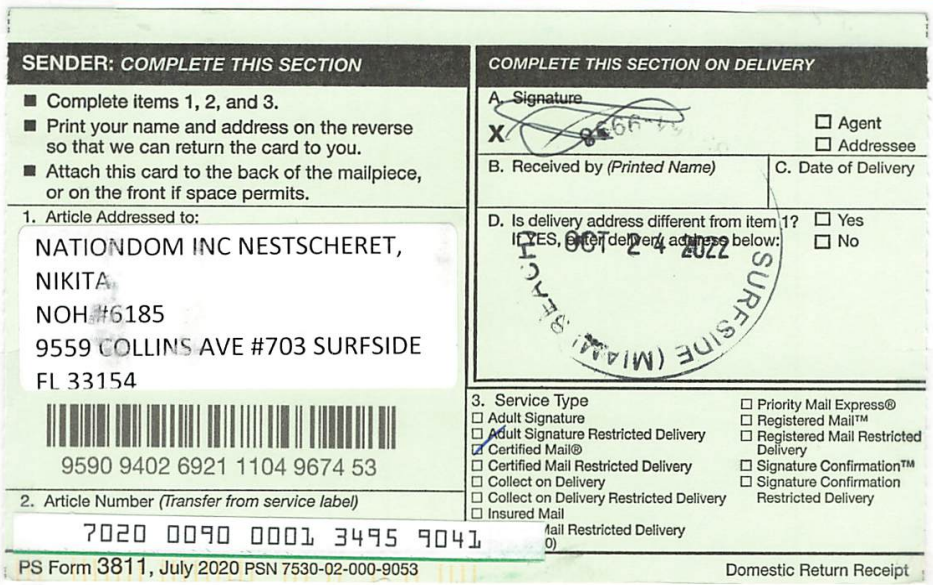
Street and Apt. No.
5100 SW 41 STREET #307,

City, State, ZIP+4®
PEMBROKE PARK FL 33023

PS Form 3800, A

7020 0090 0001 3495 9485

Postmark Here
OCT 21 2022



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
NIKITA
NOH #6185
9559 COLLINS AVE #703 SURFSIDE
FL 33154

9590 9402 6921 1104 9674 53

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9041

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

OCT 24 2022
SURFSIDE (MIAMI-DADE) FLA.

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:
6185

Property Owner:

Property Dc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Nationdom INC
N.O.V.#6185
5100 SW 41ST, Unit 307
Pembroke Park, FL, 33023

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P

nestscheret, nikita

9559 COLLINS AVE, SUITE 703
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	06/08/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
09/28/2010 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #307, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0510
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,060	$72,560	$80,620	$76,950	
2020	$7,400	$66,600	$74,000	$69,960	$1,536.14
2019	$6,870	$61,840	$68,710	$63,600	$1,423.08

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$80,620	$80,620	$80,620	$80,620
Portability	0	0	0	0
Assessed/SOH	$76,950	$80,620	$76,950	$76,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$76,950	$80,620	$76,950	$76,950

Sales History

Date	Type	Price	Book/Page or CIN
2/26/2013	QCD-T	$100	111587681
9/19/2012	QCD-T	$100	49863 / 693
7/28/2010	SWD-Q-DS	$25,500	47365 / 905
7/29/2010	ACT-T		47271 / 1509
5/27/2010	CET	$10,000	47146 / 880

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		790
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NATIONDOM INC CASE NO. 6185

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:04 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

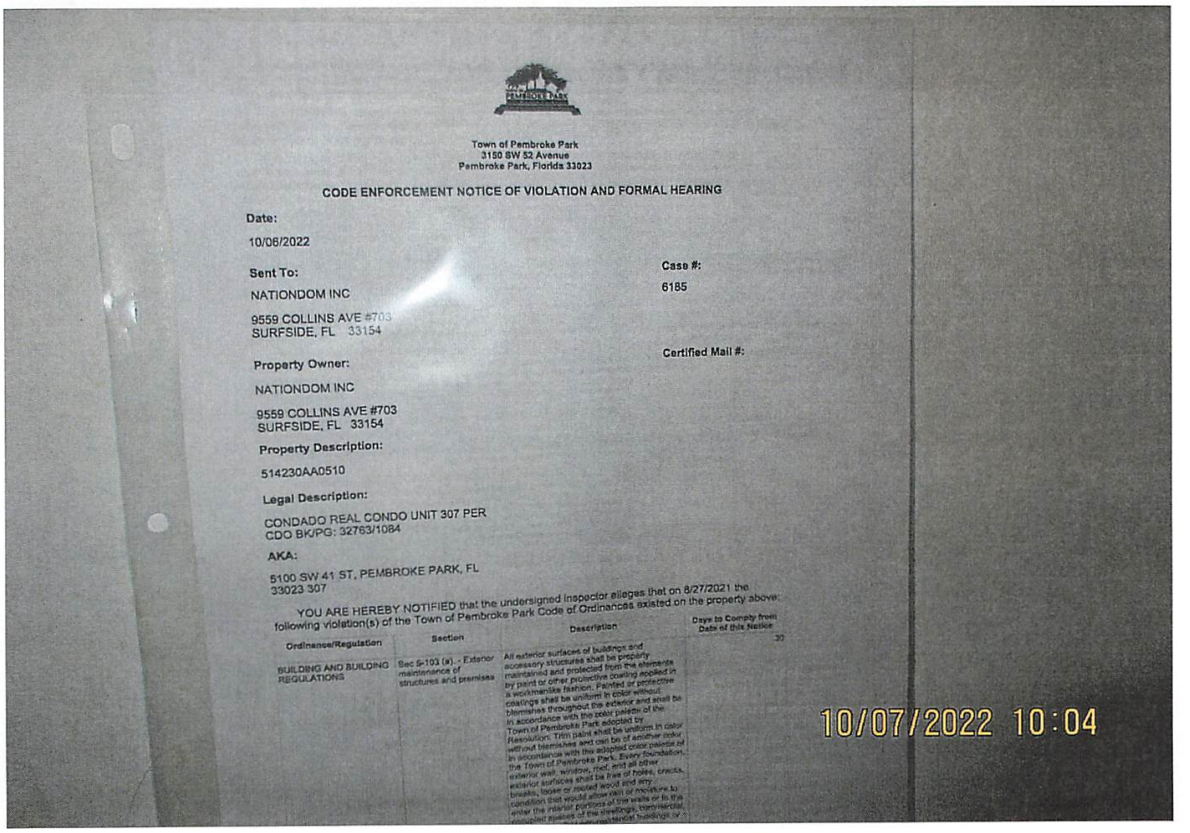
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


307
10/07/2022 10:04


Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/06/2022
Sent To:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Case #:
6185
Certified Mail #:
Property Owner:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Property Description:
514230AA0510
Legal Description:
CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 307
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (a) - Exterior maintenance of structures and premises
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the interior portions of the dwellings, commercial, 10/07/2022 10:04

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0510

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

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 October, 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.

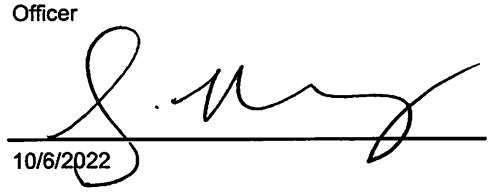
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



10/6/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Respondent(s)

Case #: 6185

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0510
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
Legal Description:	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

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: 10/6/2022
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: 10/6/2022
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: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NATIONDOM INC 9559 COLLINS AVE #703 SURFSIDE, FL 33154	6185	08/27/2021

Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC 9559 COLLINS AVE #703 SURFSIDE, FL 33154	514230AA0510	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

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.

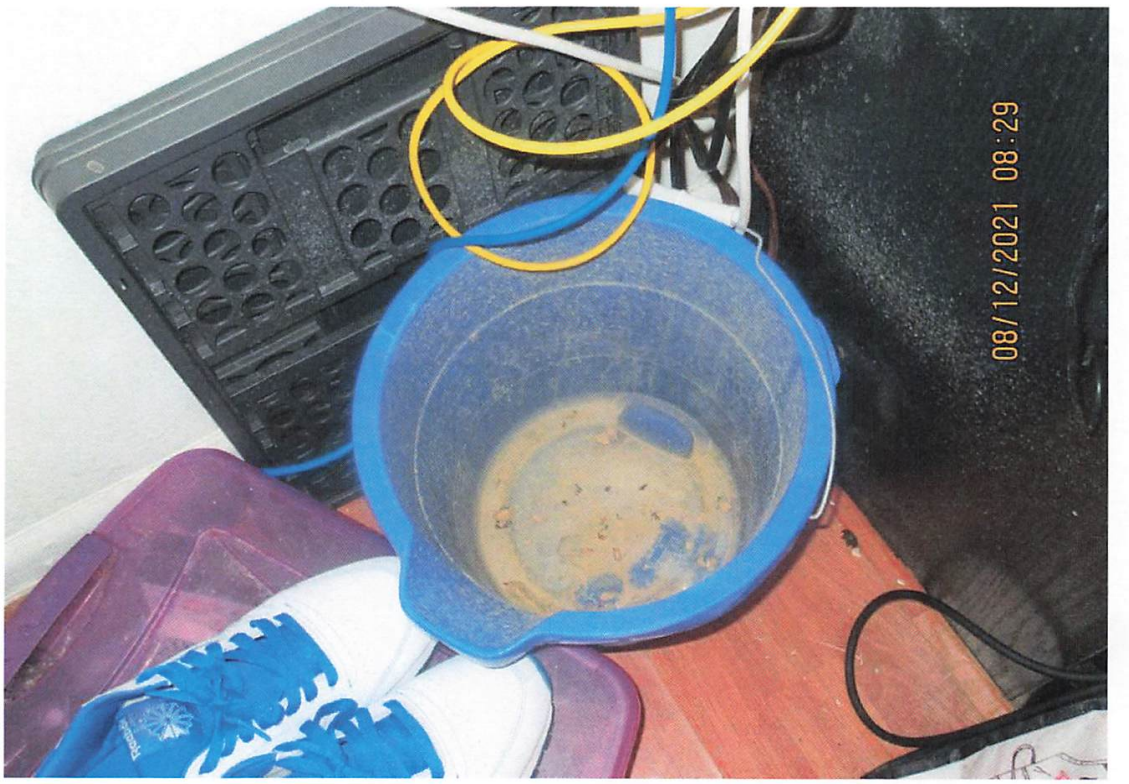
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


307
08/12/2021 08:44


08/12/2021 08:29


08/12/2021 08:29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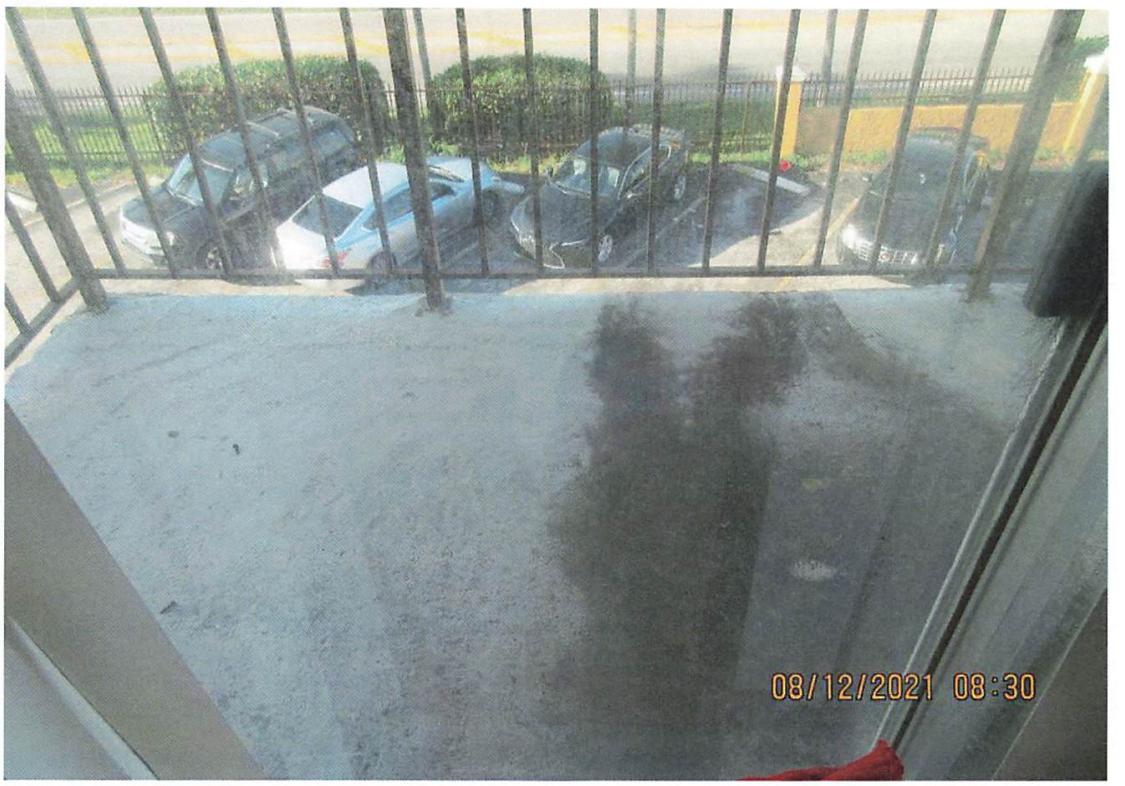
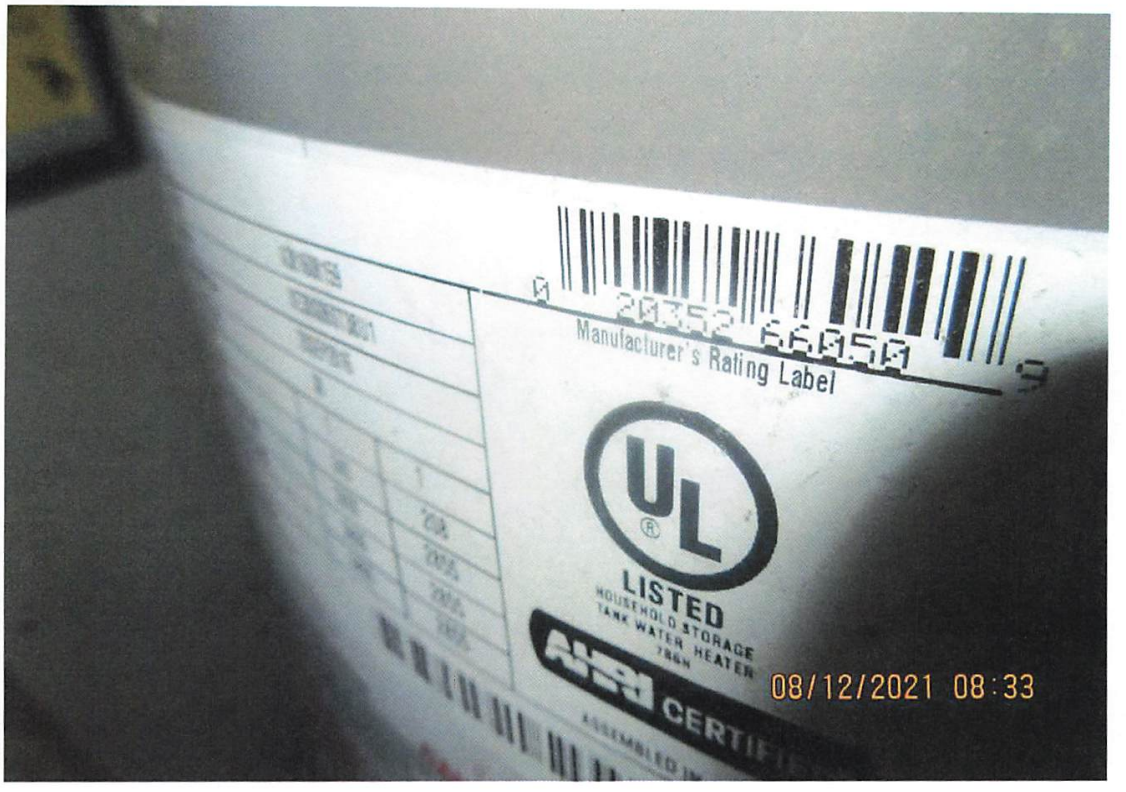
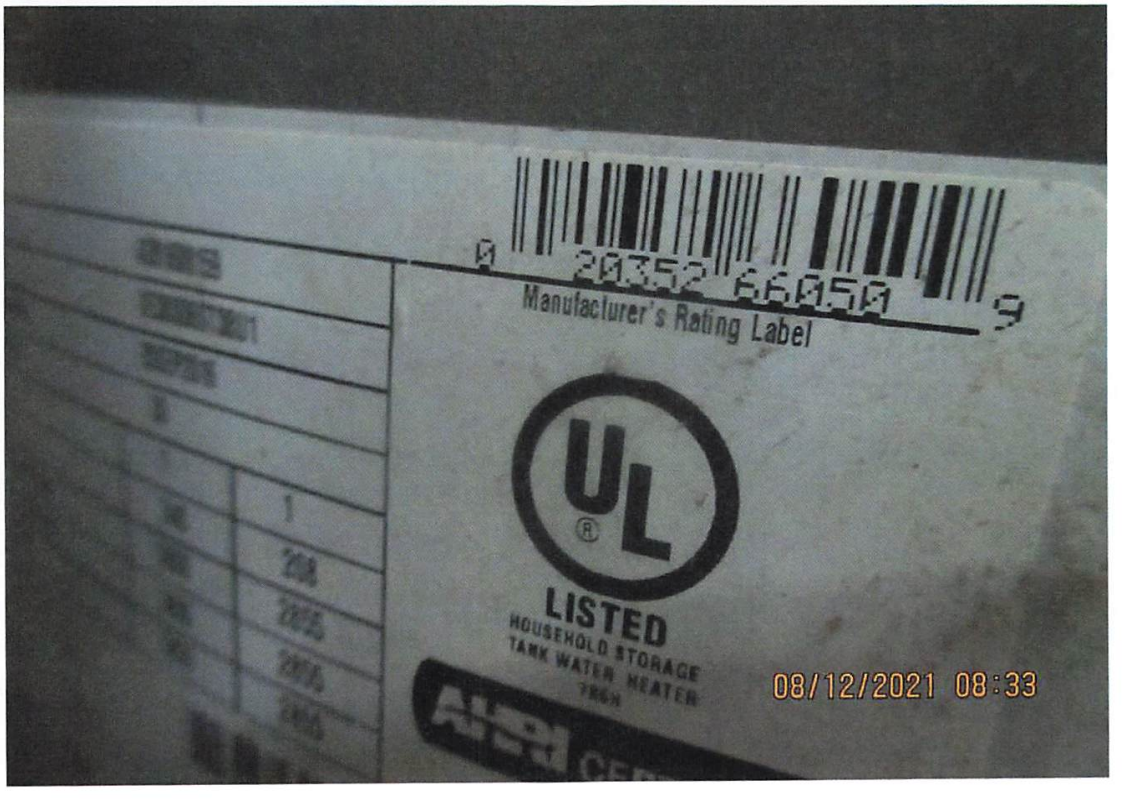

08/12/2021 08:30

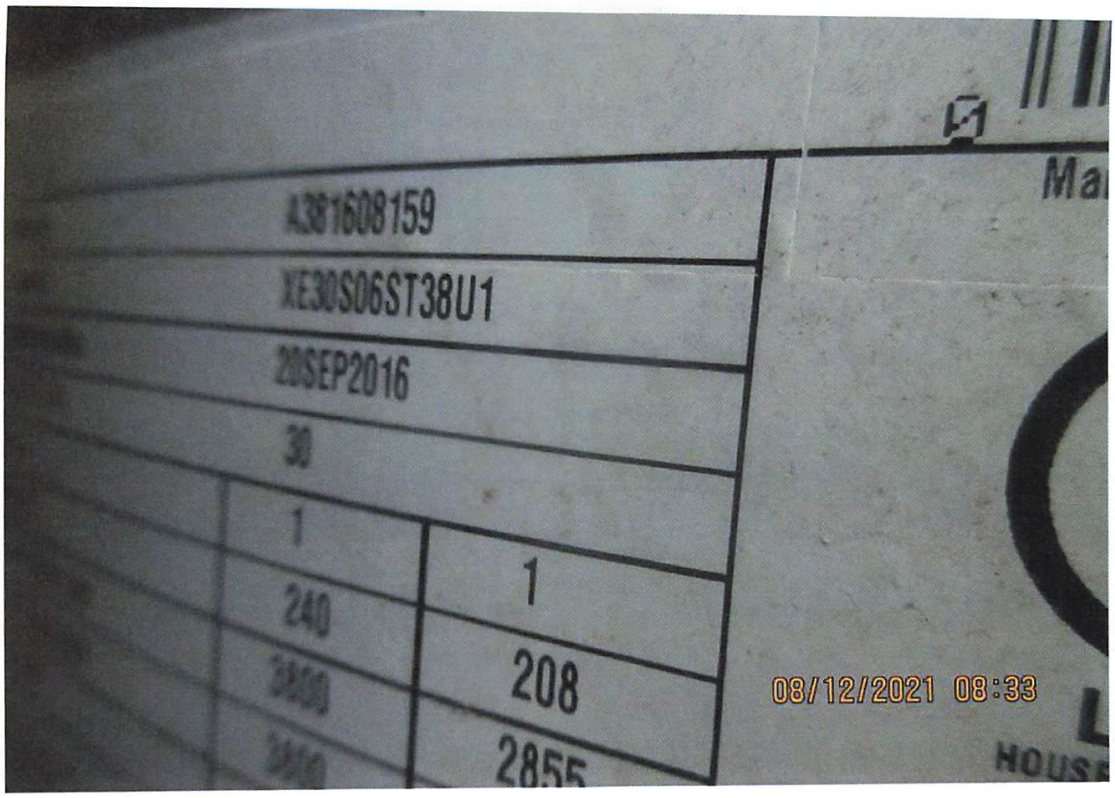

ATTENTION
$555
08/12/2021 08:31


08/12/2021 08:32


08/12/2021 08:32


Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33


Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33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30
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240
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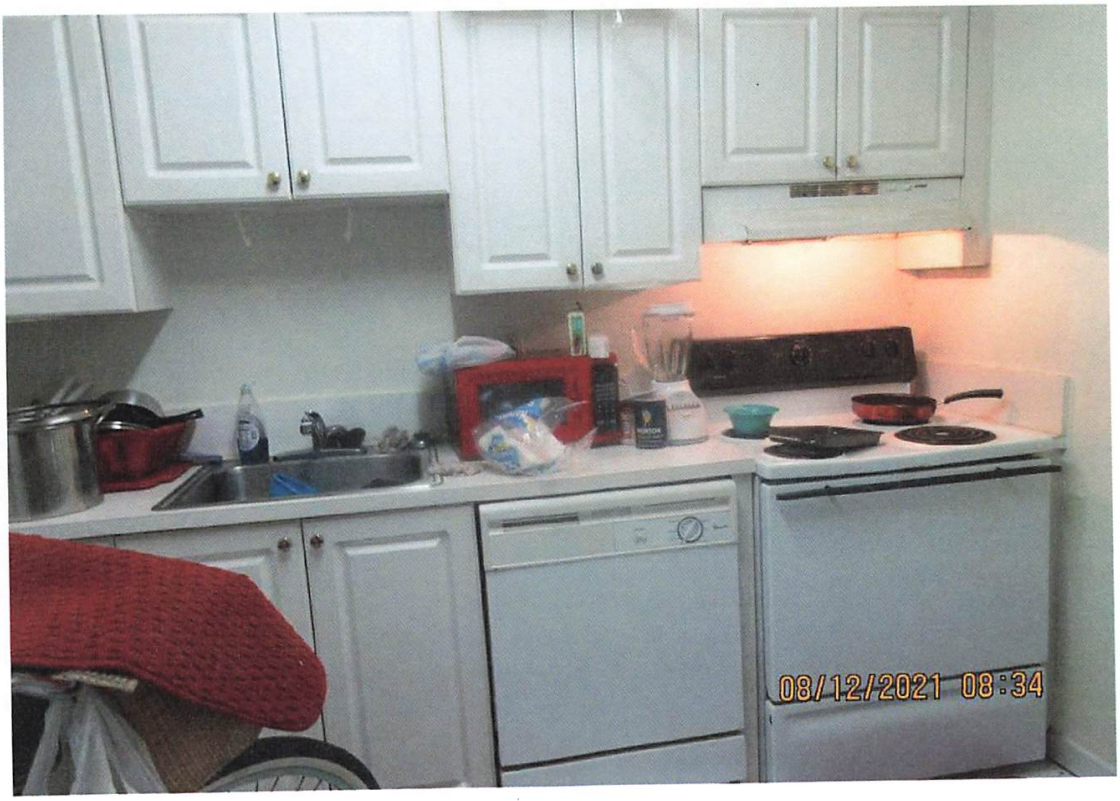
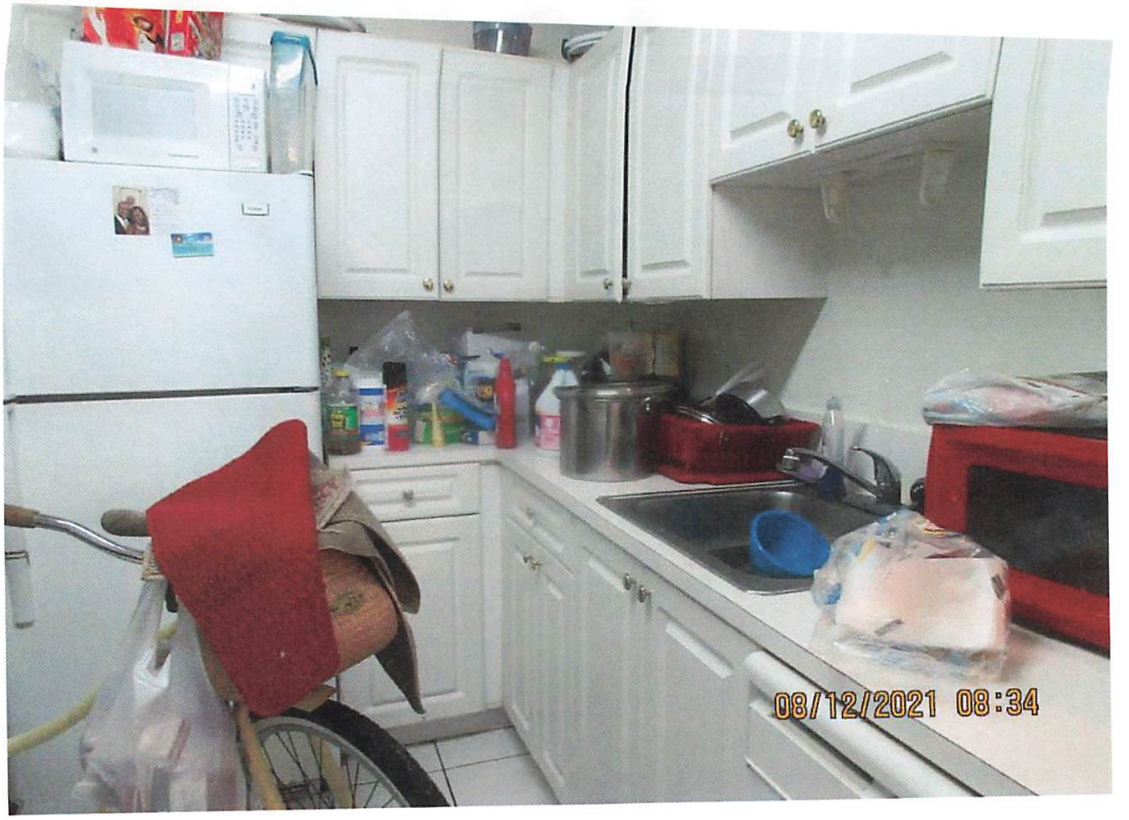
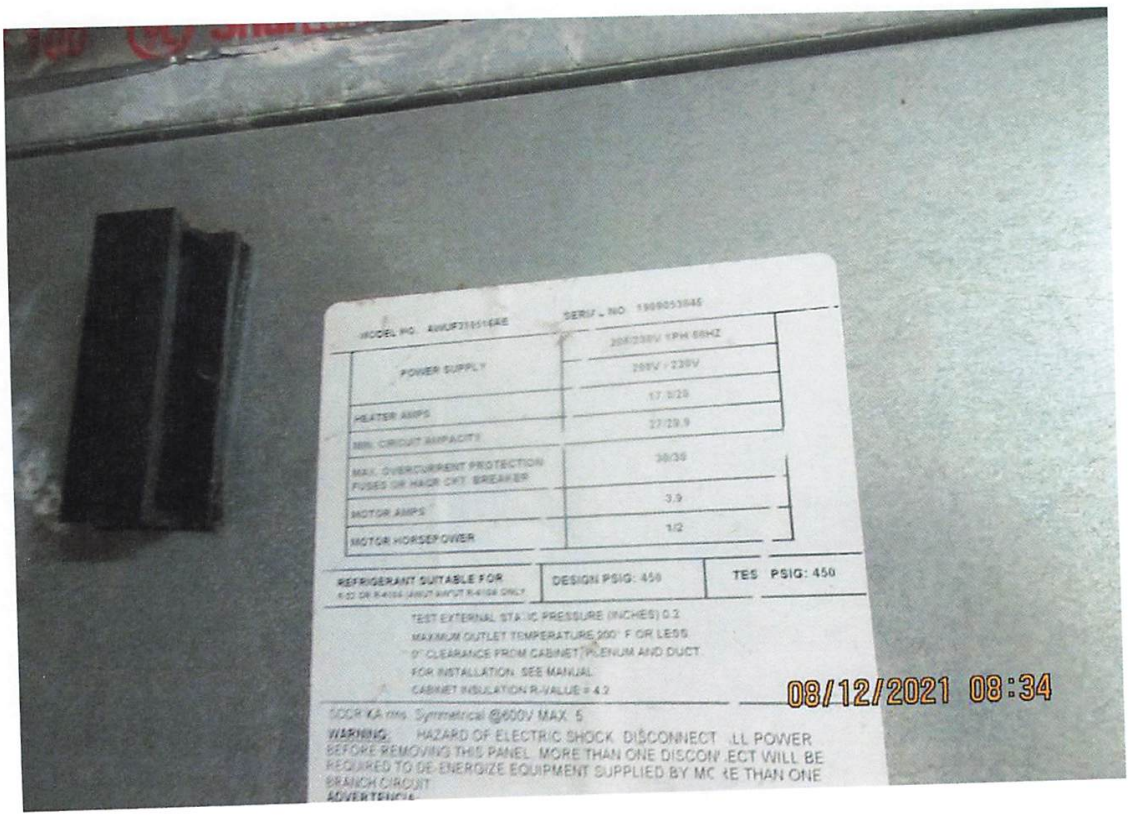
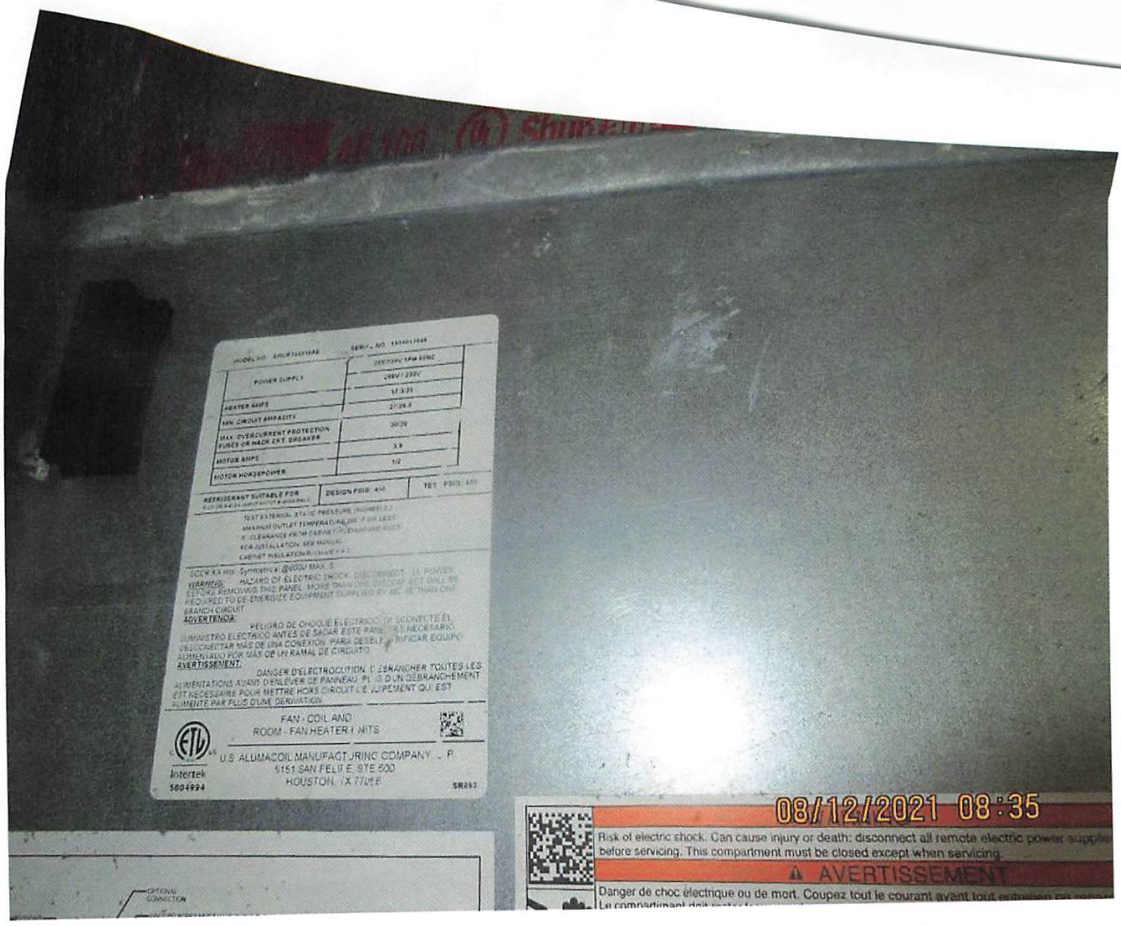
208
2855
08/12/2021 08:33


08/12/2021 08:34


08/12/2021 08:34


POWER SUPPLY
HEATER AMPS
MIN. CIRCUIT AMPACITY
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER
MOTOR AMPS
MOTOR HORSEPOWER
REFRIGERANT SUITABLE FOR
DESIGN PSIG: 450
TES PSIG: 450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200° F OR LESS
0" CLEARANCE FROM CABINET, PLENUM AND DUCT
FOR INSTALLATION SEE MANUAL
CABINET INSULATION R-VALUE = 4.2
08/12/2021 08:34
WARNING: HAZARD OF ELECTRIC SHOCK DISCONNECT ALL POWER BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT WILL BE REQUIRED TO DE-ENERGIZE EQUIPMENT SUPPLIED BY MORE THAN ONE BRANCH CIRCUIT


FAN - COIL AND
ROOM - FAN HEATER UNITS
U.S. ALUMACOIL MANUFACTURING COMPANY - P
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
08/12/2021 08:35
Risk of electric shock. Can cause injury or death: disconnect all remote electric power supplies before servicing. This compartment must be closed except when servicing.
AVERTISSEMENT
Danger de choc électrique ou de mort. Coupez tout le courant avant tout entretien


08/12/2021 08:35


08/12/2021 08:36


08/12/2021 08:39



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7020 0090 0001 3495 9034

Hasler
10/07/2022
US POSTAGE $008.06⁰

ZIP 33023
011D10656696

NATIONDOM INC
NOH #6185
5100 SW 41 STREET #307,
PEMBROKE PARK FL 33023

NIXIE 331 DE 1 0011/07/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2906-06493-08-00

IA
33023>[illegible]

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:

NATIONDOM INC
NOH #6185
5100 SW 41 STREET #307,
PEMBROKE PARK FL 33023

9590 9402 6921 1104 9674 46

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9034

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0090 0001 3495 9492

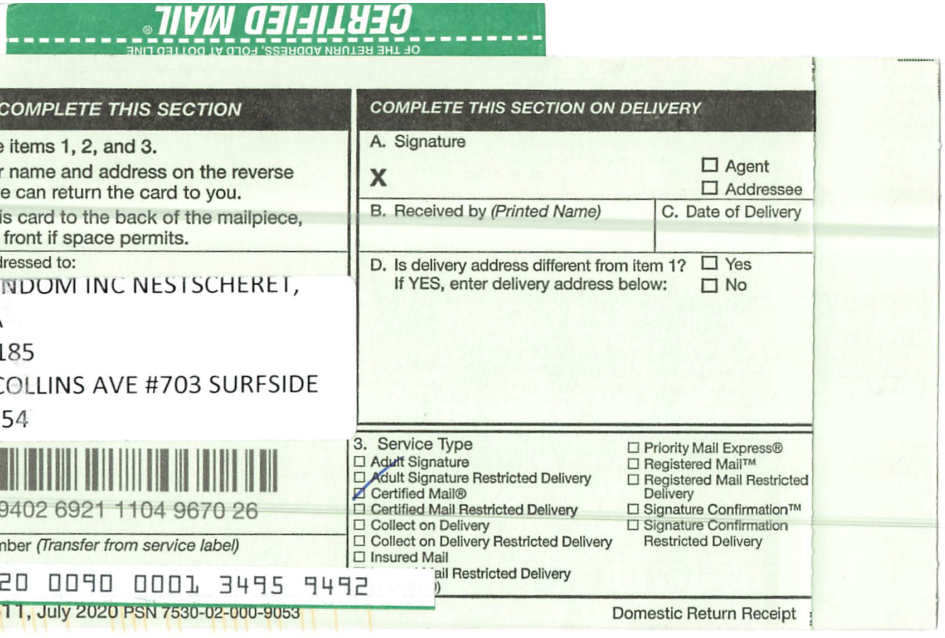
Hasler
10/20/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

NATIONDOM INC NESTSCHERET,
NIKITA
FO #6185
9559 COLLINS AVE #703 SURFSIDE
FL 33154

NIXIE 331 DE 1 0011/12/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0806-04895-21-47

UNC



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
NIKITA
FO #6185
9559 COLLINS AVE #703 SURFSIDE
FL 33154

9590 9402 6921 1104 9670 26

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9492

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery
)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
I-95 REALTY INC	3041 NE 42 ST FORT LAUDERDALE, FL 33308	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

Folio

514229060080

Legal Description

Case Status Open **Case #** 6537 **Date Next Inspection** 1/25/2023

Notes 1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/22/2021		Notice of Violation	Posted to Property Regular Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/3/2022		Affidavit of Non-Compliance	Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail Hand
1/19/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Hand — 1/10/23 Request 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: 1/25/2023
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: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,100.00**

Case Overview

Payments

Date	Payment Type Name	Amount
11/17/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$2,000.00**

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 1/10/2023 Phone: 954-257-8601

Email: michael.vincent.smith@gmail.com

Property Address: of Violation: 2830 South Park Road, Pembroke Park, FL, 33009

Mailing Address: 3041 NE 42nd Street, Fort Lauderdale, FL, 33308

of I-95 Realty, Inc.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Michael V. Smith (OWNER) OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6537 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/25/2023 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 11/16/2022 imposing the fine of $ — per day for violation(s)of the Town's Code of Ordinances:

tenant demo without permit

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.

Michael V. Smith
Petitioner's Name (Print)

Michael V. Smith
Petitioner's Signature

State of Florida)
County of Broward)

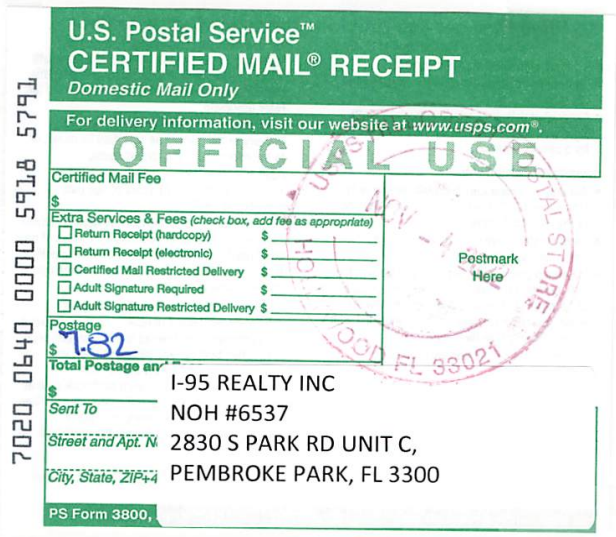
PERSONALLY APPEARED before me, the undersigned authority, MICHAEL V. SMITH, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10TH day of JANUARY, 2023.

Notary

My Commission expires _____

RANCE C. SHOMAKER
Notary Public - State of Florida
Commission # HH 288185
My Comm. Expires Aug 29, 2026
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To: I-95 REALTY INC
Street and Apt. N: NOH #6537
City, State, ZIP+4: 2830 S PARK RD UNIT C, PEMBROKE PARK, FL 3300

PS Form 3800,

Postmark Here

7020 0640 0000 5918 5791



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To: I-95 REALTY INC
Street and Apt. N: SMITH, MICHAEL V
City, State, ZIP+4: NOH #6537 3041 NE 42 ST, FORT LAUDERDALE, FL 33308-5803

PS Form 3800,

Postmark Here

7020 0640 0000 5918 5784



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$ 7.82

Sent To: I-95 REALTY INC
Street and Apt. N: SMITH, MICHAEL V
City, State, ZIP+4: F.O. #6537 3041 NE 42 ST, FORT LAUDERDALE, FL 33308-5803

PS Form 3800,

Postmark Here
NOV 1 2022
JOG ROAD
6400 W BOYNTO
BOYNTON

7020 0640 0000 5918 7122



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

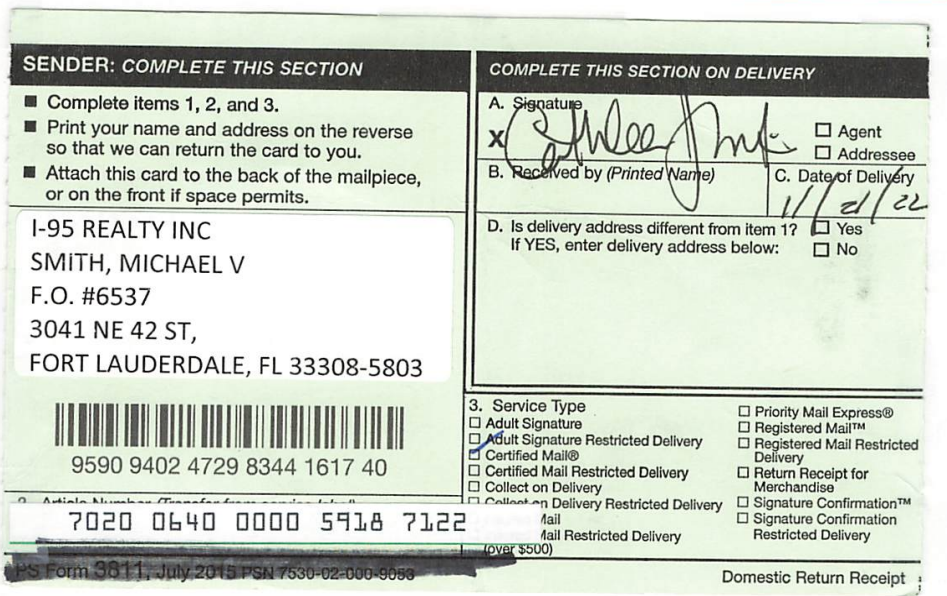
Total Postage and
$ 7.82

Sent To: I-95 REALTY INC
Street and Apt. N: F.O. #6537 2830 S PARK RD UNIT C,
City, State, ZIP+4: PEMBROKE PARK, FL 3300

PS Form 3800, April 2015

Postmark Here
NOV 18 2022
JOG ROAD STA
6400 W BOYNTON
BOYNTON BEACH
33437-USPS

7020 0640 0000 5918 7146



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

I-95 REALTY INC
SMITH, MICHAEL V
F.O. #6537
3041 NE 42 ST,
FORT LAUDERDALE, FL 33308-5803

9590 9402 4729 8344 1617 40

7020 0640 0000 5918 7122

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/21/22

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
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
I-95 REALTY INC Respondent(s)

Case No.: 6537

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2830 S PARK RD, UNIT C, PEMBROKE PARK, FL 33009

PROPERTY OWNER: I-95 REALTY INC

FOLIO NO.: 5142 29 06 0080

LEGAL DESCRIPTION: LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
I-95 REALTY INC	3041 NE 42 ST FORT LAUDERDALE, FL 33308	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

Legal Description

Case Status Open **Case #** 6537 **Date Next Inspection** 11/3/2022

Notes 1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/22/2021		Notice of Violation	Posted to Property 11/22/21 Regular Mail 11/24/2021
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail 11/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/3/2022

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/24/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

I-95 Realty Inc.
2830 S Park Rd, Unit C
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/24/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2830 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 06 0080
Property Owner	I-95 REALTY INC	Millage	0613
Mailing Address	3041 NE 42 ST FORT LAUDERDALE FL 33308-5803	Use	48-09
Abbr Legal Description	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$89,330	$608,420	$697,750	$697,750	
2022	$89,330	$608,420	$697,750	$697,750	$14,736.78
2021	$89,330	$554,000	$643,330	$643,330	$13,834.57

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$697,750	$697,750	$697,750	$697,750
Portability	0	0	0	0
Assessed/SOH	$697,750	$697,750	$697,750	$697,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$697,750	$697,750	$697,750	$697,750

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	12,761	SF
Adj. Bldg. S.F. (Card, Sketch)		6500
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
I-95 REALTY, INC.

Filing Information

Document Number	H94251
FEI/EIN Number	59-2775838
Date Filed	01/13/1986
Effective Date	01/09/1986
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/30/2013
Event Effective Date	NONE

Principal Address

3041 NE 42 ST
FT LAUDERDALE, FL 33308

Changed: 01/05/2009

Mailing Address

3041 NE 42 ST
FT LAUDERDALE, FL 33308

Changed: 01/05/2009

Registered Agent Name & Address

SMITH, MICHAEL V
3041 NE 42 ST
FT LAUDERDALE, FL 33308

Name Changed: 01/30/2013

Address Changed: 02/23/1990

Officer/Director Detail

Name & Address

Title PTD

SMITH, MICHAEL V

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

I-95 REALTY INC CASE NO. 6537

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2830 S PARK RD, UNIT C, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2830 S PARK RD, UNIT C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: I-95 REALTY INC AT 10:17 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

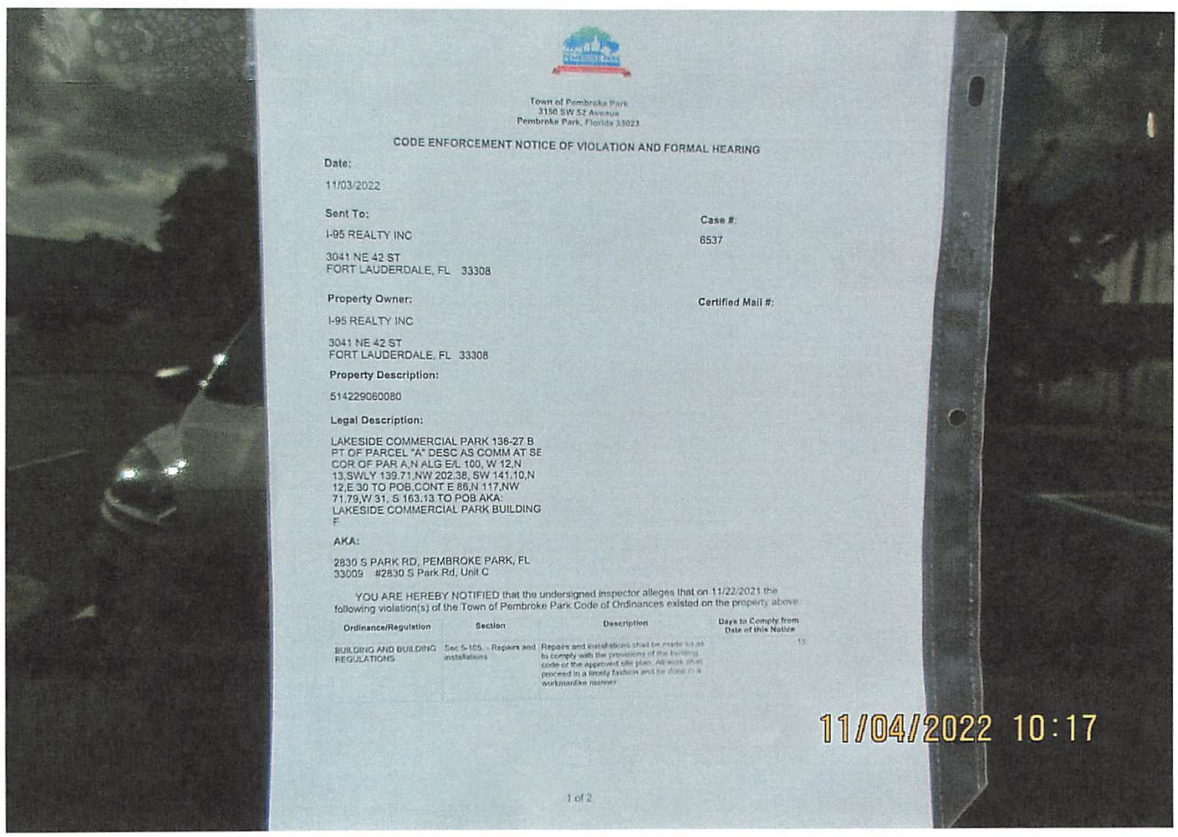
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537

Property Owner:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Certified Mail #:

Property Description:

514229060080

Legal Description:

LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F

AKA:

2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner	15

11/04/2022 10:17

1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537

Property Owner:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Certified Mail #:

Property Description:

514229060080

Legal Description:

LAKESIDE COMMERCIAL PARK 136-27 B
PT OF PARCEL "A" DESC AS COMM AT
SE COR OF PAR A,N ALG E/L 100, W 12,N
13,SWLY 139.71,NW 202.38, SW 141.10,N
12,E 30 TO POB,CONT E 86,N 117,NW
71.79,W 31, S 163.13 TO POB AKA:
LAKESIDE COMMERCIAL PARK
BUILDING F

AKA:

2830 S PARK RD, PEMBROKE PARK, FL
33009 #2830 S Park Rd, Unit C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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

1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov. 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 November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

11/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

I-95 REALTY INC

2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

Respondent(s)

Case #:

6537

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	I-95 REALTY INC
Address:	3041 NE 42 ST FORT LAUDERDALE, FL 33308
Folio:	514229060080
Site Address:	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C
Legal Description:	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
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Notes/Means of Correction:

Permit application submitted, but no permit has been issued or 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 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
I-95 REALTY INC 3041 NE 42 ST FORT LAUDERDALE, FL 33308	6537	11/22/2021

Property Owner:	Property Description:	Certified Mail #:
I-95 REALTY INC 3041 NE 42 ST FORT LAUDERDALE, FL 33308	514229060080	

Legal Description:	AKA:
LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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Notes/Means of Correction:

1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2830 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 06 0080
Property Owner	I-95 REALTY INC	Millage	0613
Mailing Address	3041 NE 42 ST FORT LAUDERDALE FL 33308-5803	Use	48
Abbr Legal Description	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$89,330	$554,000	$643,330	$643,330	
2021	$89,330	$554,000	$643,330	$643,330	$13,834.57
2020	$89,330	$562,400	$651,730	$621,720	$13,613.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$643,330	$643,330	$643,330	$643,330
Portability	0	0	0	0
Assessed/SOH	$643,330	$643,330	$643,330	$643,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$643,330	$643,330	$643,330	$643,330

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	12,761	SF
Adj. Bldg. S.F. (Card, Sketch)		6500
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 11/22 2021

SITE ADDRESS 2830 S. PARK ROAD

PERMIT # _____ SUB/PARK _____

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 105.1
- [x] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS

DEMO WORK BEING PERFORMED WITHOUT BUILDING PERMIT FBC-BCAP 105.1

- [x] 2 X FEE
- [ ] FINE _____
- DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

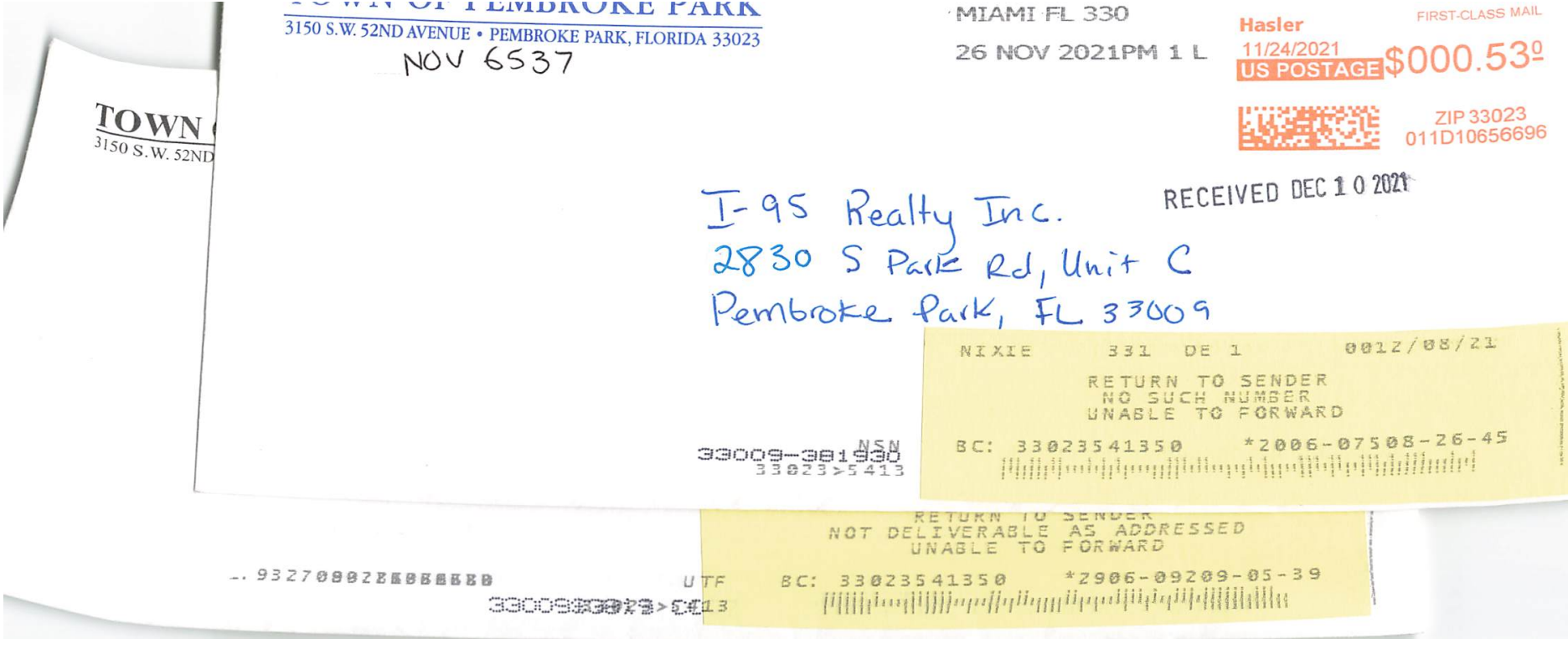
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

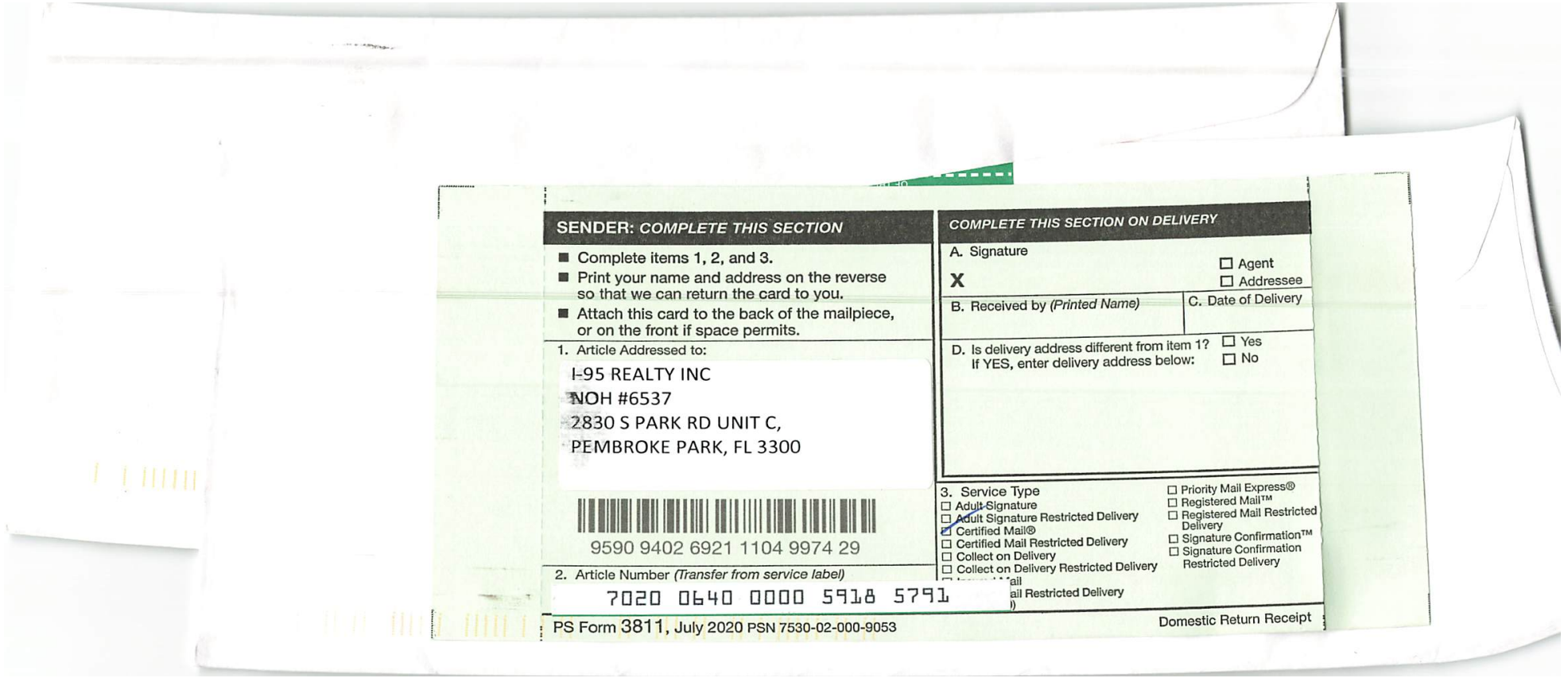
- [x] STRUCTURAL
- [x] PLUMBING
- [x] MECHANICAL
- [x] ELECTRICAL
- [ ] CODE ENF.
- [ ] SEWER
- [ ] ZONING
- [ ] ENGINEERING

TOWN HALL
966-4600

MIGUEL NUNEZ _____ EXT. # _____

INSPECTOR


TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6537
MIAMI FL 330
26 NOV 2021PM 1 L
Hasler
FIRST-CLASS MAIL
11/24/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696
I-95 Realty Inc.
2830 S Park Rd, Unit C
Pembroke Park, FL 33009
RECEIVED DEC 10 2021
NIXIE 331 DE 1 0012/08/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2006-07508-26-45
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2906-09209-05-39



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

I-95 REALTY INC
NOH #6537
2830 S PARK RD UNIT C,
PEMBROKE PARK, FL 3300

9590 9402 6921 1104 9974 29

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 5791

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

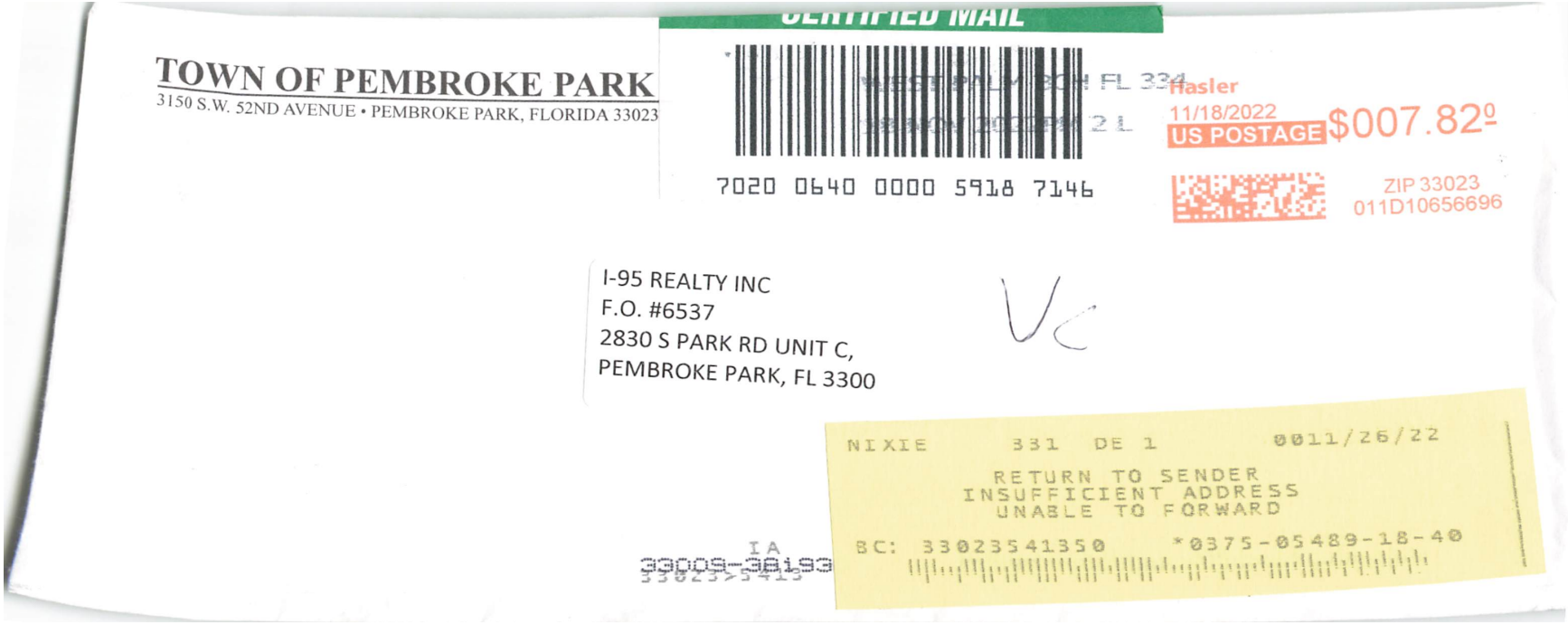
B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7020 0640 0000 5918 7146

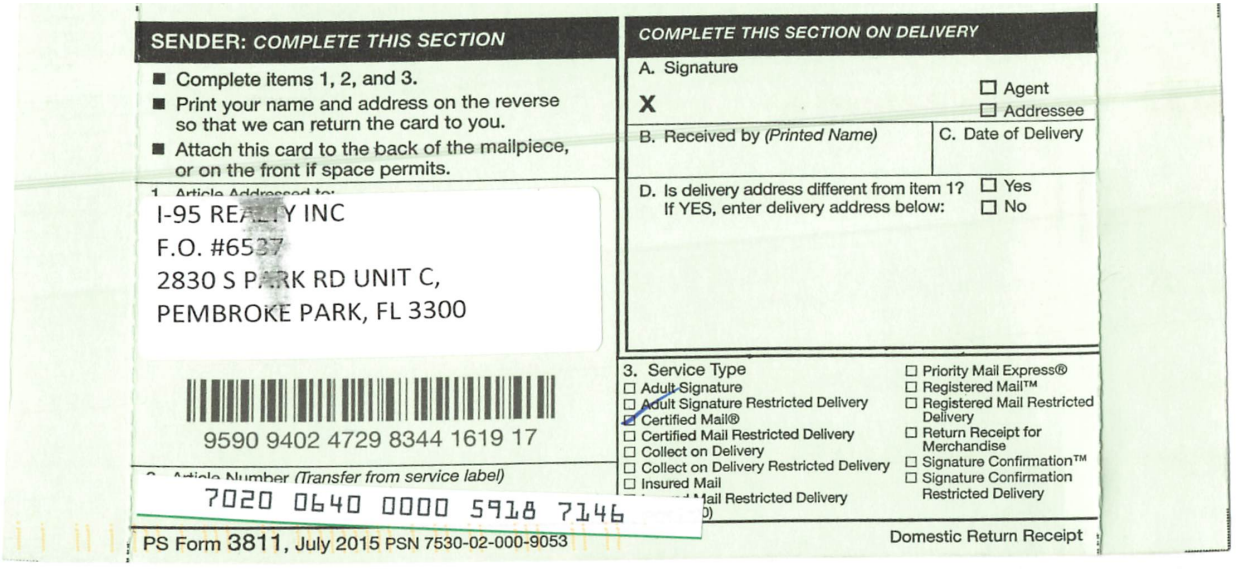
Hasler
11/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

I-95 REALTY INC
F.O. #6537
2830 S PARK RD UNIT C,
PEMBROKE PARK, FL 3300

NIXIE 331 DE 1 0011/26/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *0375-05489-18-40

IA



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

I-95 REALTY INC
F.O. #6537
2830 S PARK RD UNIT C,
PEMBROKE PARK, FL 3300

9590 9402 4729 8344 1619 17

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 7146

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt


EXIT
12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:47


GLASS
12/08/2021 15:47


PRODUCT NO. PF1MNC042000AAAA
MODEL NO. PF1MNC042
SERIAL NO. 1907A82639
VOLTS 208/230
MOTOR HP 1/2
MOTOR FLA 2.9
PHASE/HERTZ 1/60
TEST STATIC 0.20 IN. W.C.
REFRIGERANT 22 DESIGN PSIG 300
DATE OF MANUFACTURING MAY 2007
APPROVED ACCESSORIES
KFCEH**01N05 KFCEH**01C05 KFCEH**01N08 KFCEH**01C08
KFCEH**01N09 KFCEH**01N10 KFCEH**01C10 KFCEH**01E15
KFCEH**01C15 KFCEH**01315 KFCEH**01318 KFCEH**01E20
KFCEH**01C20
** – NUMERIC
ELECTRICAL INFORMATION FOR THIS UNIT
FOR FIELD INSTALLED ELECTRIC HEATERS APPLY ELECTRICAL INFORMATION PLATE SUPPLIED WITH HEATER IN THIS BLOCK.
SINGLE SUPPLY CIRCUIT
L1/L2 HEATER AMPS 0 MIN. AMPACITY 3.6
MAX. OVERCUR. PROTECTION 15
DUAL SUPPLY CIRCUIT
L1/L2 HEATER AMPS N/A MIN. AMPACITY N/A
MAX. OVERCUR. PROTECTION N/A
L3/L4 HEATER AMPS N/A MIN. AMPACITY N/A
MAX. OVERCUR. PROTECTION N/A
HEAT PACK INSTALLED N/A
UNIT HAS INTEGRAL LIMIT CONTROL, MAX. OUTLET TEMP. 200F
MOTOR THERMALLY PROTECTED.
SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION.
MAX. VOLTAGE TO GROUND OF SUPPLY CIRCUIT NOT TO EXCEED 120 VOLTS IF HEATER HAS CIRCUIT BREAKER CONTROL.
COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP.
APPROVED HEATERS MFG'D BY PAYNE HEATING & COOLING, INDIANAPOLIS, IN
CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, PLENUM AND DUCT FOR UNITS WITH 0 TO 10KW HEATERS.
FOR UNITS WITH HEATERS 20KW AND ABOVE, CLEARANCE TO COMBUSTIBLE MATERIAL IS TO BE 0" TO CASING AND 1" FOR FIRST 36" OF PLENUM AND DUCT.
CAUTION METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN ON OUTDOOR UNIT RATING PLATE. REPLACE IF NECESSARY. THIS UNIT IS EQUIPPED WITH METERING DEVICE
TXV
Payne Heating & Cooling
7310 West Morris St.
Indianapolis, IN 46231, USA
Model Number PF1MNC042000AAAA
12/08/2021 15:47


EXIT
12/08/2021 15:47


12/08/2021 15:47


12/08/2021 15:48


STORAGE
EXIT
12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:49

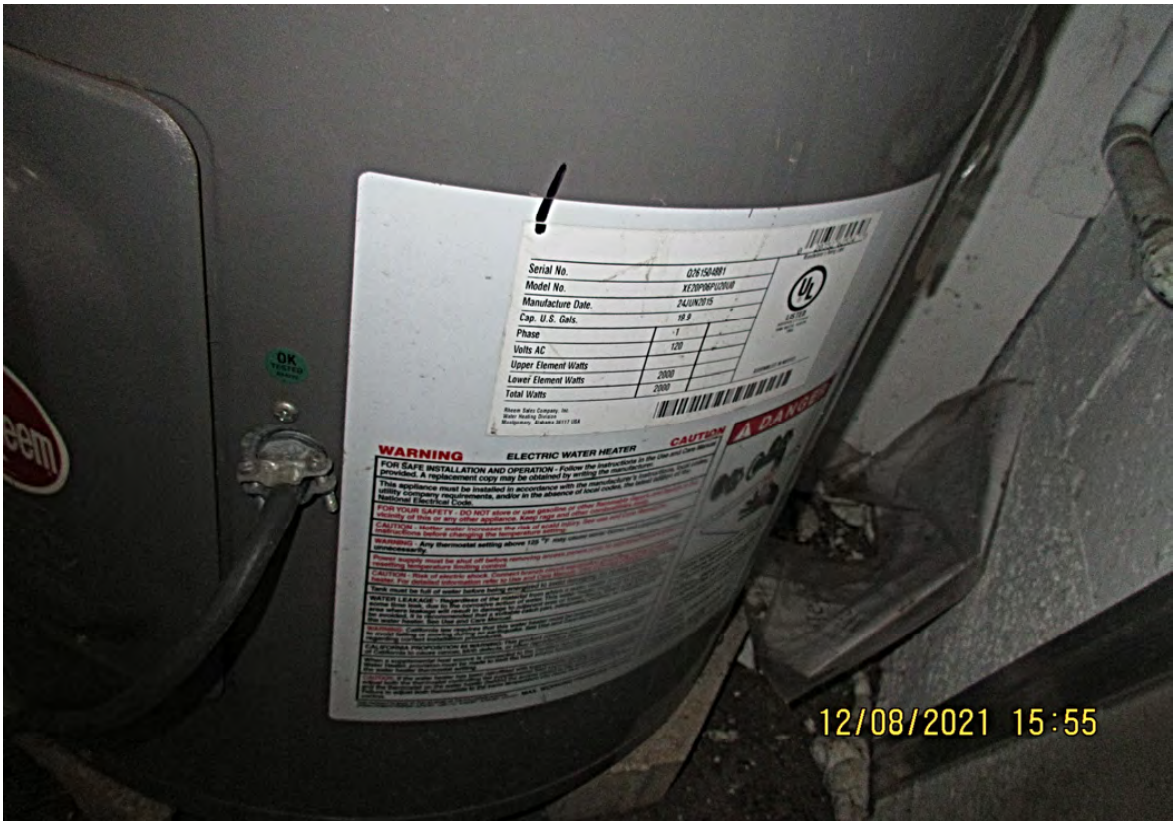

12/08/2021 15:49


12/08/2021 15:50


EXIT
12/08/2021 15:50


12/08/2021 15:50


DRIZAIR
LGR 2000
12/08/2021 15:55


Serial No.
Model No.
Manufacture Date.
Cap. U.S. Gals.
Phase
Volts AC
Upper Element Watts
Lower Element Watts
Total Watts
WARNING
ELECTRIC WATER HEATER
CAUTION
DANGER
12/08/2021 15:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
Bertande Lagage	39 PEYTON PLACE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514229000030

Legal Description

Case Status Open **Case #** 6320 **Date Next Inspection** 1/25/2023

Notes 1. New wooden deck with rails added to the mobile home without permits. Obtain a permit for the wooden deck with stairs with plans and inspections.
2. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
3. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/28/2021		Notice of Violation	Posted to Property 9/13/21 Regular Mail 9/28/21
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

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: 1/25/2023
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: 1/25/2023
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: 1/25/2023



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 7912 2234 7810 55

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 0046

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN - 6 2023

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
2701 S PARK ROAD
PEMBROKE PARK FL 33009

for Instructions

7022 2410 0002 7328 0039



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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
$ 7.82

Postmark Here

JAN - 6 2023

BERTANDE LAGAGE
(NOH- 6320)
39 PEYTON PLACE
PEMBROKE PARK, FL 33009

Instructions

7022 2410 0002 7328 0022



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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
$ 7.82

Postmark Here

JAN - 6 2023

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

for Instructions

7022 2410 0002 7328 0046



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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
$ 7.82

Postmark Here

VCORP SERVICES, LLC
(NOH-6320)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

for Instructions

7022 2410 0002 7328 0053



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
(NOH-6320)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7912 2234 7824 96

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1425

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

RECEIVED
JAN 19 2022
CT CORPORATION

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

7022 2410 0002 7328 1425

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.82
$

Postmark Here
JAN 11 2023

VCORP SERVICES, LLC
(NOH-6320)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

for Instructions

7022 2410 0002 7328 1418

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.82
$

Postmark Here
JAN 11 2023

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

for Instructions

7022 2410 0002 7328 1401

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.82
$

Postmark Here
JAN 11 2023

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
2701 S PARK ROAD
PEMBROKE PARK FL 33009

for Instructions

7022 2410 0002 7328 1395

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.82
$

Postmark Here
JAN 11 2023

BERTANDE LAGAGE
(NOH- 6320)
39 PEYTON PLACE
PEMBROKE PARK, FL 33009

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:

LAKESHORE MOBILE HOME PARK LLC
(NOH-6320)
2701 S PARK ROAD
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7816 59

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1401

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)* Allen Flowers
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BERTANDE LAGAGE CASE NO. 6320

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BERTANDE LAGAGE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 39 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BERTANDE LAGAGE AT 07:43 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

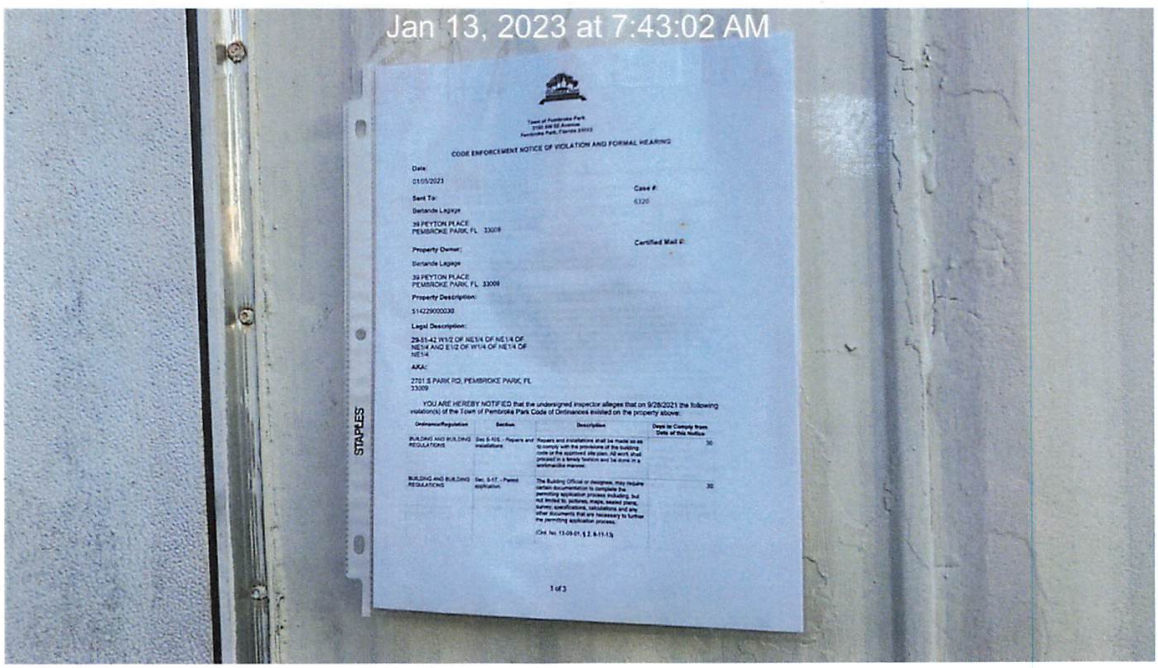
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 7:43:12 AM


Jan 13, 2023 at 7:43:02 AM
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Case #:
6320
Sent To:
Serlande Lagaje
39 PEYTON PLACE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
Serlande Lagaje
39 PEYTON PLACE
PEMBROKE PARK, FL 33009
Property Description:
514229000330
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, sections, maps, sealed plans, survey, 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 3
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: BERTANDE LAGAGE
39 PEYTON PLACE PEMBROKE PARK, FL 33009

RE: CASE NO. 6320

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

Bertande Lagage

39 PEYTON PLACE
PEMBROKE PARK, FL 33009

Case #:

6320

Property Owner:

Bertande Lagage

39 PEYTON PLACE
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. New wooden deck with rails added to the mobile home without permits. Obtain a permit for the wooden deck with stairs with plans and inspections.
2. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
3. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

Bertande Lagage

39 PEYTON PLACE
PEMBROKE PARK, FL 33009

Case #:

6320

Property Owner:

Bertande Lagage

39 PEYTON PLACE
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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1. New wooden deck with rails added to the mobile home without permits. Obtain a permit for the wooden deck with stairs with plans and inspections.
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

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You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF 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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$2,765,790	$217,900	$2,983,690	$2,891,220	
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,891,220	$2,983,690	$2,891,220	$2,891,220
Homestead	0	0	0	0
Add. Homestead .	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,891,220	$2,983,690	$2,891,220	$2,891,220

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.75	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Bertande Lagage 39 PEYTON PLACE PEMBROKE PARK, FL 33009	6320	09/28/2021

Property Owner:	Property Description:	Certified Mail #:
Bertande Lagage 39 PEYTON PLACE PEMBROKE PARK, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. New wooden deck with rails added to the mobile home without permits. Obtain a permit for the wooden deck with stairs with plans and inspections.
2. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
3. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Bertrane Lavage

Date Sept. 13. 2021

Site Address 39 Peyton Place
Pembroke Park, FL 33009

Case # _____

Sub/Park Lakeshore MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105; 5-17; 12-18

☐ 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 deck with rails (wooden) added w/o a permit. Remove all prohibited outdoor stored items.

Corrective Action(s)

Obtain a permit for the wooden deck with plans and inspections including the railing. Remove all outdoor stored items from property. See mailed NOV.

☒ 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

posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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


09/13/2021 01:06


09/13/2021 01:07


09/13/2021 01:07


09/13/2021 01:07


09/13/2021 01:07


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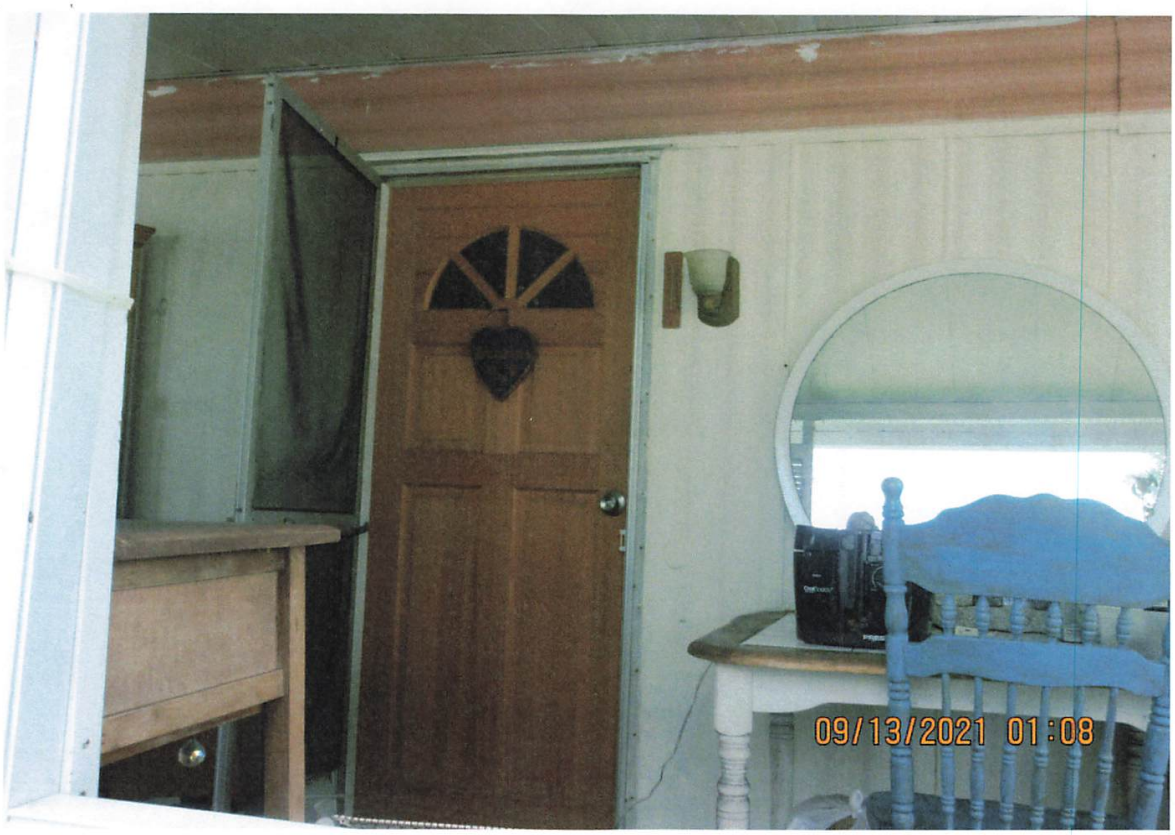
09/13/2021 01:07


09/13/2021 01:07


09/13/2021 01:07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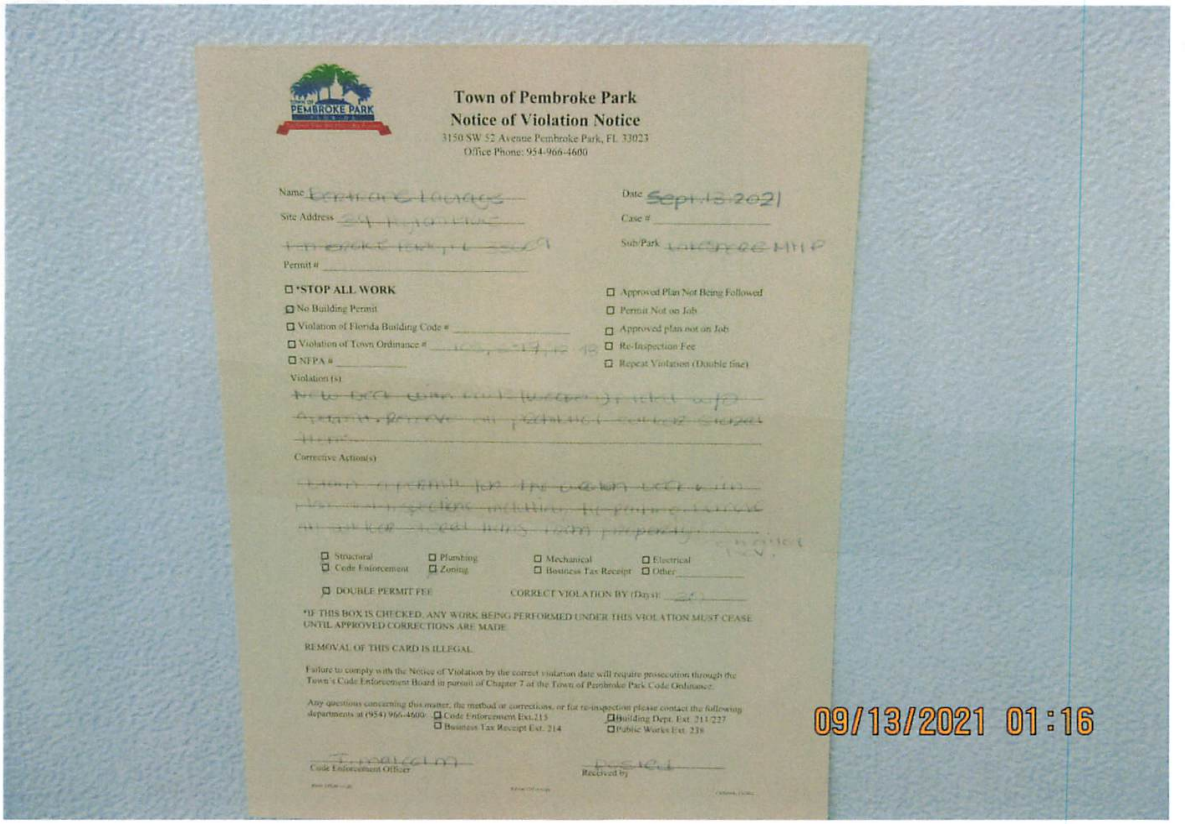
WERNER
09/13/2021 01:09


09/13/2021 01:09



Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name [illegible] Date Sept. 13. 2021
Site Address [illegible] Case # [illegible]
[illegible] Sub/Park [illegible]
Permit # [illegible]

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # [illegible]
☐ Violation of Town Ordinance # [illegible]
☐ NFPA # [illegible]

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
[illegible]

Corrective Action(s)
[illegible]

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other [illegible]

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): [illegible]

*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

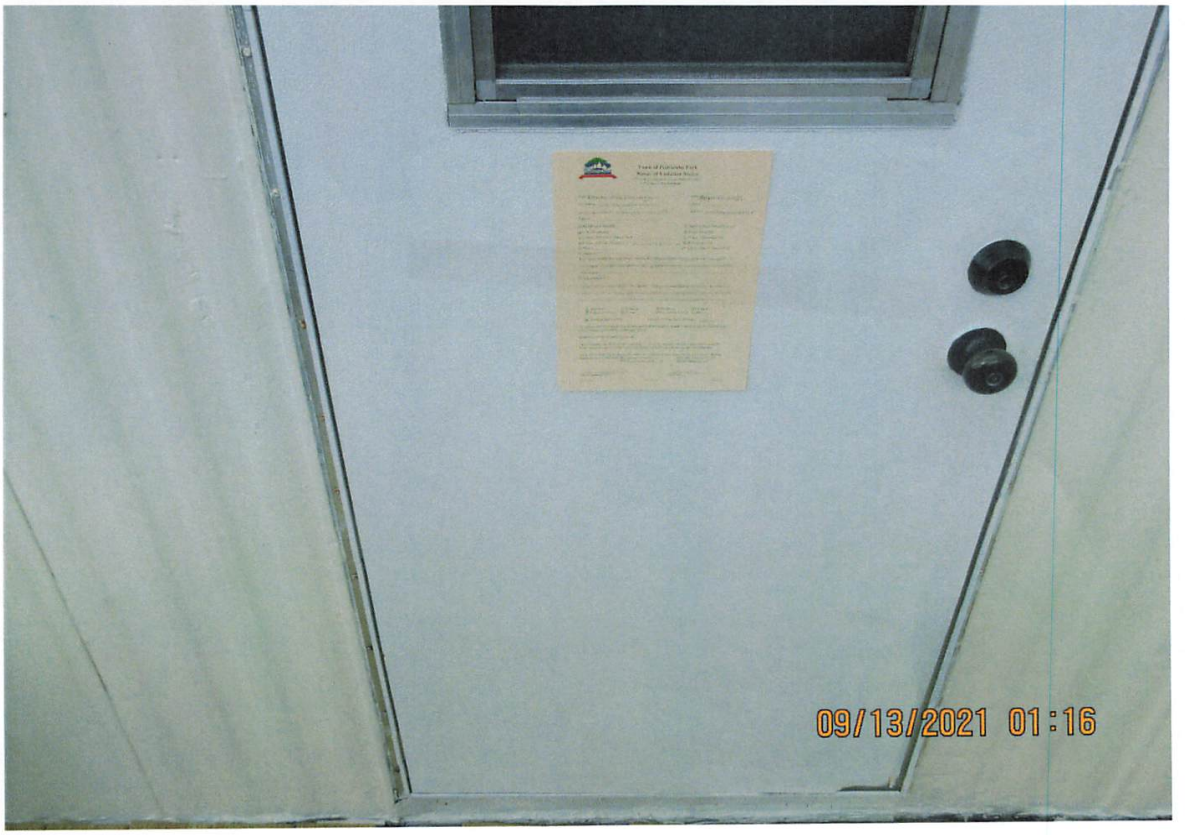
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

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. 213 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

[illegible]
Code Enforcement Officer

Received by [illegible]

09/13/2021 01:16



09/13/2021 01:16

NOV #6320

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/28/2021
US POSTAGE $C

Lakeshore Mobile Home
Park LLC
6400 Telegraph Rd
#2000
Bloomfield Township,
MI
48301

)V #6320
OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/28/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

VCorp Services LLC
5011 South State Road 7
Ste 106
Davie
FL
33314

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/28/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:
Bertande Lagage
39 PEYTON PLACE
PEMBROKE PARK, FL 33009

Case #:
6320

Case Overview

Property/Incident Information

Owner	Address	Site Address
DANNY GALIPEAU	2422 JOYCE LANE PEMBROKE PARK, FL 33009	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2422 JOYCE LANE

Folio

514220000570

Legal Description

Case Status Open **Case #** 6324 **Date Next Inspection** 1/25/2023

Notes

1. Mini split a/c was being changed out when i arrived to the scene with unlicensed contractors doing the change out. No information was provided to me. Obtain a permit for the a/c change out of the mini split including plans and inspections.
2. Verify the addition with the Building Department, if unpermitted then obtain a permit for the addition with plans and inspections.
3. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
4. Remove the trellis fence created by owner. Obtain a permit for a fence with plans and inspections if you'd like to have an actual fence around that area if allowed.
5. A double permit fee has been assessed for any work done without permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/28/2021		Notice of Violation	Regular Mail
1/5/2023		Affidavit of Non-Compliance	Hand
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

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: 1/25/2023
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: 1/25/2023
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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DANNY GALIPEAU CASE NO. 6324

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DANNY GALIPEAU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2422 JOYCE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DANNY GALIPEAU AT 07:50 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

• 1/18/2023

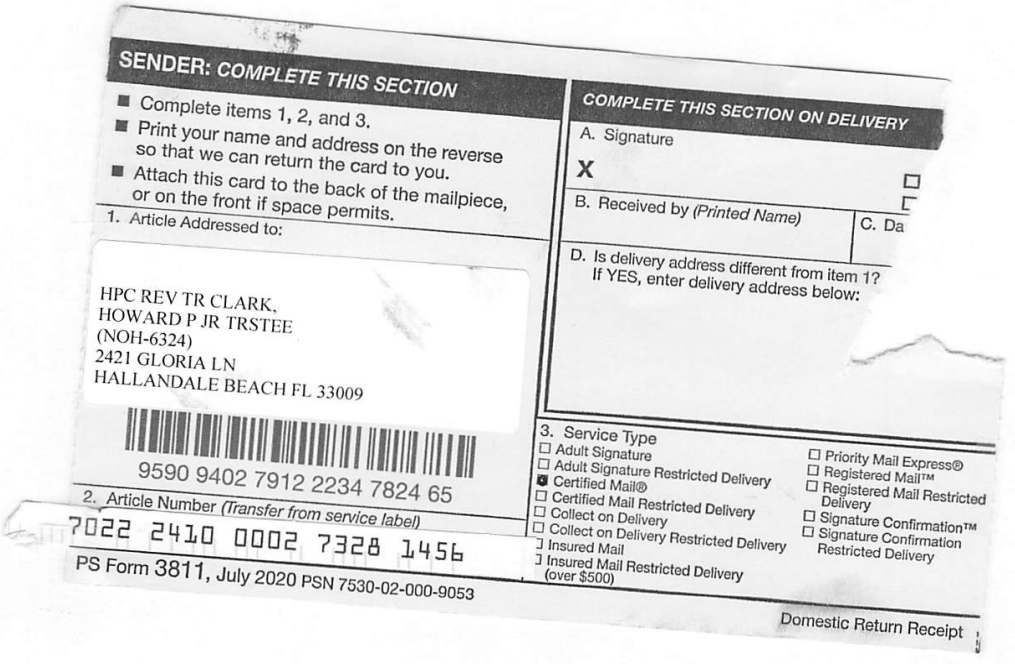
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARY CARR
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HPC REV TR CLARK,
HOWARD P JR TRSTEE
(NOH-6324)
2421 GLORIA LN
HALLANDALE BEACH FL 33009

9590 9402 7912 2234 7824 65

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1456

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

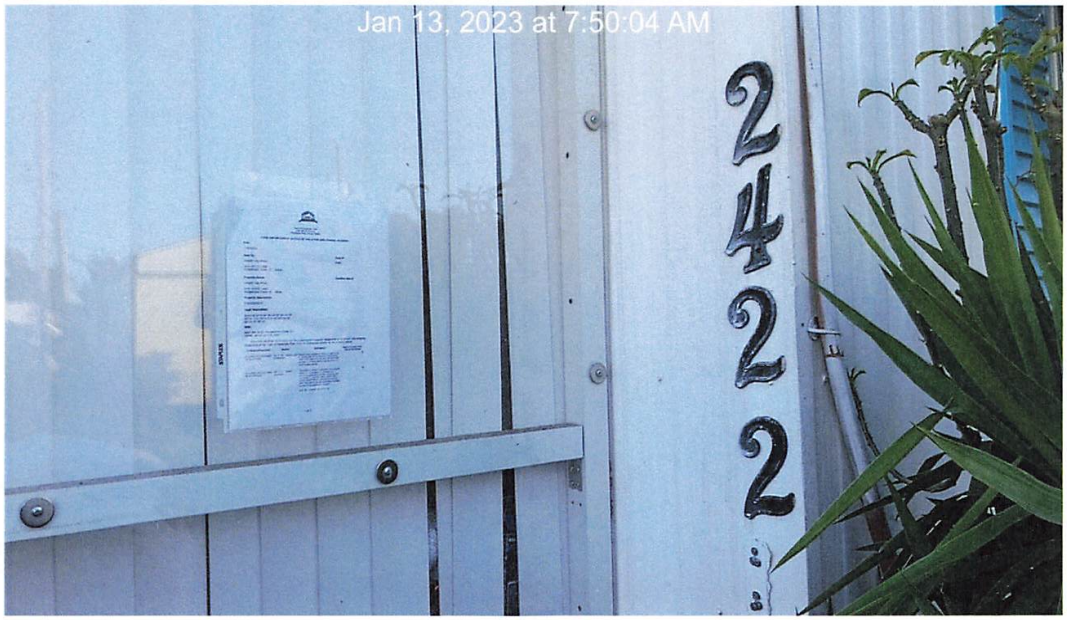
B. Received by (Printed Name)

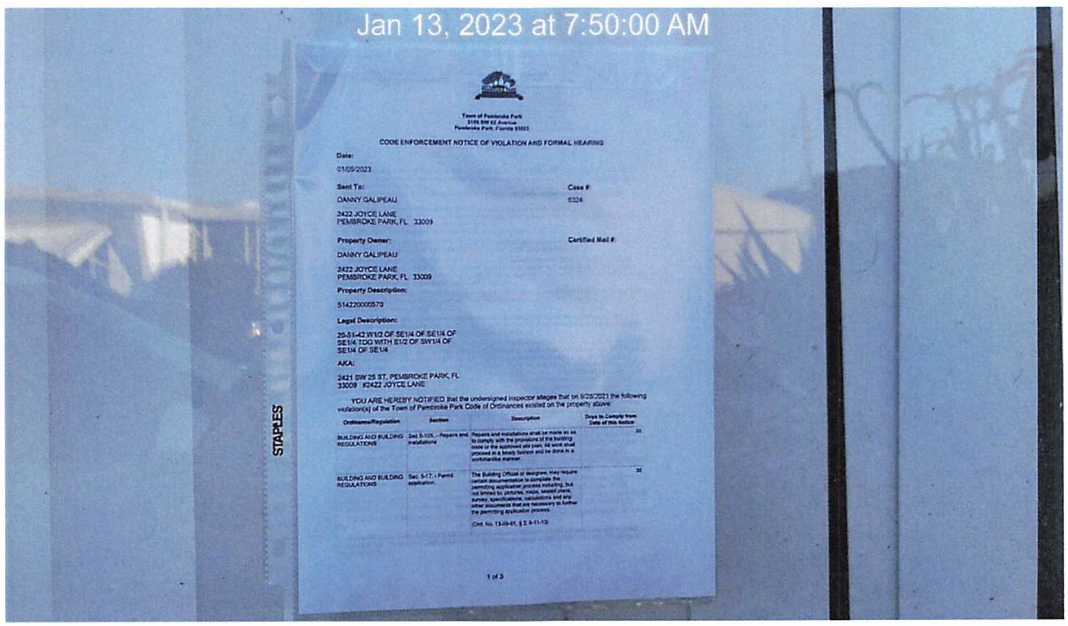
C. Da

D. Is delivery address different from item 1?
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt


Jan 13, 2023 at 7:50:04 AM
2422


Jan 13, 2023 at 7:50:00 AM
Town of Pembroke Park
2100 SW 62 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Sent To:
DANNY GALIPEAU
2422 JOYCE LANE
PEMBROKE PARK, FL 33009
Case #:
6324
Property Owner:
DANNY GALIPEAU
2422 JOYCE LANE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514220000570
Legal Description:
25-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4
AKA:
2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2422 JOYCE LANE
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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 3
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: DANNY GALIPEAU
2422 JOYCE LANE PEMBROKE PARK, FL 33009

RE: CASE NO. 6324

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

DANNY GALIPEAU

2422 JOYCE LANE
PEMBROKE PARK, FL 33009

Case #:

6324

Property Owner:

DANNY GALIPEAU

2422 JOYCE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2422 JOYCE LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Mini split a/c was being changed out when i arrived to the scene with unlicensed contractors doing the change out. No information was provided to me. Obtain a permit for the a/c change out of the mini split including plans and inspections.
2. Verify the addition with the Building Department, if unpermitted then obtain a permit for the addition with plans and inspections.
3. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
4. Remove the trellis fence created by owner. Obtain a permit for a fence with plans and inspections if you'd like to have an actual fence around that area if allowed.
5. A double permit fee has been assessed for any work done without permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

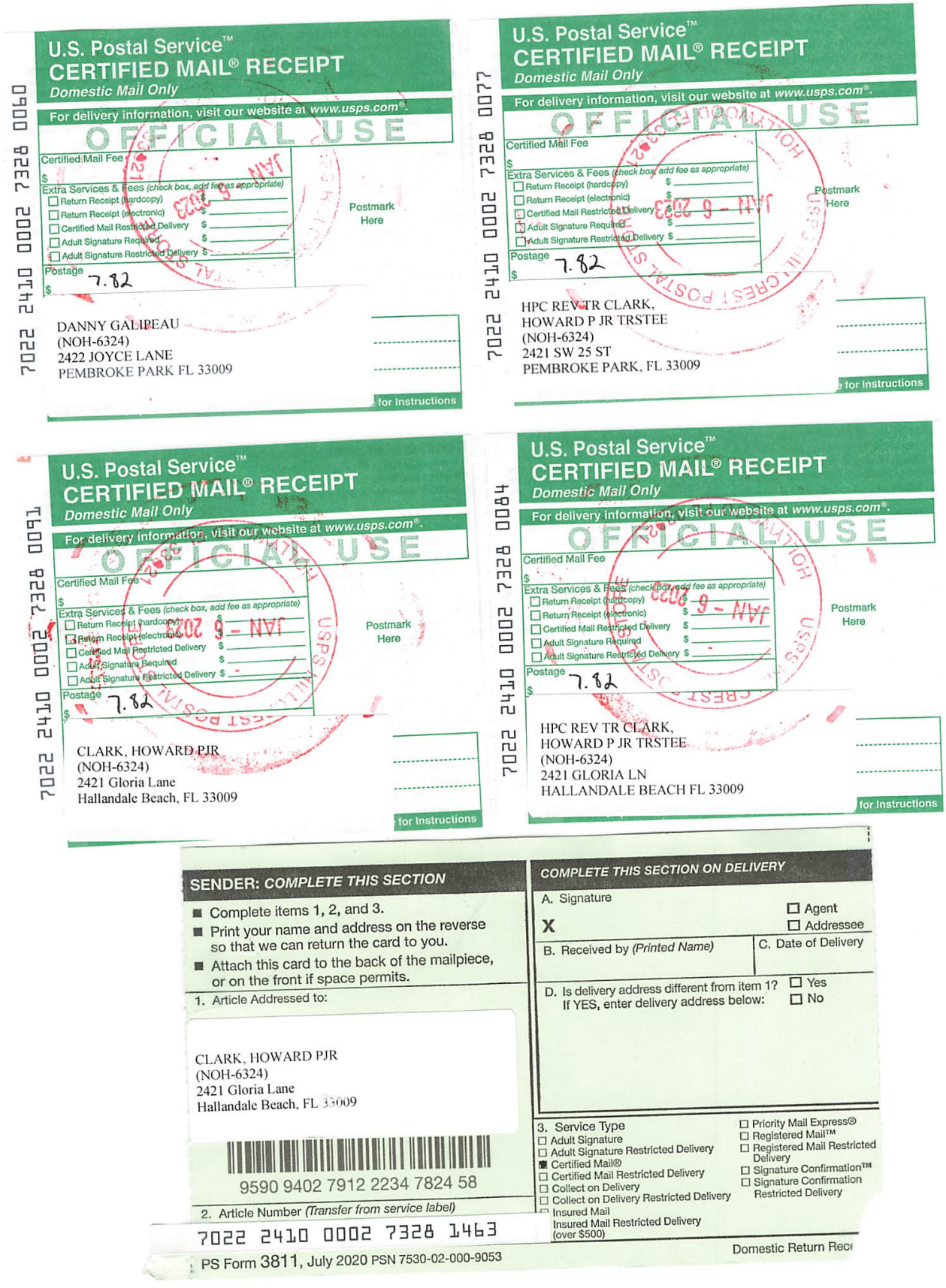
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN - 6 2023

7022 2410 0002 7328 0060

DANNY GALIPEAU
(NOH-6324)
2422 JOYCE LANE
PEMBROKE PARK FL 33009

for Instructions

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☐ Adult Signature Restricted Delivery $

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JAN - 6 2023

7022 2410 0002 7328 0077

HPC REV TR CLARK,
HOWARD P JR TRSTEE
(NOH-6324)
2421 SW 25 ST
PEMBROKE PARK, FL 33009

for Instructions

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

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JAN - 6 2023

7022 2410 0002 7328 0091

CLARK, HOWARD PJR
(NOH-6324)
2421 Gloria Lane
Hallandale Beach, FL 33009

for Instructions

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN - 6 2023

7022 2410 0002 7328 0084

HPC REV TR CLARK,
HOWARD P JR TRSTEE
(NOH-6324)
2421 GLORIA LN
HALLANDALE BEACH FL 33009

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:

CLARK, HOWARD PJR
(NOH-6324)
2421 Gloria Lane
Hallandale Beach, FL 33009

9590 9402 7912 2234 7824 58

2. Article Number (Transfer from service label)

7022 2410 0002 7328 1463

COMPLETE THIS SECTION ON DELIVERY

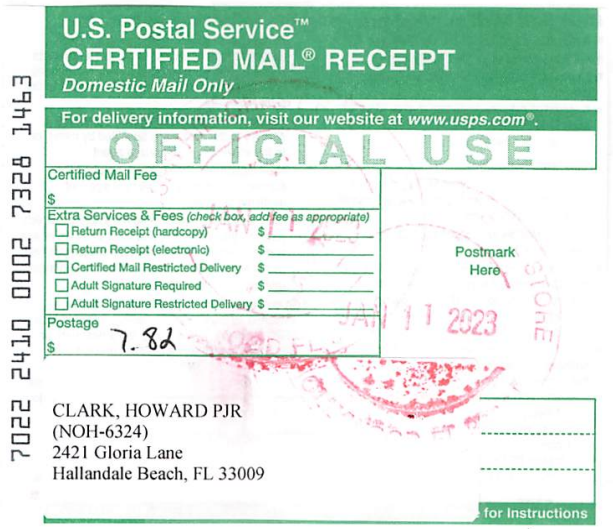
A. Signature
X ☐ Agent ☐ Addressee

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 Rec



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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
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1463

CLARK, HOWARD PJR
(NOH-6324)
2421 Gloria Lane
Hallandale Beach, FL 33009

for Instructions



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

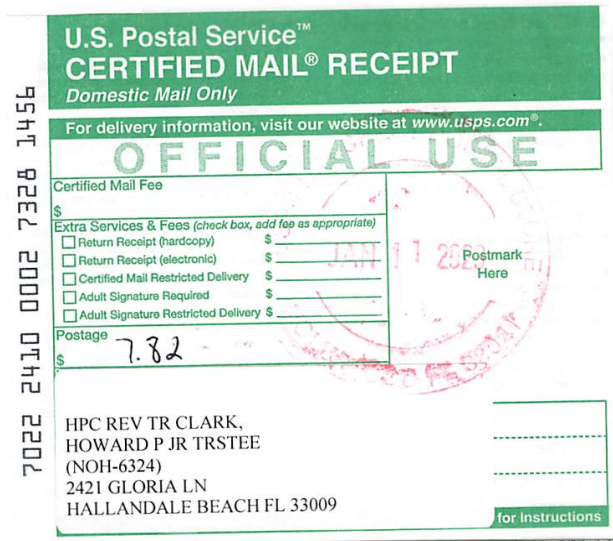
Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1449

HPC REV TR CLARK,
HOWARD P JR TRSTEE
(NOH-6324)
2421 SW 25 ST
PEMBROKE PARK, FL 33009

for Instructions



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

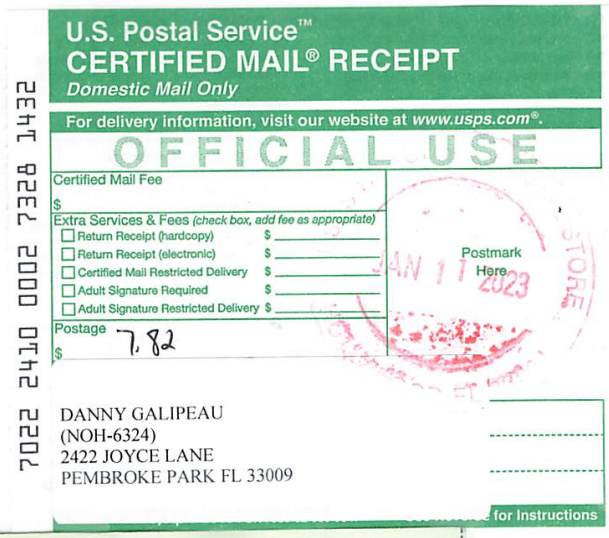
Postage
$ 7.82

Postmark Here

7022 2410 0002 7328 1456

HPC REV TR CLARK,
HOWARD P JR TRSTEE
(NOH-6324)
2421 GLORIA LN
HALLANDALE BEACH FL 33009

for Instructions



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

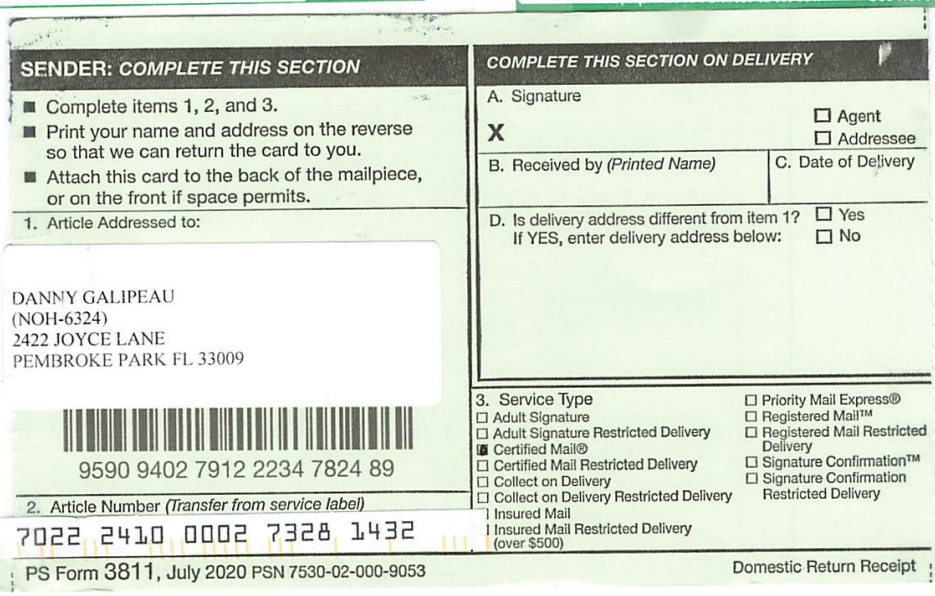
Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1432

DANNY GALIPEAU
(NOH-6324)
2422 JOYCE LANE
PEMBROKE PARK FL 33009

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.
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DANNY GALIPEAU
(NOH-6324)
2422 JOYCE LANE
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7824 89

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1432

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

DANNY GALIPEAU

2422 JOYCE LANE
PEMBROKE PARK, FL 33009

Case #:

6324

Property Owner:

DANNY GALIPEAU

2422 JOYCE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2422 JOYCE LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Mini split a/c was being changed out when i arrived to the scene with unlicensed contractors doing the change out. No information was provided to me. Obtain a permit for the a/c change out of the mini split including plans and inspections.
2. Verify the addition with the Building Department, if unpermitted then obtain a permit for the addition with plans and inspections.
3. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
4. Remove the trellis fence created by owner. Obtain a permit for a fence with plans and inspections if you'd like to have an actual fence around that area if allowed.
5. A double permit fee has been assessed for any work done without permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2421-2423 SW 25 STREET, PEMBROKE PARK FL 33009
Property Owner	HPC REV TR CLARK, HOWARD P JR TRSTEE
Mailing Address	2421 GLORIA LN HALLANDALE BEACH FL 33009-3029

ID #	5142 20 00 0570
Millage	0613
Use	28-03

Abbr Legal Description	20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$2,937,960	$54,680	$2,992,640	$2,992,640	
2022	$2,937,960	$54,680	$2,992,640	$2,992,640	$63,205.74
2021	$2,937,960	$54,680	$2,992,640	$2,800,430	$61,464.21

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,992,640	$2,992,640	$2,992,640	$2,992,640
Portability	0	0	0	0
Assessed/SOH	$2,992,640	$2,992,640	$2,992,640	$2,992,640
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	$2,992,640	$2,992,640	$2,992,640	$2,992,640

Sales History

Date	Type	Price	Book/Page or CIN
12/14/2022	WD-T	$100	118572968
5/9/2001	WD*	$550,000	31577 / 1697
10/1/1992	WD	$86	19972 / 400

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	451,994	SF
Adj. Bldg. S.F. (Card, Sketch)		1915
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Street Address

Florida Profit Corporation
H CLARK GROUP, INC.

Filing Information

Document Number	P04000067338
FEI/EIN Number	02-0721606
Date Filed	04/20/2004
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	05/13/2009
Event Effective Date	NONE

Principal Address

2421 Gloria Lane
Hallandale Beach, FL 33009

Changed: 01/22/2020

Mailing Address

2421 Gloria Lane
Hallandale Beach, FL 33009

Changed: 01/22/2020

Registered Agent Name & Address

CLARK, HOWARD PJR
2421 Gloria Lane
Hallandale Beach, FL 33009

Address Changed: 01/22/2020

Officer/Director Detail

Name & Address

Title PDS

CLARK, HOWARD P, Jr.
2421 Gloria Lane
Hallandale Beach, FL 33009

Title VP

CLARK, HOWARD P, Jr.
2421 Gloria Lane
Hallandale Beach, FL 33009

Title Treasurer

Clark, Tiffany Lauren
1927 Primrose Lane
Wellington, FL 33414

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	01/07/2021
2022	02/22/2022

Document Images

02/22/2022 -- ANNUAL REPORT	View image in PDF format
01/07/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/17/2015 -- ANNUAL REPORT	View image in PDF format
03/14/2014 -- ANNUAL REPORT	View image in PDF format
06/11/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
03/27/2010 -- ANNUAL REPORT	View image in PDF format
05/13/2009 -- REINSTATEMENT	View image in PDF format
09/07/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
05/20/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

No Permit



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
DANNY GALIPEAU 2422 JOYCE LANE PEMBROKE PARK, FL 33009	6324	09/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
DANNY GALIPEAU 2422 JOYCE LANE PEMBROKE PARK, FL 33009	514220000570	

Legal Description:	**AKA:**
20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2422 JOYCE LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Mini split a/c was being changed out when i arrived to the scene with unlicensed contractors doing the change out. No information was provided to me. Obtain a permit for the a/c change out of the mini split including plans and inspections.
2. Verify the addition with the Building Department, if unpermitted then obtain a permit for the addition with plans and inspections.
3. Remove all prohibited outdoor stored items leaving only patio and lawn furniture.
4. Remove the trellis fence created by owner. Obtain a permit for a fence with plans and inspections if you'd like to have an actual fence around that area if allowed.
5. A double permit fee has been assessed for any work done without 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.

Teressa Malcolm
Code Enforcement Officer

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/12/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

DANNY GALIPEAU

2422 JOYCE LANE
PEMBROKE PARK, FL 33009

Case #:

6324

Property Owner



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2421-2423 SW 25 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0570
Property Owner	CLARK, HOWARD P JR	Millage	0613
Mailing Address	2421 GLORIA LN HALLANDALE BEACH FL 33009-3029	Use	28
Abbr Legal Description	20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,937,960	$54,680	$2,992,640	$2,800,430	
2020	$2,937,960	$54,680	$2,992,640	$2,545,850	$57,850.49
2019	$2,259,970	$54,440	$2,314,410	$2,314,410	$50,532.83

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,992,640	$2,992,640	$2,992,640	$2,992,640
Portability	0	0	0	0
Assessed/SOH	$2,800,430	$2,992,640	$2,800,430	$2,800,430
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	$2,800,430	$2,992,640	$2,800,430	$2,800,430

Sales History

Date	Type	Price	Book/Page or CIN
5/9/2001	WD*	$550,000	31577 / 1697
10/1/1992	WD	$86	19972 / 400

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	451,994	SF
Adj. Bldg. S.F. (Card, Sketch)		1915
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


08/23/2021 14:15


08/23/2021 14:14


08/23/2021 14:14


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08/23/2021 14:14


MODEL NO./ MODELE N° RA1436AJ1NA
MFD./FAB 11/2018
SERIAL NO./ N° DE SERIE W471825100
OUTDOOR USE/
UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR
8920
VOLTS 208/230
PHASE. 1
HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 14.1/14.1 L.R.A. 77
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT.
F.L.A. 0.8
H.P. 1/6
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN.
19/19 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ*
30/30 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ*
25/25 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE
450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE
250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR
100 oz/2835g
R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME
R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*MACH TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFÉRENTIEL
ASSEMBLED IN
PX4
92-22050-1
NOTICE/AVIS
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.
92-22205-06-02
MIAMI-DADE COUNTY PRODUCT CONTROL
08/23/2021 14:14


08/23/2021 14:14


08/23/2021 14:14


08/23/2021 14:13


08/23/2021 14:13


08/23/2021 14:13


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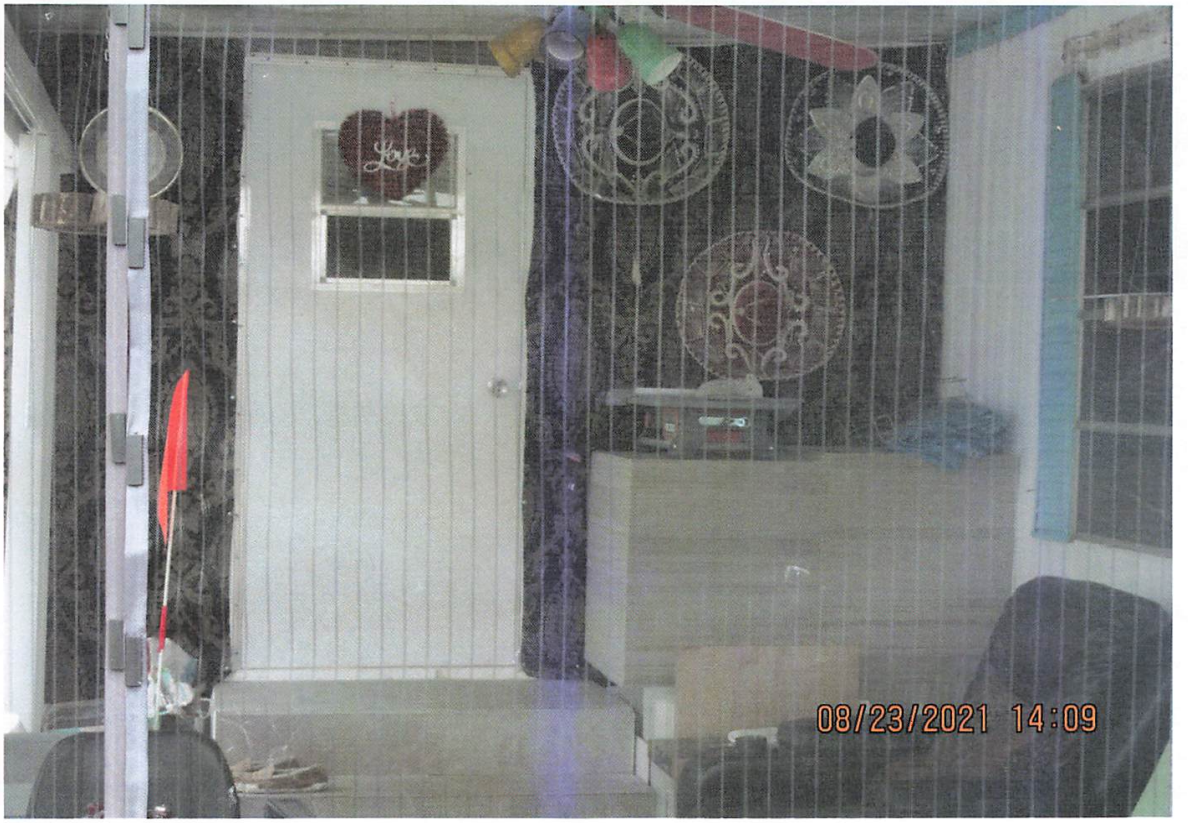
08/23/2021 14:09

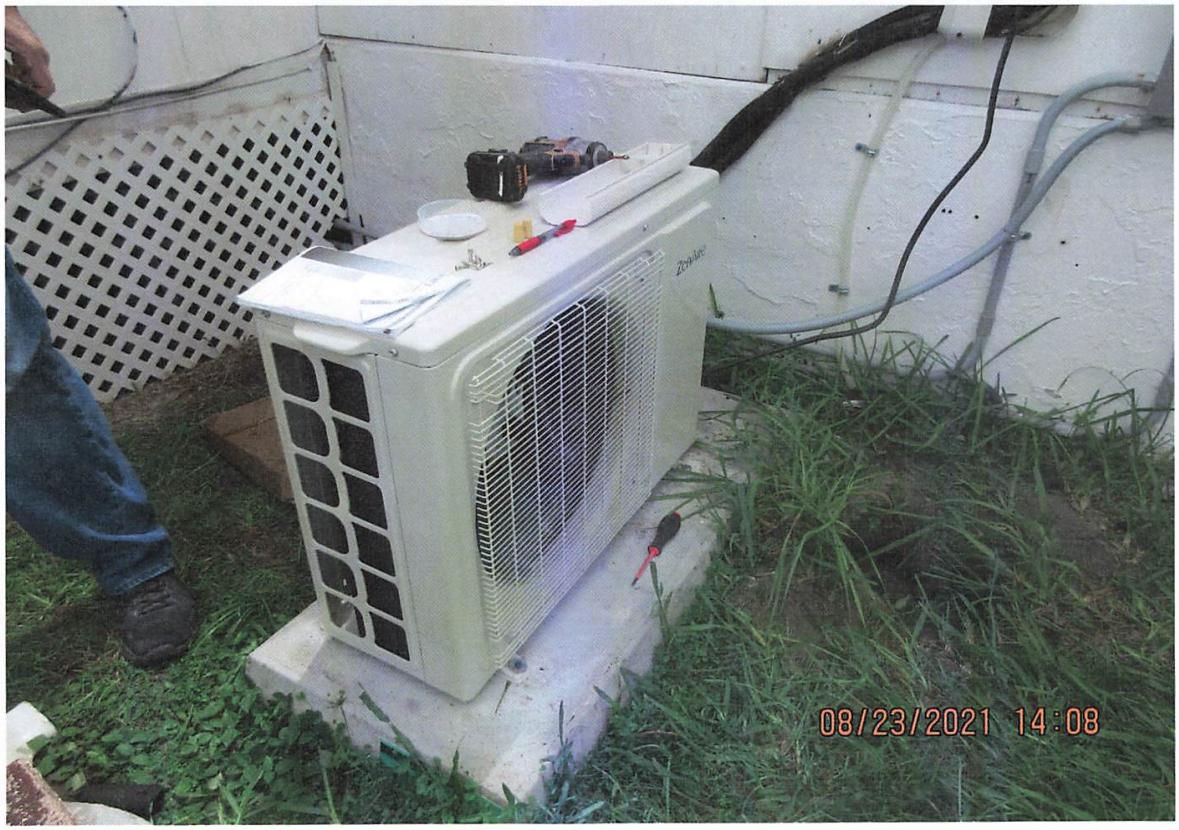

08/23/2021 14:09


2422
WELCOME
08/23/2021 14:09


08/23/2021 14:09


ZenAire
WERNER
08/23/2021 14:08


ZenAire
Split Type Room Air Conditioner
Product Type DHP12BEC17Q
Outdoor Unit DHP12BC17Q
Voltage 208-230V~
Frequency/phase 60Hz/1PH
Cooling Capacity 12000Btu/h
Heating Capacity 12000Btu/h
Indoor Fan Motor Load 0.17A
Outdoor Fan Motor Load 0.34A
Total Input current 8.5A
Compressor RLA 2.9A
Compressor LRA 20A
Min.circuit Ampacity(MCA) 4.1A
Max.fuse(Fusible Max.) 15A
Design Pressure High 602PSIG(4.15Mpa)
Design Pressure Low 167PSIG(1.15Mpa)
Refrigerant(R410A) 32.8oz(930g)
Water-proof Class IPX4
Date 2020.10
08/23/2021 14:08


08/23/2021 14:08


08/23/2021 14:15


FLORIDA
PGK1Y
08/23/2021 14:15

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/28/2021
US POSTAGE $C
01

Sent To:
DANNY GALIPEAU
2421 JOYCE LANE
PEMBROKE PARK, FL 33009

Case #:
6324

NOV # 6324

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/28/2021
US POSTAGE $0
01

Howard Clark Jr.
2421 Gloria lane
Pembroke Park
FL 33009


08/23/2021 14:15

Case Overview

Property/Incident Information

Owner	Address	Site Address
ILIAN PIERRA CATA	3120 W HALLANDALE BEACH BLVD LOT 720 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 720

Folio

514229000300

Legal Description

Case Status Open **Case #** 6362 **Date Next Inspection** 1/25/2023

Notes

1. New a/c changed out without a permit. Obtain a permit for the current a/c installed model # GPC1436H41DD & serial # 2160725207 including the new concrete slab with plans and inspections.
2. Verify if the enclosed screen room was permitted with the Building Dept. If not then obtain a permit for the enclosed screen room addition including the roof over, stairs, railing, door, window (covered up at the back where the wall unit is), with any electrical with plans and inspections.
3. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/1/2021		Notice of Violation	~~Hand~~ Regular Mail 10/1/21
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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: 1/25/2023
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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ILIAN PIERRA CATA CASE NO. 6362

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ILIAN PIERRA CATA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #LOT 720, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ILIAN PIERRA CATAAT 08:00 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. M

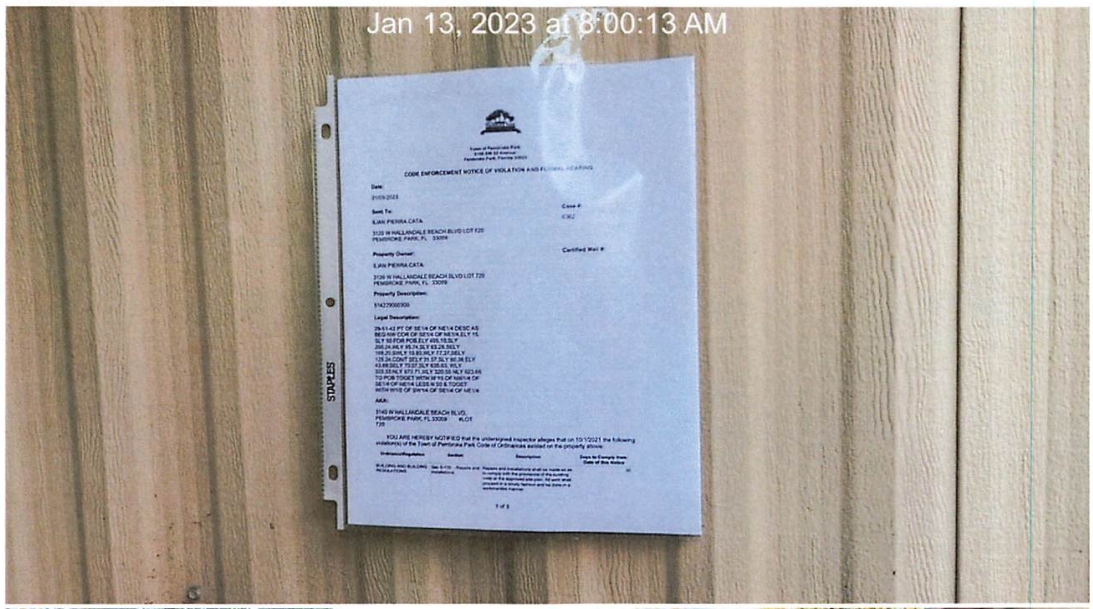
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of JAN, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 8:00:13 AM
CODE ENFORCEMENT NOTICE OF VIOLATION AND FUTURE HEARING
Date:
01/09/2023
Sent To:
Case #:
6362
ILAN PIERRA CATA
3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009
Property Owner:
Certified Mail #:
ILAN PIERRA CATA
3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009
Property Description:
514227060300
Legal Description:
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ALOT
720
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
Ordinance/Regulation
Section
Description
Days to Comply from
Date of this Notice
BUILDING AND BUILDING
REGULATIONS
Sec. 6-100 - Repairs and
Violations.
Repairs and maintenance shall be made as an
alteration and shall not be made except in the
order or the approved plan(s). All work shall
proceed in a timely fashion and be done in a
workmanlike manner.
1 of 3
STAPLES

720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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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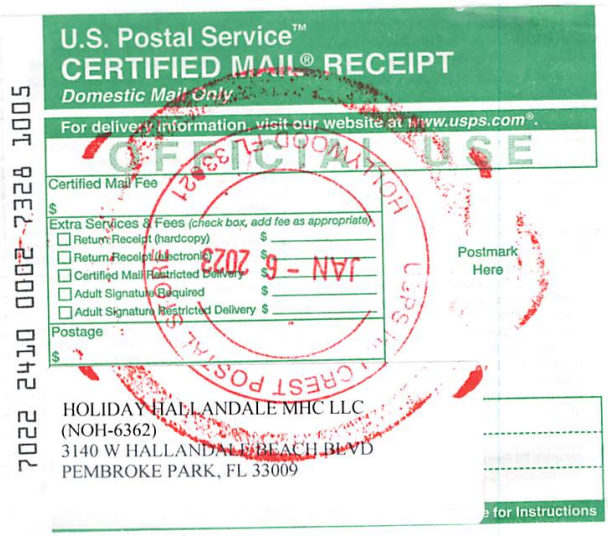
Postmark Here
JAN - 6 2023
ILIAN PIERRA CATA
(NOH-6362)
3140 W HALLANDALE BEACH BLVD #720
PEMBROKE PARK, FL 33009
7022 2410 0002 7328 0107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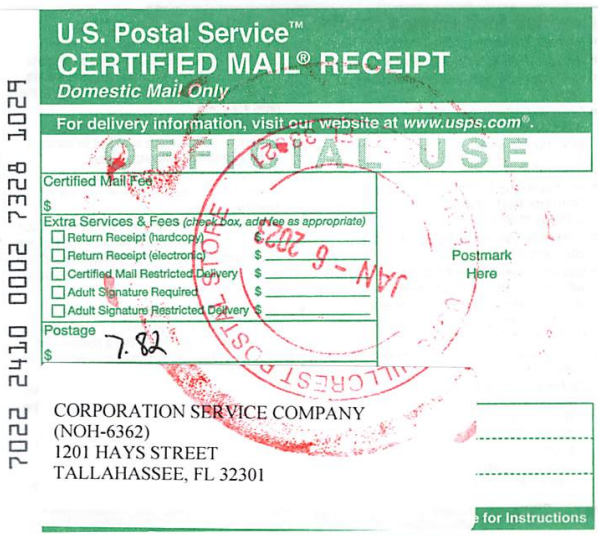
Postmark Here
JAN - 6 2023
HOLIDAY HALLANDALE MHC LLC
(NOH-6362)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
7022 2410 0002 7328 1005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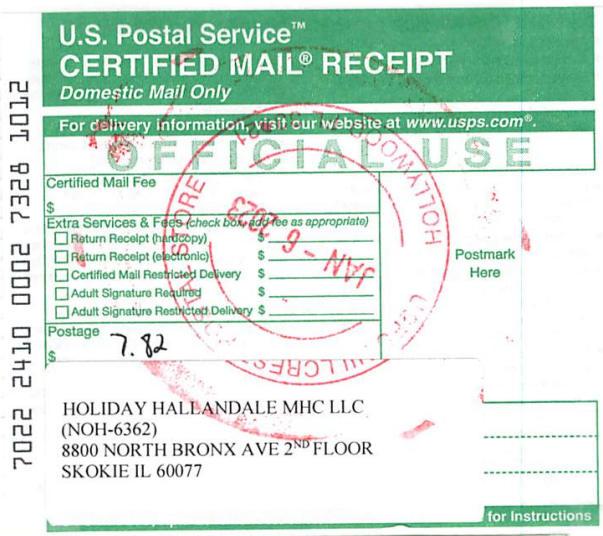
Postmark Here
JAN - 6 2023
CORPORATION SERVICE COMPANY
(NOH-6362)
1201 HAYS STREET
TALLAHASSEE, FL 32301
7022 2410 0002 7328 1029


U.S. Postal Service™
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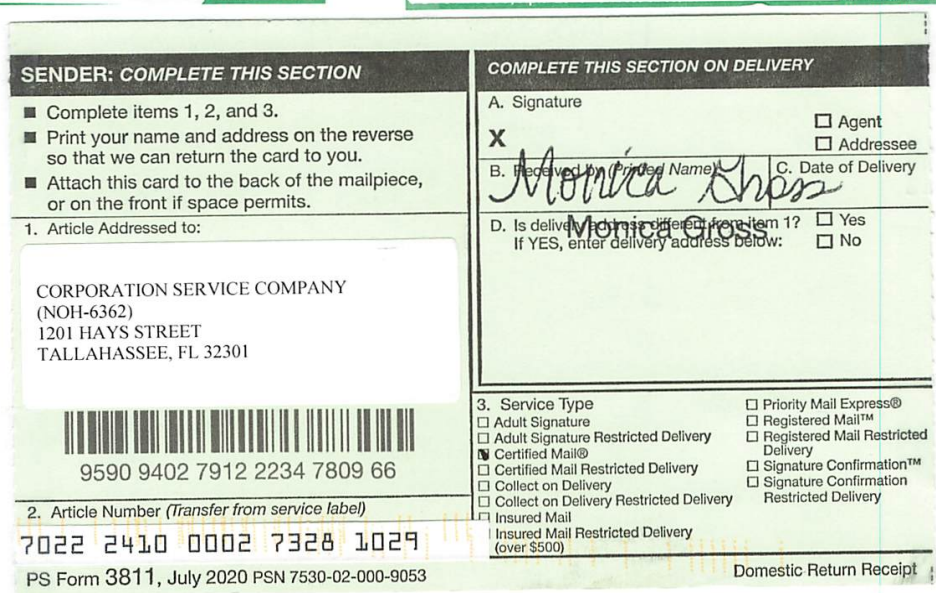
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
JAN - 9 2023
HOLIDAY HALLANDALE MHC LLC
(NOH-6362)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
7022 2410 0002 7328 1012


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
CORPORATION SERVICE COMPANY
(NOH-6362)
1201 HAYS STREET
TALLAHASSEE, FL 32301
9590 9402 7912 2234 7809 66
2. Article Number (Transfer from service label)
7022 2410 0002 7328 1029
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
Monica Gross
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

7022 2410 0002 7328 1500

U.S. Postal Service™
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

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JAN 11 2023

CORPORATION SERVICE COMPANY
(NOH-6362)
1201 HAYS STREET
TALLAHASSEE, FL 32301

for Instructions

7022 2410 0002 7328 1494

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023

HOLIDAY HALLANDALE MHC LLC
(NOH-6362)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

for Instructions

7022 2410 0002 7328 1487

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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
$ 7.82

Postmark Here
JAN 11 2023

HOLIDAY HALLANDALE MHC LLC
(NOH-6362)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 1470

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

ILIAN PIERRA CATA
(NOH-6362)
3140 W HALLANDALE BEACH BLVD #720
PEMBROKE PARK, FL 33009

for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-6362)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7824 34

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1487

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Sandra Williams
C. Date of Delivery 1/13/2023

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: ILIAN PIERRA CATA
3140 W HALLANDALE BEACH BLVD LOT 720, PEMBROKE PARK, FL 33009

RE: CASE NO. 6362

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

ILIAN PIERRA CATA

3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009

Case #:

6362

Property Owner:

ILIAN PIERRA CATA

3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 720

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. New a/c changed out without a permit. Obtain a permit for the current a/c installed model # GPC1436H41DD & serial # 2160725207 including the new concrete slab with plans and inspections.
2. Verify if the enclosed screen room was permitted with the Building Dept. If not then obtain a permit for the enclosed screen room addition including the roof over, stairs, railing, door, window (covered up at the back where the wall unit is), with any electrical with plans and inspections.
3. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

ILIAN PIERRA CATA

3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009

Case #:

6362

Property Owner:

ILIAN PIERRA CATA

3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 720

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. New a/c changed out without a permit. Obtain a permit for the current a/c installed model # GPC1436H41DD & serial # 2160725207 including the new concrete slab with plans and inspections.
2. Verify if the enclosed screen room was permitted with the Building Dept. If not then obtain a permit for the enclosed screen room addition including the roof over, stairs, railing, door, window (covered up at the back where the wall unit is), with any electrical with plans and inspections.
3. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
YILIN PIERRA CATA	6362	10/01/2021
3120 W HALLANDALE BEACH BLVD LOT 720 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
YILIN PIERRA CATA	514229000300	
3120 W HALLANDALE BEACH BLVD LOT 720 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 720

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. New a/c changed out without a permit. Obtain a permit for the current a/c installed model # GPC1436H41DD & serial # 2160725207 including the new concrete slab with plans and inspections.
2. Verify if the enclosed screen room was permitted with the Building Dept. If not then obtain a permit for the enclosed screen room addition including the roof over, stairs, railing, door, window (covered up at the back where the wall unit is), with any electrical with plans and inspections.
3. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 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

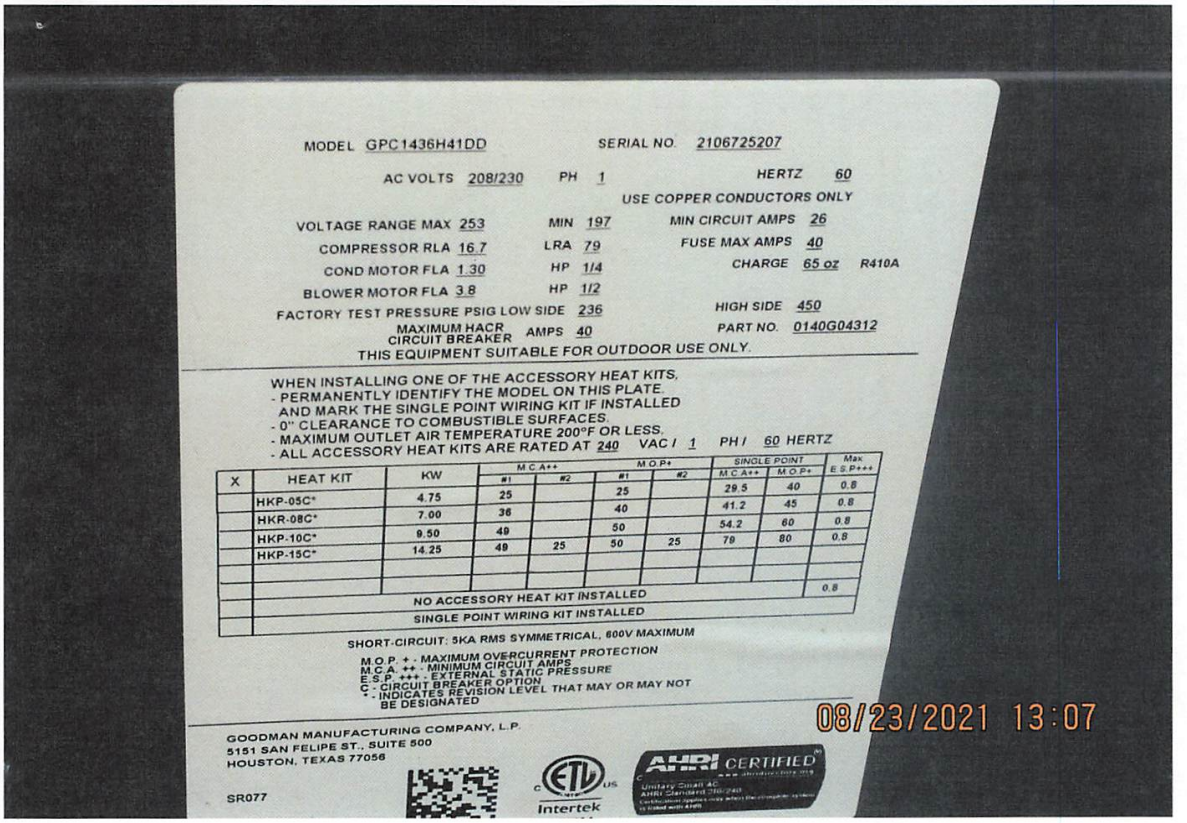
BUELTMANN, TOM


08/23/2021 13:05


08/23/2021 13:07


08/23/2021 13:07


08/23/2021 13:07



MODEL GPC1436H41DD SERIAL NO. 2106725207

AC VOLTS 208/230 PH 1 HERTZ 60

USE COPPER CONDUCTORS ONLY

VOLTAGE RANGE MAX 253 MIN 197 MIN CIRCUIT AMPS 26

COMPRESSOR RLA 16.7 LRA 79 FUSE MAX AMPS 40

COND MOTOR FLA 1.30 HP 1/4 CHARGE 65 oz R410A

BLOWER MOTOR FLA 3.8 HP 1/2

FACTORY TEST PRESSURE PSIG LOW SIDE 236 HIGH SIDE 450

MAXIMUM HACR CIRCUIT BREAKER AMPS 40 PART NO. 0140G04312

THIS EQUIPMENT SUITABLE FOR OUTDOOR USE ONLY.

WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS,
- PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE AND MARK THE SINGLE POINT WIRING KIT IF INSTALLED
- 0" CLEARANCE TO COMBUSTIBLE SURFACES
- MAXIMUM OUTLET AIR TEMPERATURE 200°F OR LESS.
- ALL ACCESSORY HEAT KITS ARE RATED AT 240 VAC / 1 PH / 60 HERTZ

X	HEAT KIT	KW	M.C.A++ #1	M.C.A++ #2	M.O.P+ #1	M.O.P+ #2	SINGLE POINT M.C.A++	SINGLE POINT M.O.P+	Max. E.S.P+++
	HKP-05C*	4.75	25		25		29.5	40	0.8
	HKR-08C*	7.00	36		40		41.2	45	0.8
	HKP-10C*	9.50	49		50		54.2	60	0.8
	HKP-15C*	14.25	49	25	50	25	79	80	0.8
	NO ACCESSORY HEAT KIT INSTALLED								0.8
	SINGLE POINT WIRING KIT INSTALLED								

SHORT-CIRCUIT: 5KA RMS SYMMETRICAL, 600V MAXIMUM

M.O.P. + - MAXIMUM OVERCURRENT PROTECTION
M.C.A. ++ - MINIMUM CIRCUIT AMPS
E.S.P. +++ - EXTERNAL STATIC PRESSURE
C - CIRCUIT BREAKER OPTION
* - INDICATES REVISION LEVEL THAT MAY OR MAY NOT BE DESIGNATED

GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500
HOUSTON, TEXAS 77056

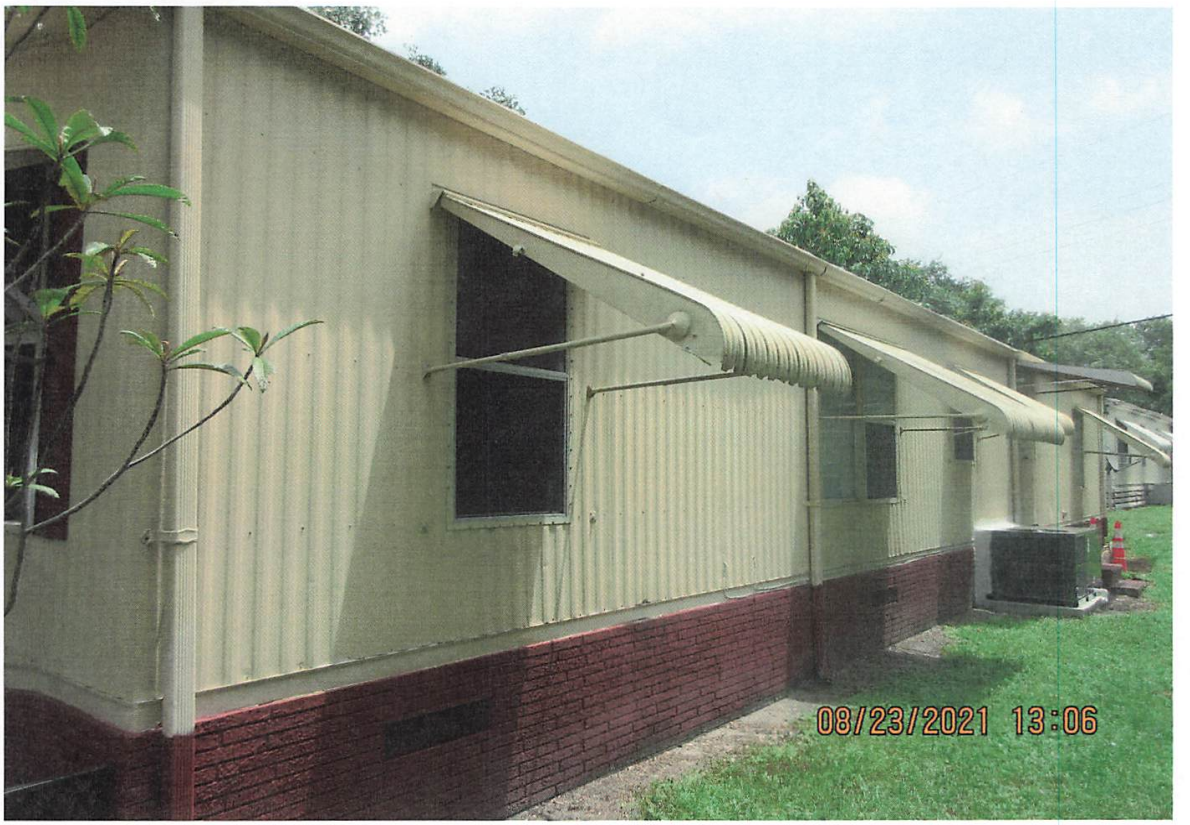
SR077

Intertek

AHRI CERTIFIED

08/23/2021 13:07




08/23/2021 13:06


720
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08/23/2021 13:05


08/23/2021 13:05


08/23/2021 13:05


08/23/2021 13:05


08/23/2021 13:05

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/01/2021
US POSTAGE $0

0

Sent To:

YILIN PIERRA CATA

3120 W HALLANDALE BEACH BLVD LOT 720
PEMBROKE PARK, FL 33009

Case #:

6362

NOV# 6362

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/01/2021
US POSTAGE $0

01

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd Floor
Skokie, IL 60077

NOV # 6862

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/01/2021
US POSTAGE $0

01

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

Case Overview

Property/Incident Information

Owner	Address	Site Address
ERIK DIAZ	76 W LAKE DR PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

Folio

514229000223

Legal Description

Case Status Open **Case #** 7706 **Date Next Inspection** 1/25/2023

Notes 1)Property 76 W LAKE DR has unpermitted sheds on the property. CORRECTIVE ACTION: REMOVE THE SHEDS OR OBTAIN PERMITS TO KEEP THEM
2) There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS FOR THE A/C

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/18/2022		Notice of Violation	Regular Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

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: 1/25/2023
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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ERIK DIAZ CASE NO. 7706

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ERIK DIAZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 76 W LAKE DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ERIK DIAZ AT 10:55 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

1/18/23

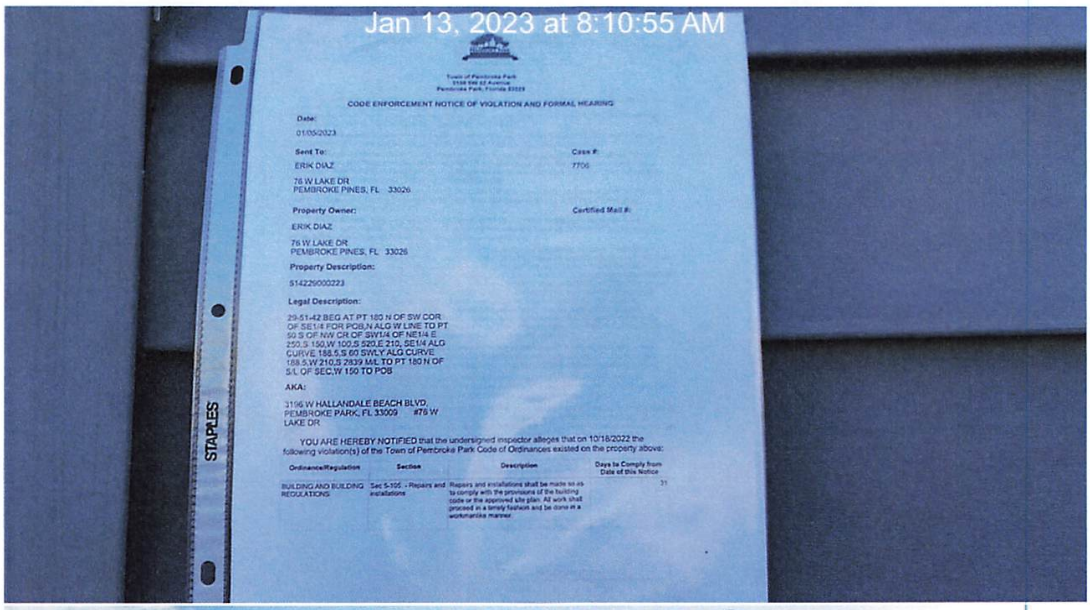
AFFIANT

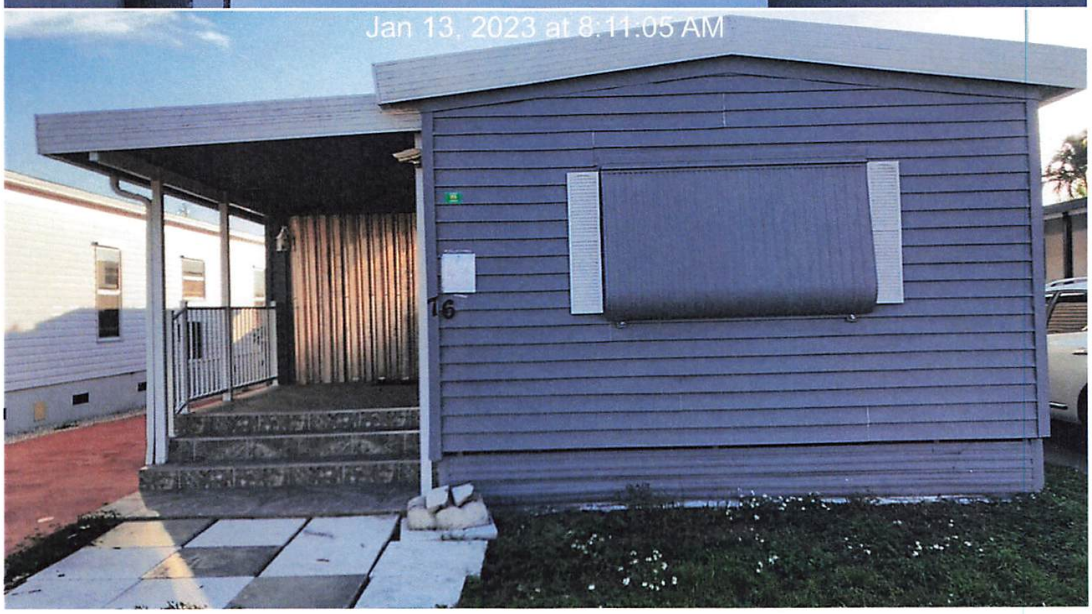
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

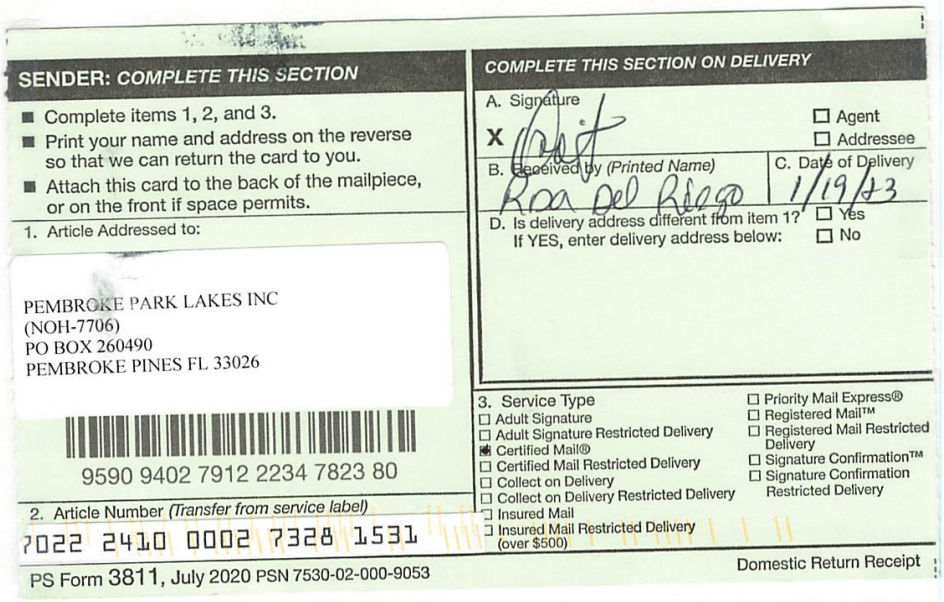
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 8:10:55 AM
Town of Pembroke Park
3500 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Sent To:
ERIK DIAZ
76 W LAKE DR
PEMBROKE PINES, FL 33026
Case #:
7706
Property Owner:
ERIK DIAZ
76 W LAKE DR
PEMBROKE PINES, FL 33026
Certified Mail #:
Property Description:
514229000223
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210,,SE1/4 ALG CURVE 188,5,S 60 SWLY ALG CURVE 188,5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #76 W LAKE DR
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
31
STAPLES


Jan 13, 2023 at 8:11:05 AM
76



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK LAKES INC
(NOH-7706)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 7912 2234 7823 80

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1531

COMPLETE THIS SECTION ON DELIVERY

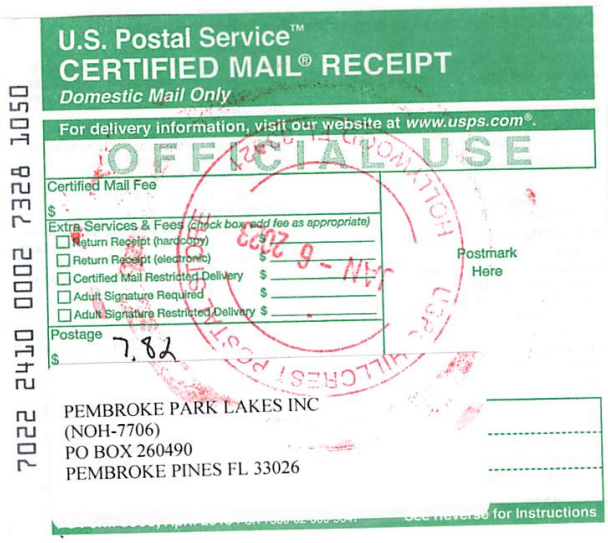
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Roa Del Riego
C. Date of Delivery 1/19/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

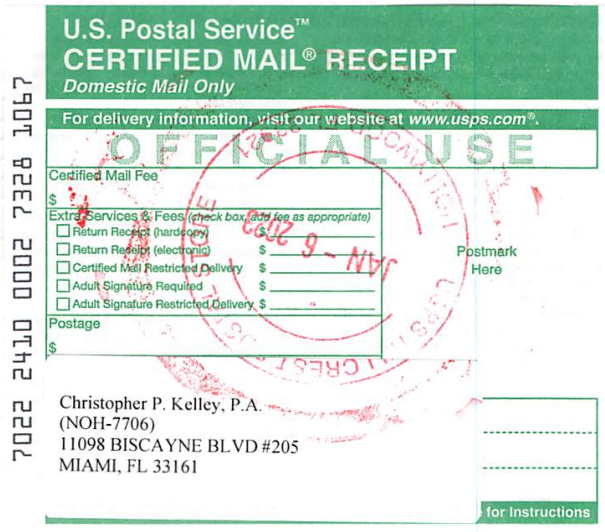
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1050

PEMBROKE PARK LAKES INC
(NOH-7706)
PO BOX 260490
PEMBROKE PINES FL 33026

See Reverse for Instructions



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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
$

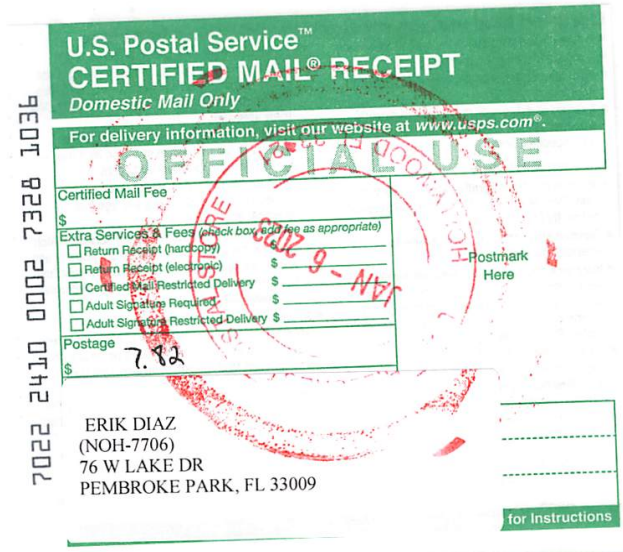
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1067

Christopher P. Kelley, P.A.
(NOH-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

for Instructions



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1036

ERIK DIAZ
(NOH-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

for Instructions



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

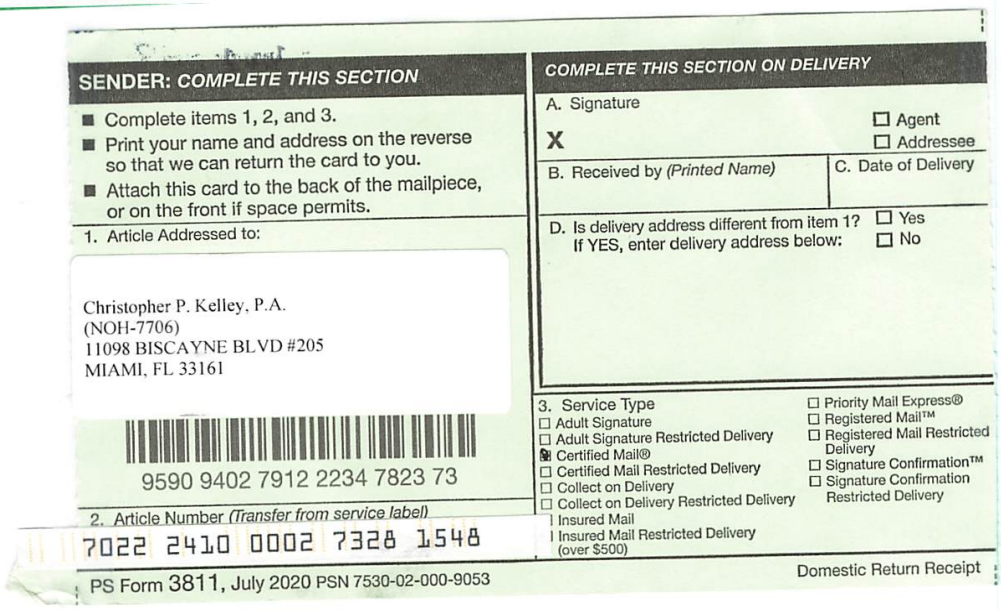
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1043

PEMBROKE PARK LAKES INC
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

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:

Christopher P. Kelley, P.A.
(NOH-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

9590 9402 7912 2234 7823 73

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1548

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0002 7328 1548

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023
HOLLYWOOD FL 33021

Christopher P. Kelley, P.A.
(NOH-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

for Instructions

7022 2410 0002 7328 1531

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023

PEMBROKE PARK LAKES INC
(NOH-7706)
PO BOX 260490
PEMBROKE PINES FL 33026

for Instructions

7022 2410 0002 7328 1524

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
JAN 11 2023

PEMBROKE PARK LAKES INC
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

for Instructions

7022 2410 0002 7328 1517

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

ERIK DIAZ
(NOH-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

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:

ERIK DIAZ
(NOH-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7824 03

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1517

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X E Diaz ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* E Diaz C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: ERIK DIAZ
76 W LAKE DR PEMBROKE PINES, FL 33026

RE: CASE NO. 7706

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

ERIK DIAZ

76 W LAKE DR
PEMBROKE PINES, FL 33026

Case #:

7706

Property Owner:

ERIK DIAZ

76 W LAKE DR
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1)Property 76 W LAKE DR has unpermitted sheds on the property. CORRECTIVE ACTION: REMOVE THE SHEDS OR OBTAIN PERMITS TO KEEP THEM
2) There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS FOR THE A/C

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 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

ERIK DIAZ

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

7706

Property Owner:

ERIK DIAZ

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1)Property 76 W LAKE DR has unpermitted sheds on the property. CORRECTIVE ACTION: REMOVE THE SHEDS OR OBTAIN PERMITS TO KEEP THEM
2) There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS FOR THE A/C

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$6,800,510	$74,990	$6,875,500	$5,317,950	
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	$114,634.84
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	7706	10/18/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

1)Property 76 W LAKE DR has unpermitted sheds on the property. CORRECTIVE ACTION: REMOVE THE SHEDS OR OBTAIN PERMITS TO KEEP THEM
2) There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS FOR THE A/C

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
(NOV-7706)
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Christopher P. Kelley, P.A.
(NOV-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

ERIK DIAZ
(NOV-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
(NOV-7706)
PO BOX 260490
PEMBROKE PINES FL 33026

Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	5525 SW 41 ST PEMBROKE PARK, FL 33023	5525 SW 41 ST, PEMBROKE PARK, FL 33023 #APT 125

Folio

514230130011

Legal Description

Case Status Open **Case #** 7756 **Date Next Inspection** 1/25/2023

Notes 1)There is a bee infestation outside of apartment 309 located inside a wall vent close to the fourth floor. CORRECTIVE ACTION: REMOVE THE BEE INFESTATION

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/25/2022		Notice of Violation	Regular Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-76. (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: 1/25/2023
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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 7756

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLCAT 08:28 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

1/18/23

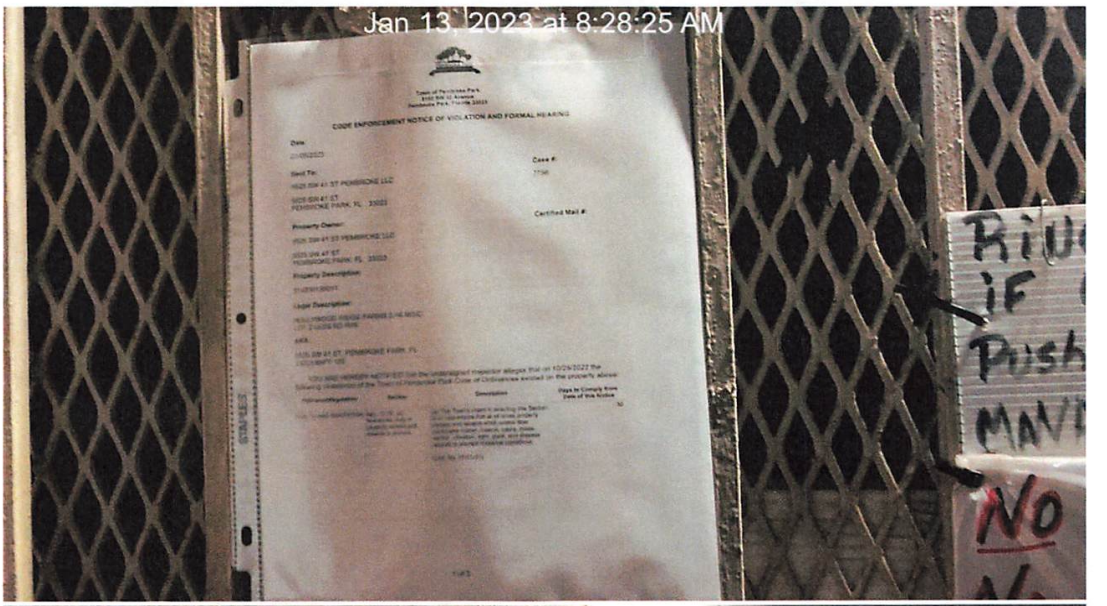
AFFIANT

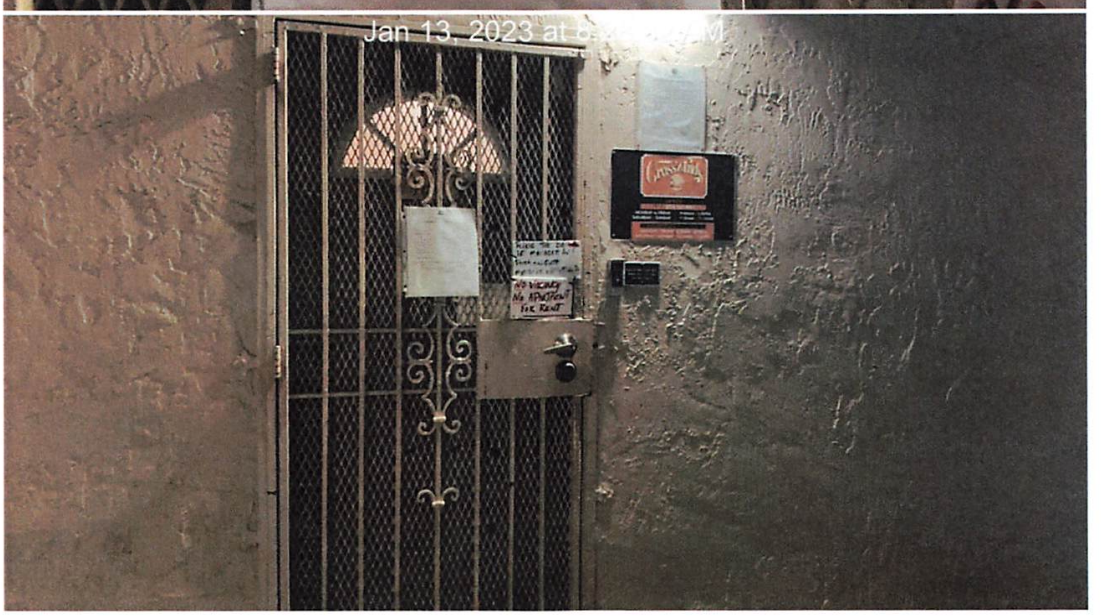
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 8:28:25 AM
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
NO


Jan 13, 2023 at
NO VACANCY
No Applications
For Rent

7022 2410 0002 7328 1098

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN 9 2023

UNITED CORPORATED SERVICES, INC.
(NOH-7756)
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

for Instructions

7022 2410 0002 7328 1074

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN 9 2023

5525 SW 41 ST PEMBROKE LLC
(NOH-7756)
5525 SW 41 ST
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 1081

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN 9 2023

5525 SW 41 ST PEMBROKE LLC
(NOH-7756)
38 E 29 ST 5 FL
NEW YORK NY 10016

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:

5525 SW 41 ST PEMBROKE LLC
(NOH-7756)
5525 SW 41 ST
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7823 66

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1555

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1579

UNITED CORPORATED SERVICES, INC.
(NOH-7756)
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1562

5525 SW 41 ST PEMBROKE LLC
(NOH-7756)
38 E 29 ST 5 FL
NEW YORK NY 10016



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1555

5525 SW 41 ST PEMBROKE LLC
(NOH-7756)
5525 SW 41 ST
PEMBROKE PARK, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: 5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST PEMBROKE PARK, FL 33023

RE: CASE NO. 7756

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

5525 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

7756

Property Owner:

5525 SW 41 ST PEMBROKE LLC

5525 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023 #APT 125

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

1)There is a bee infestation outside of apartment 309 located inside a wall vent close to the fourth floor.
CORRECTIVE ACTION: REMOVE THE BEE INFESTATION

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 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

CROSSWINDS AT COUNTYLINE LLC

5525 SW 41 ST APT 125
PEMBROKE PARK, FL 33023

Case #:

7756

Property Owner:

CROSSWINDS AT COUNTYLINE LLC

5525 SW 41 ST APT 125
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

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CORRECTIVE ACTION: REMOVE THE BEE INFESTATION

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 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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Erik Richwagen

Code Enforcement Officer

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$724,260	$6,244,800	$6,969,060	$6,969,060	
2022	$724,260	$6,244,800	$6,969,060	$6,969,060	$147,189.35
2021	$724,260	$5,629,850	$6,354,110	$6,354,110	$136,642.60

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,969,060	$6,969,060	$6,969,060	$6,969,060
Portability	0	0	0	0
Assessed/SOH	$6,969,060	$6,969,060	$6,969,060	$6,969,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,969,060	$6,969,060	$6,969,060	$6,969,060

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2022	WD-Q	$10,800,000	118312924
6/7/2002	SWD	$3,200,000	33263 / 739
8/31/1998	WD	$2,600,000	28815 / 1253
8/19/1996	SWD	$1,307,000	25350 / 211
7/8/1996	CET	$100	25128 / 243

Land Calculations

Price	Factor	Type
$8.00	90,533	SF
Adj. Bldg. S.F. (Card, Sketch)		83941
Units		82
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	NONE
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

38 EAST 29TH STREET, 5TH FL
NEW YORK, NY 10016

Mailing Address

38 EAST 29TH STREET, 5TH FL
NEW YORK, NY 10016

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title AMBR

JUNGREIS, AARON
38 EAST 29TH STREET, 5TH FL
NEW YORK, NY 10016

Annual Reports

No Annual Reports Filed

Document Images

04/22/2022 -- Florida Limited Liability View image in PDF format

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CROSSWINDS AT COUNTYLINE LLC 5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	7756	10/25/2022

Property Owner:	Property Description:	Certified Mail #:
CROSSWINDS AT COUNTYLINE LLC 5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

1)There is a bee infestation outside of apartment 309 located inside a wall vent close to the fourth floor.
CORRECTIVE ACTION: REMOVE THE BEE INFESTATION

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Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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Add. Homestead	0	0	0	0
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Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,969,060	$6,969,060	$6,969,060	$6,969,060

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Units		82
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
CROSSWINDS AT COUNTYLINE, LLC

Filing Information

Document Number	L02000007909
FEI/EIN Number	04-3679514
Date Filed	04/03/2002
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	06/06/2002
Event Effective Date	NONE

Principal Address

5525 SW 41ST ST
PEMBROKE PARK, FL 33023

Changed: 01/21/2003

Mailing Address

5525 SW 41ST ST
#125
PEMBROKE PARK, FL 33023

Changed: 02/01/2010

Registered Agent Name & Address

ROSEN, FRANK
5525 SW 41ST ST.
APT. #125
PEMBROKE PARK, FL 33023

Name Changed: 01/29/2004

Address Changed: 01/29/2004

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSEN, FRANK
5525 SW 41ST STREET, APT. #125
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	03/04/2020
2021	02/01/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/06/2002 -- Amended and Restated Articles	View image in PDF format
04/03/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

UNITED CORPORATED SERVICES, INC.
(NOV-7756)
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

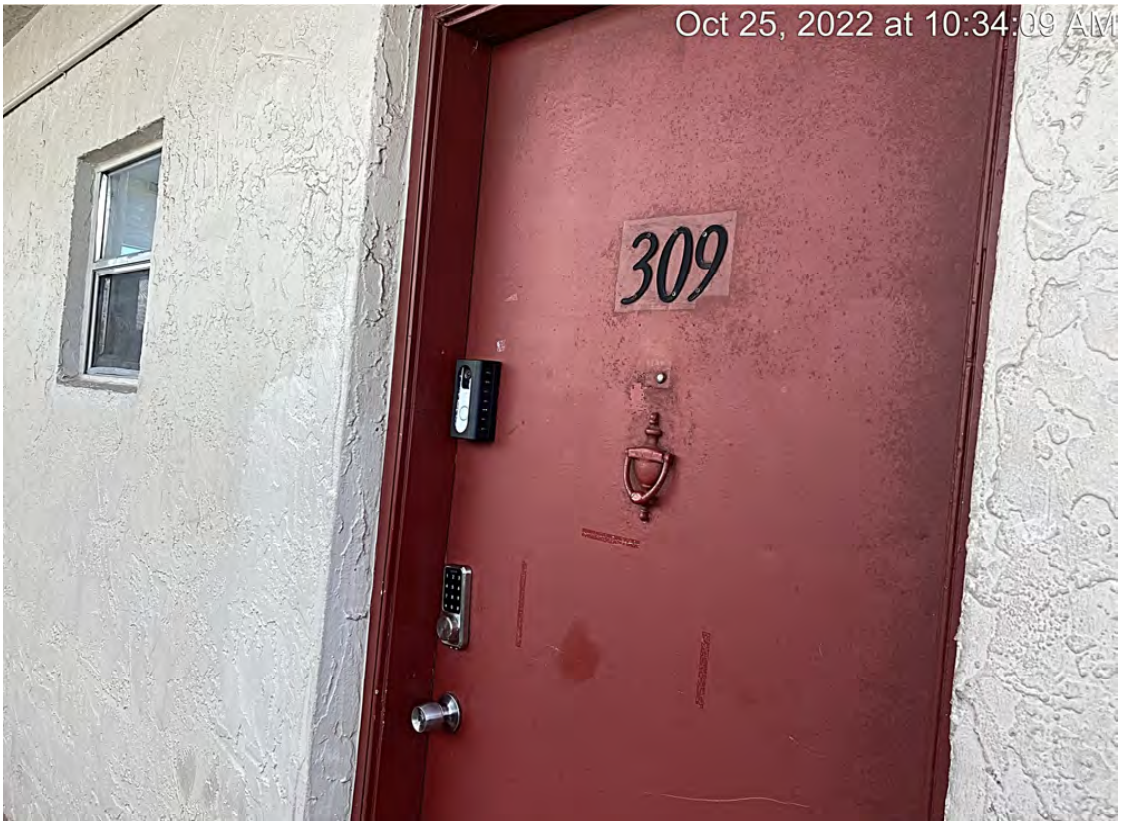
CROSSWINDS AT COUNTYLINE LLC
(NOV-7756)
38 E 29 ST 5 FL
NEW YORK NY 10016

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

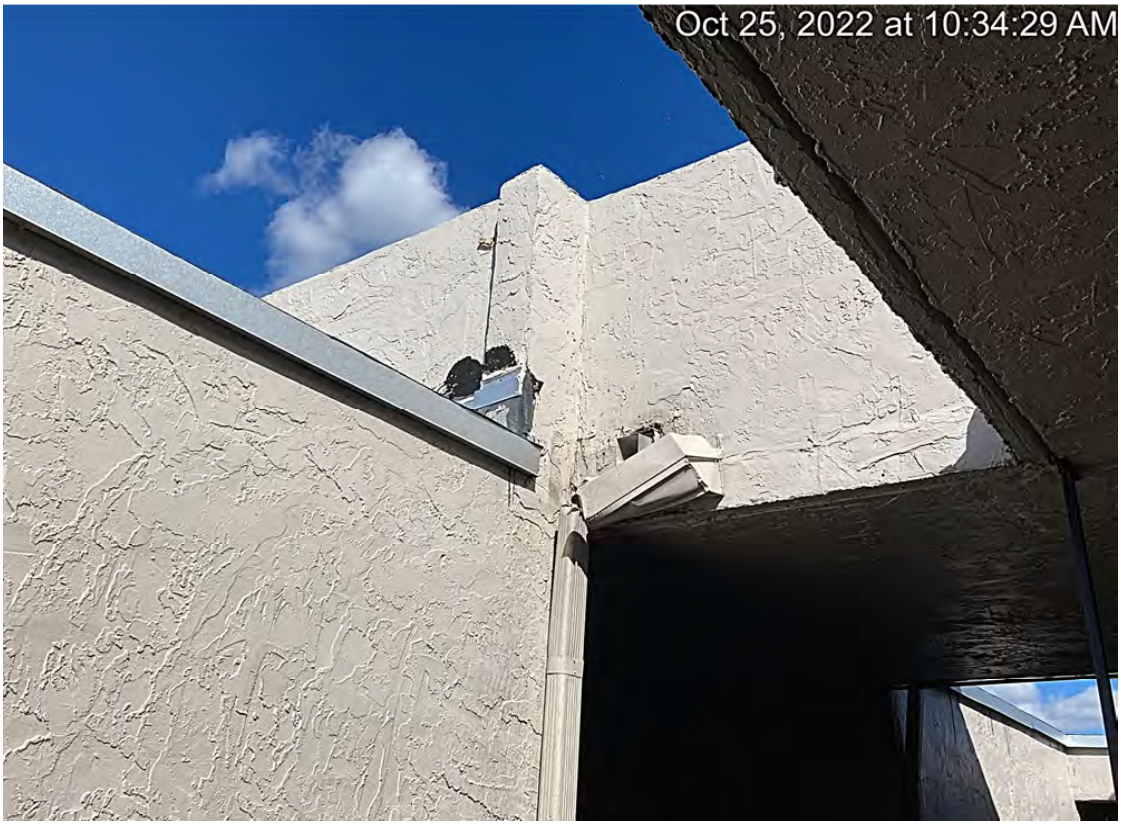
Hasler FIRST-CLASS MAIL
10/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

CROSSWINDS AT COUNTYLINE LLC
(NOV-7756)
5525 SW 41 ST,
PEMBROKE PARK, FL 33023


Oct 25, 2022 at 10:34:09 AM
309


Oct 25, 2022 at 10:34:21 AM


Oct 25, 2022 at 10:34:29 AM


Oct 25, 2022 at 10:34:39 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

Case Status Open **Case #** 7787 **Date Next Inspection** 1/25/2023

Notes 1)The entire parking lot is in disrepair and requires maintenance. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS AND RE-BLACKTOP THE PARKING LOT
2)The entire parking lot needs to be re-striped. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS AND RE-STRIPE THE PARKING LOT

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/28/2022		Notice of Violation	Regular Mail 11/30/23
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC CASE NO. 7787

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC AT 08:43 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

1/18/23

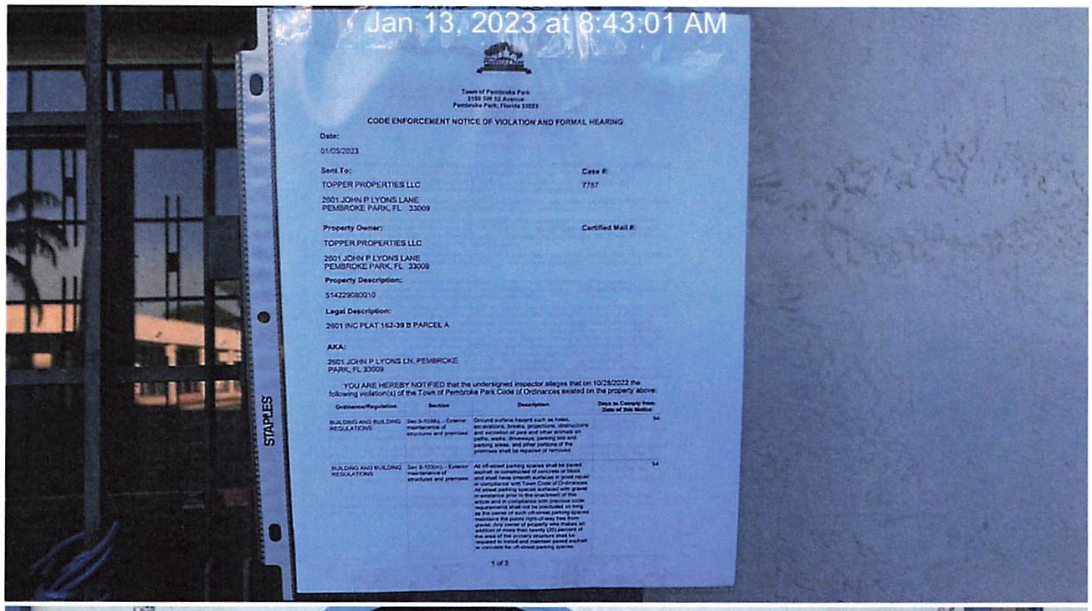
AFFIANT

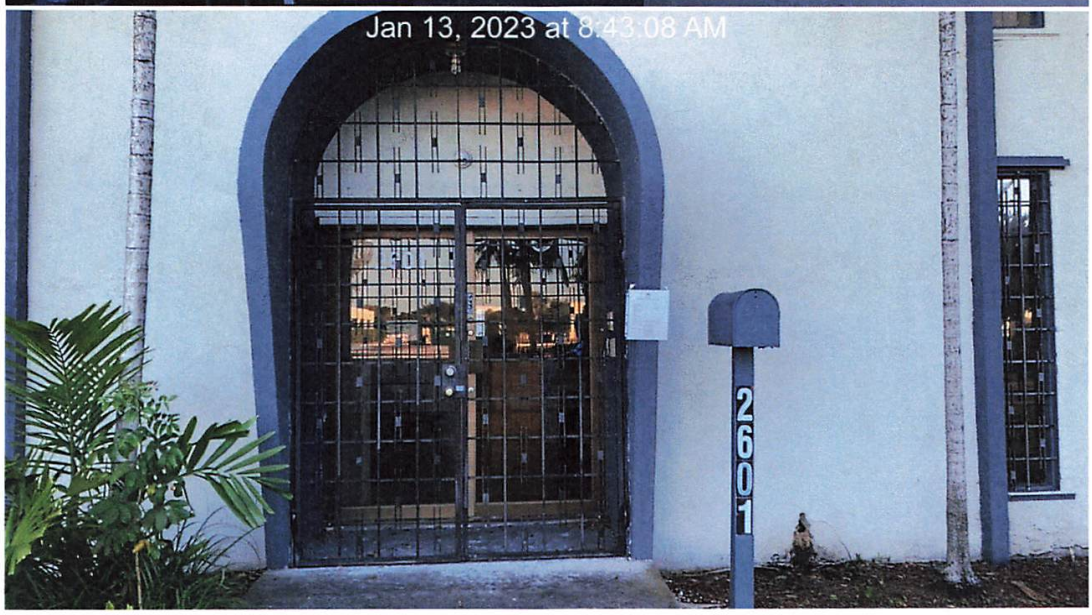
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

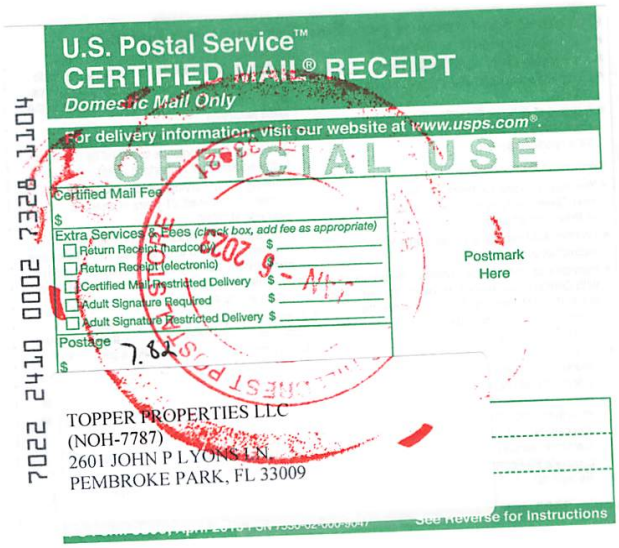
Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 8:43:01 AM
Town of Pembroke Park
2150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Sent To:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
Case #:
7757
Property Owner:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229080010
Legal Description:
2601 INC PLAT 162-39 B PARCEL A
AKA:
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days In Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(k) - Exterior maintenance of structures and premises
Ground surface hazard such as holes, excavations, breaks, projections, obstructions and accretion of pies and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
54
BUILDING AND BUILDING REGULATIONS
Sec 5-103(m) - Exterior maintenance of structures and premises
All off-street parking spaces shall be paved asphalt in construction 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.
54
1 of 3
STAPLES


Jan 13, 2023 at 8:43:08 AM
2601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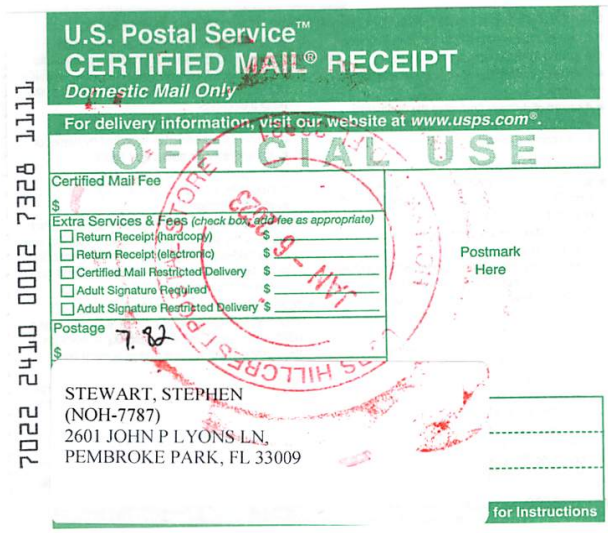
TOPPER PROPERTIES LLC
(NOH-7787)
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009
See Reverse for Instructions
7022 2410 0002 7328 1104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Postage
$ 7.82
Postmark Here
STEWART, STEPHEN
(NOH-7787)
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009
for Instructions
7022 2410 0002 7328 1111



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Postage
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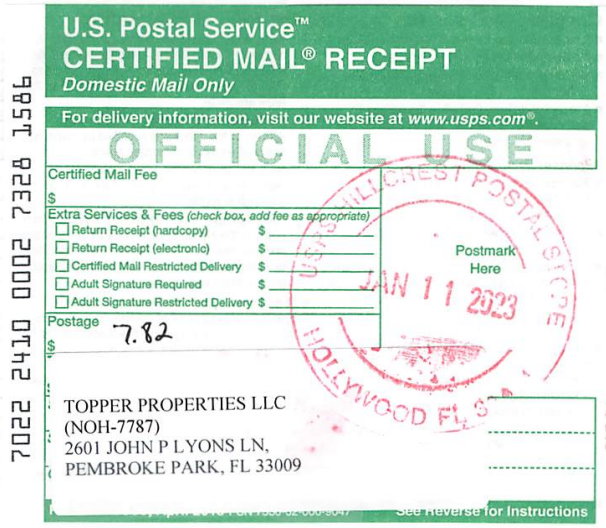
Postmark Here
JAN 11 2023

7022 2410 0002 7328 1593

STEWART, STEPHEN
(NOH-7787)
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

for Instructions



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Postage
$ 7.82

Postmark Here
JAN 11 2023

7022 2410 0002 7328 1586

TOPPER PROPERTIES LLC
(NOH-7787)
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009

RE: CASE NO. 7787

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

7787

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	54
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.	54

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	54
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	54

1)The entire parking lot is in disrepair and requires maintenance. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS AND RE-BLACKTOP THE PARKING LOT
2)The entire parking lot needs to be re-striped. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS AND RE-STRIPE THE PARKING LOT

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

7787

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	54
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.	54

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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$481,680	$1,799,630	$2,281,310	$2,281,310	
2022	$481,680	$1,799,630	$2,281,310	$2,187,700	$46,779.72
2021	$481,680	$1,646,310	$2,127,990	$1,988,820	$43,668.10

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,281,310	$2,281,310	$2,281,310	$2,281,310
Portability	0	0	0	0
Assessed/SOH	$2,281,310	$2,281,310	$2,281,310	$2,281,310
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	$2,281,310	$2,281,310	$2,281,310	$2,281,310

Sales History

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	$1,600,000	38146 / 1985
9/1/1993	WD	$400,000	21083 / 364

Land Calculations

Price	Factor	Type
$11.00	43,789	SF
Adj. Bldg. S.F. (Card, Sketch)		21265
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number	L04000054456
FEI/EIN Number	N/A
Date Filed	07/21/2004
State	FL
Status	ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	06/08/2020

2021	02/03/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
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01/19/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
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05/23/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
07/21/2004 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	7787	10/28/2022

Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	514229080010	

Legal Description:	AKA:
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Notes/Means of Correction:

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Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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Assessed/SOH	$2,281,310	$2,281,310	$2,281,310	$2,281,310
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	$2,281,310	$2,281,310	$2,281,310	$2,281,310

Sales History

Date	Type	Price	Book/Page or CIN
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Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number	L04000054456
FEI/EIN Number	N/A
Date Filed	07/21/2004
State	FL
Status	ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	06/08/2020

2021	02/03/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
07/06/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
05/03/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
07/03/2009 -- ANNUAL REPORT	View image in PDF format
06/03/2008 -- ANNUAL REPORT	View image in PDF format
05/23/2007 -- ANNUAL REPORT	View image in PDF format
05/23/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
07/21/2004 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
11/30/2022
FIRST-CLASS MAIL
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

TOPPER PROPERTIES LLC
(NOV-7787)
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
11/30/2022
FIRST-CLASS MAIL
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

STEWART, STEPHEN
(NOV-7787)
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009


Oct 27, 2022 at 9:28:52 AM


Oct 27, 2022 at 9:29:02 AM


Oct 27, 2022 at 9:28:07 AM
2601


Oct 27, 2022 at 9:28:12 AM


Oct 27, 2022 at 9:28:20 AM


Oct 27, 2022 at 9:28:32 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000300

Legal Description

Case Status Open **Case #** 7858 **Date Next Inspection** 1/25/2023

Notes 1)There is construction work being done on the pool and the surrounding pool grounds without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR ALL REQUIRED PERMITS AND NO NOT BEGIN WORK UNTIL PERMITS HAVE BEEN ISSUED

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/7/2022		Notice of Violation	Regular Mail 11/30/23
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/6/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 1/25/2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HOLIDAY HALLANDALE MHC LLC		CASE NO. 7858
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 08:50A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

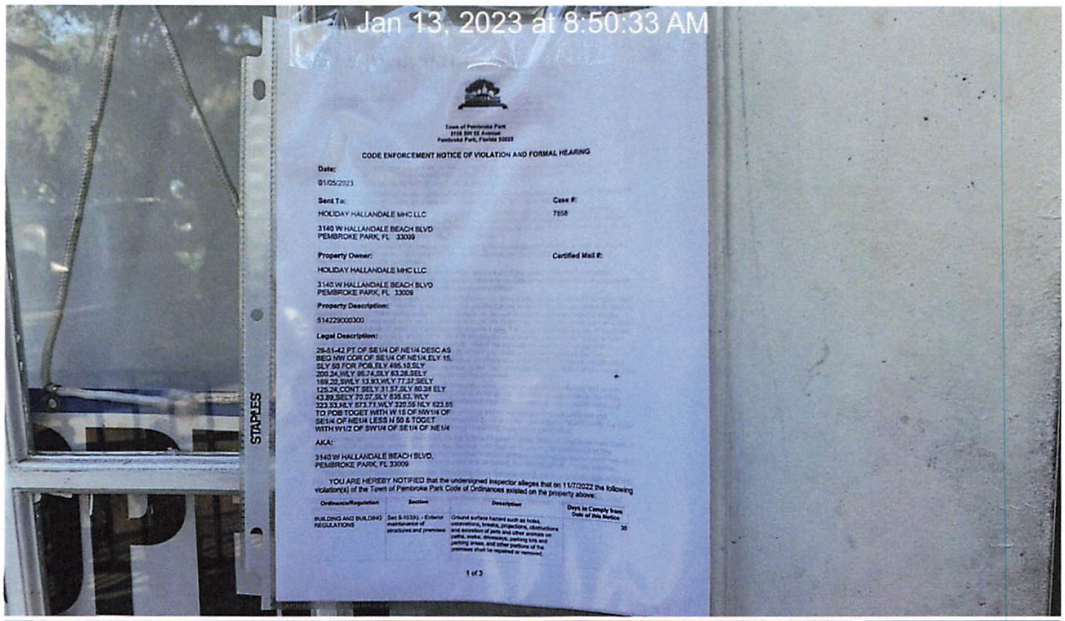
AFFIANT

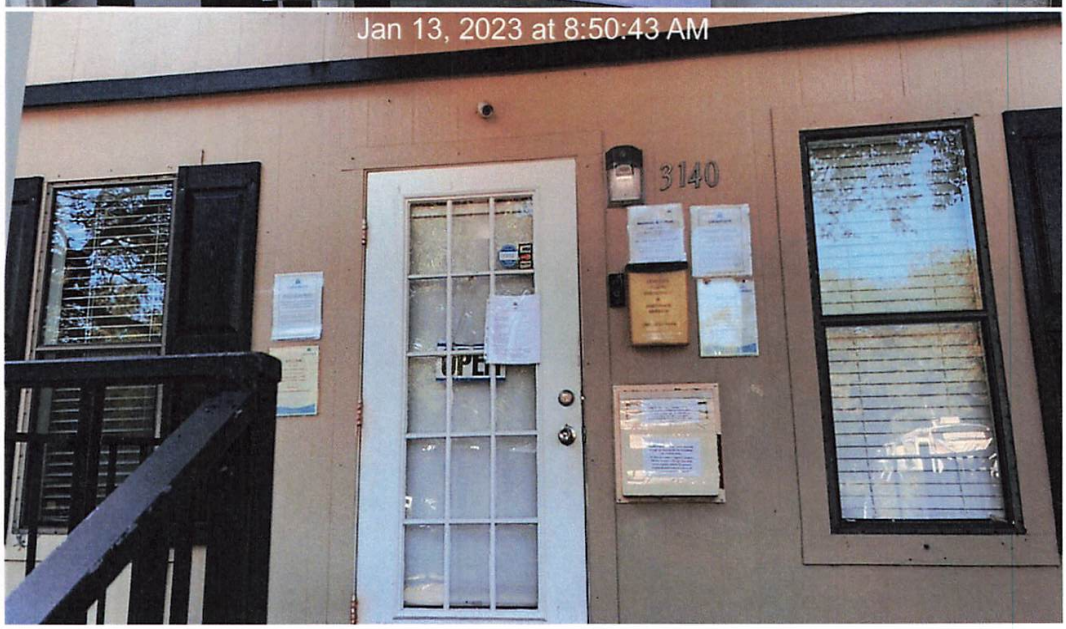
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 8:50:33 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Case #:
7858
Sent To:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Property Owner:
Certified Mail #:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Property Description:
514229000300
Legal Description:
28-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10 SLY
200.24, WLY 95.74, SLY 63.26, SELY
169.22, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 51.57, SLY 80.24 ELY
43.89, SELY 70.07, SLY 635.62, WLY
333.53, NLY 673.71, WLY 320.58, NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH N 1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2022 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(c) – Exterior maintenance of structures and premises
Ground surface hazard such as holes, concentrations, projections, obstructions and excavation of pots and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
30
1 of 3
STAPLES


Jan 13, 2023 at 8:50:43 AM
3140

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

JAN 5 2023
USPS HILLCREST POSTAL

7022 2410 0002 7328 1142

CORPORATION SERVICE COMPANY
(NOH-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301

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
$ 7.82

Postmark Here

JAN 5 2023
USPS HILLCREST POSTAL

7022 2410 0002 7328 1128

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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
$ 7.82

Postmark Here

JAN 6 2023
USPS HILLCREST POSTAL

7022 2410 0002 7328 1135

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7823 11

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sandra A. Williams ☐ Agent ☐ Addressee

B. Received by (Printed Name) Sandra Williams
C. Date of Delivery 1/13/2023

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMP

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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-7858)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7807 99

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1135

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 1.10.23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

TUE 10 JAN 2023 PM

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0002 7328 0138

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
HILLCREST POSTAL STORE
JAN 11 2023
HOLLYWOOD FL 33021

CORPORATION SERVICE COMPANY
(NOH-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301

for Instructions

7022 2410 0002 7328 0121

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
HILLCREST POSTAL STORE
JAN 11 2023
HOLLYWOOD FL 33021

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

for Instructions

7022 2410 0002 7328 0114

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
HILLCREST POSTAL STORE
JAN 11 2023
HOLLYWOOD FL 33021

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(NOH-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7808 05

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1142

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Monica Gross
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Monica Gross
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009

RE: CASE NO. 7858

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

HOLIDAY HALLANDALE MHC LLC

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

7858

Property Owner:

HOLIDAY HALLANDALE MHC LLC

3140 W HALLANDALE BEACH BLVD
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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 workmantike 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)There is construction work being done on the pool and the surrounding pool grounds without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR ALL REQUIRED PERMITS AND NO NOT BEGIN WORK UNTIL PERMITS HAVE BEEN ISSUED

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 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

7858

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1)There is construction work being done on the pool and the surrounding pool grounds without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR ALL REQUIRED PERMITS AND NO NOT BEGIN WORK UNTIL PERMITS HAVE BEEN ISSUED

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,972,850	$220,080	$6,192,930	$5,275,680	
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$5,275,680	$6,192,930	$5,275,680	$5,275,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,275,680	$6,192,930	$5,275,680	$5,275,680

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

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
2020	04/22/2020
2021	04/07/2021
2022	04/23/2022

Document Images

04/23/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7858	11/07/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.		30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)		30

Notes/Means of Correction:

1)There is construction work being done on the pool and the surrounding pool grounds without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR ALL REQUIRED PERMITS AND NO NOT BEGIN WORK UNTIL PERMITS HAVE BEEN ISSUED

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$6,800,510	$74,990	$6,875,500	$5,317,950	
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
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01/27/2015 -- REINSTATEMENT	View image in PDF format
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03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 -- ANNUAL REPORT

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Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
(NOV-7858)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

CORPORATION SERVICE COMPANY
(NOV-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
(NOV-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009


Nov 7, 2022 at 2:3


Nov 7, 2022 at 2:32:11 PM


Nov 7, 2022 at 2:32:50 PM
6 FT
5FT


Nov 7, 2022 at 2:33:00 PM
4 FT


Nov 7, 2022 at 2:33:03 PM
4FT

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUAN VALDEZ	3006 SW 23 LN PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3006 SW 23 LN

Folio

514220000520

Legal Description

Case Status Open **Case #** 7886 **Date Next Inspection** 1/25/2023

Notes

1) There is a room that has been built and turned into an efficiency rental unit and there is electrical/plumbing work done without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2)There is prohibited outdoor storage on the exterior of this property. CORRECTION ACTION: REMOVE ALL PROHIBITED OUTDOOR STORAGE
3)There is a shed that has been installed on the property without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.
4)There is an A/C unit that has been installed and an outdoor propane tank without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/22/2022		Notice of Violation	Regular Mail 11/30/23
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

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: 1/25/2023
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: 1/25/2023
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: 1/25/2023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

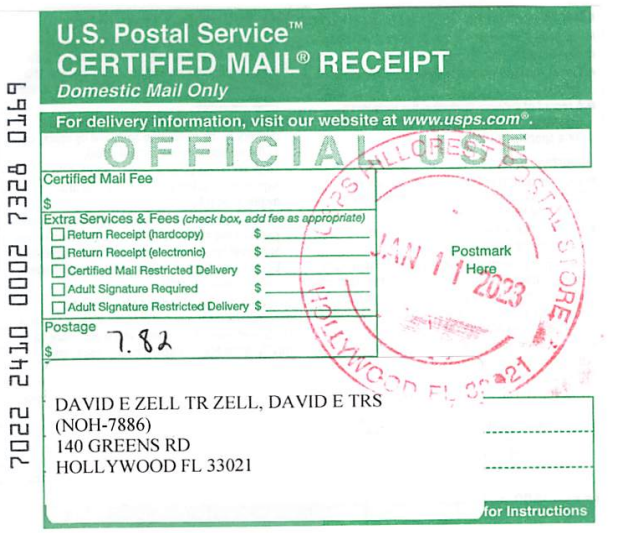
Postage
$ 7.82

Postmark Here
JAN 11 2023
HOLLYWOOD FL 33021

JOSE RIVERA
(NOH-7886)
2301 SW 31 Ct
Hallandale Beach, FL 33309

See Reverse for Instructions

7022 2410 0002 7328 0176



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- ☐ Adult Signature Restricted Delivery $

Postage
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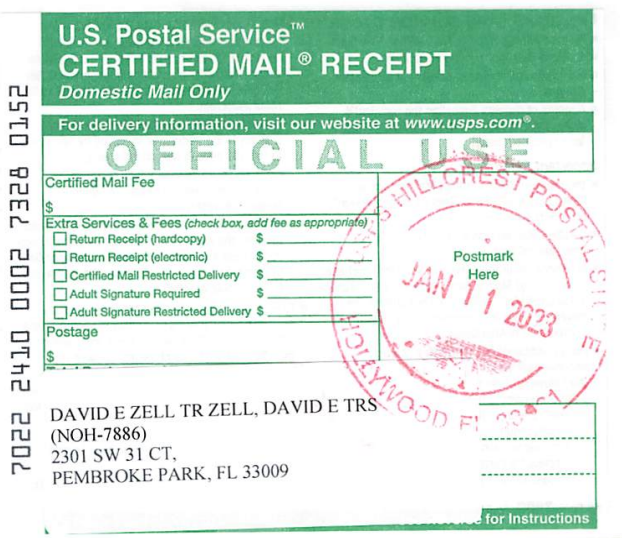
JAN 11 2023
HOLLYWOOD FL 33021

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
140 GREENS RD
HOLLYWOOD FL 33021

See Reverse for Instructions

7022 2410 0002 7328 0169



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- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
JAN 11 2023
HOLLYWOOD FL 33021

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7022 2410 0002 7328 0152



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

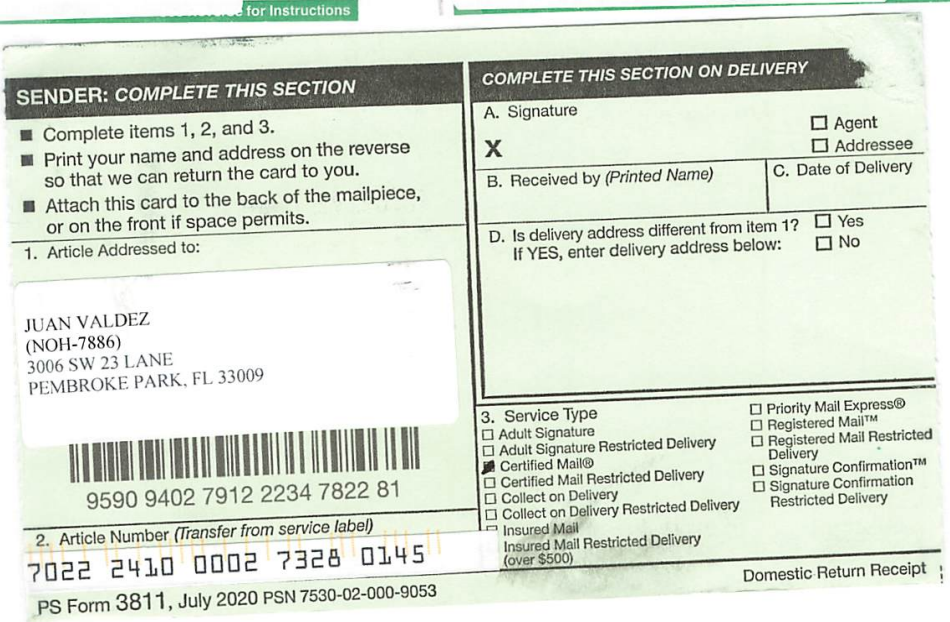
Postage
$

Postmark Here
JAN 11 2023

JUAN VALDEZ
(NOH-7886)
3006 SW 23 LANE
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7022 2410 0002 7328 0145



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JUAN VALDEZ
(NOH-7886)
3006 SW 23 LANE
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7822 81

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0145

COMPLETE THIS SECTION ON DELIVERY

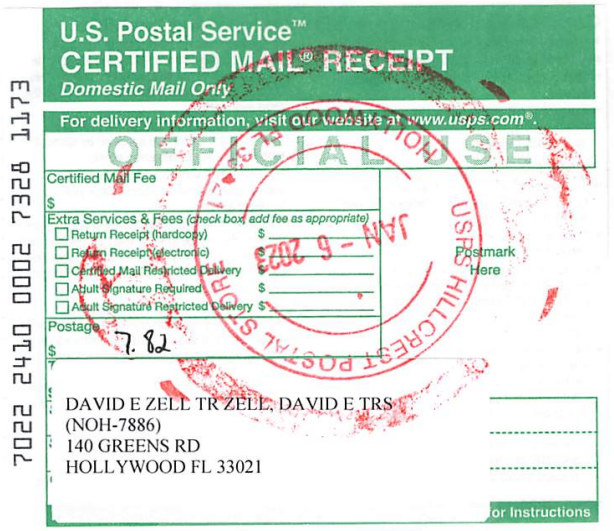
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



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☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1173

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
140 GREENS RD
HOLLYWOOD FL 33021

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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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

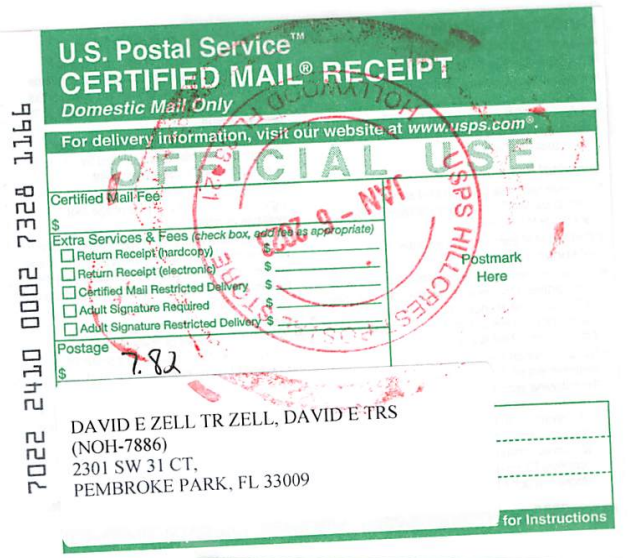
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1180

JOSE RIVERA
(NOH-7886)
2301 SW 31 Ct
Hallandale Beach, FL 33309

for Instructions



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

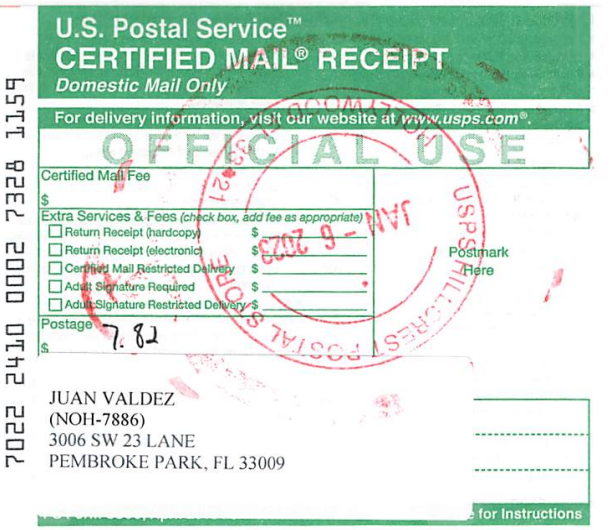
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1166

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

for Instructions



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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82

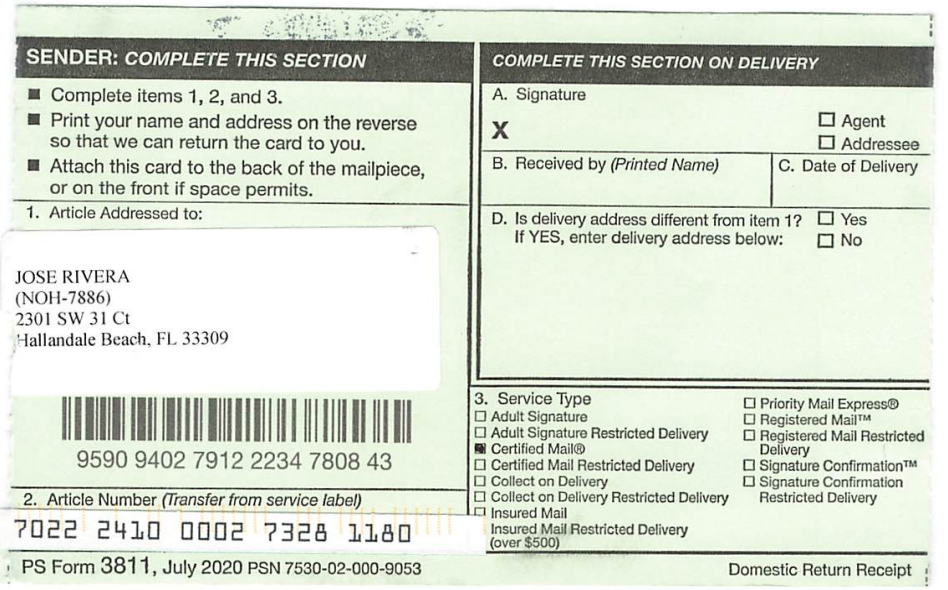
Postmark Here

JAN - 6 2023

7022 2410 0002 7328 1159

JUAN VALDEZ
(NOH-7886)
3006 SW 23 LANE
PEMBROKE PARK, FL 33009

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:

JOSE RIVERA
(NOH-7886)
2301 SW 31 Ct
Hallandale Beach, FL 33309

9590 9402 7912 2234 7808 43

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1180

COMPLETE THIS SECTION ON DELIVERY

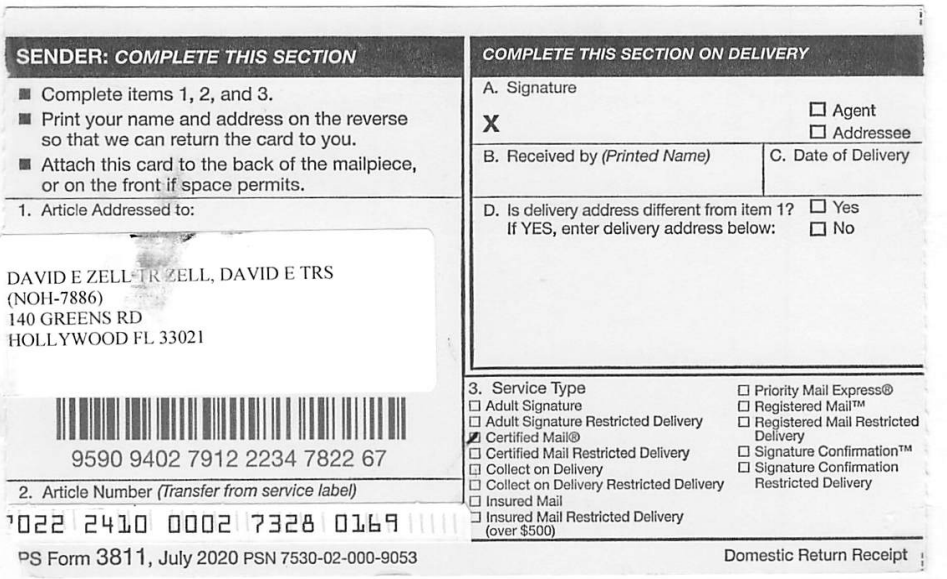
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7912 2234 7822 67

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0169

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

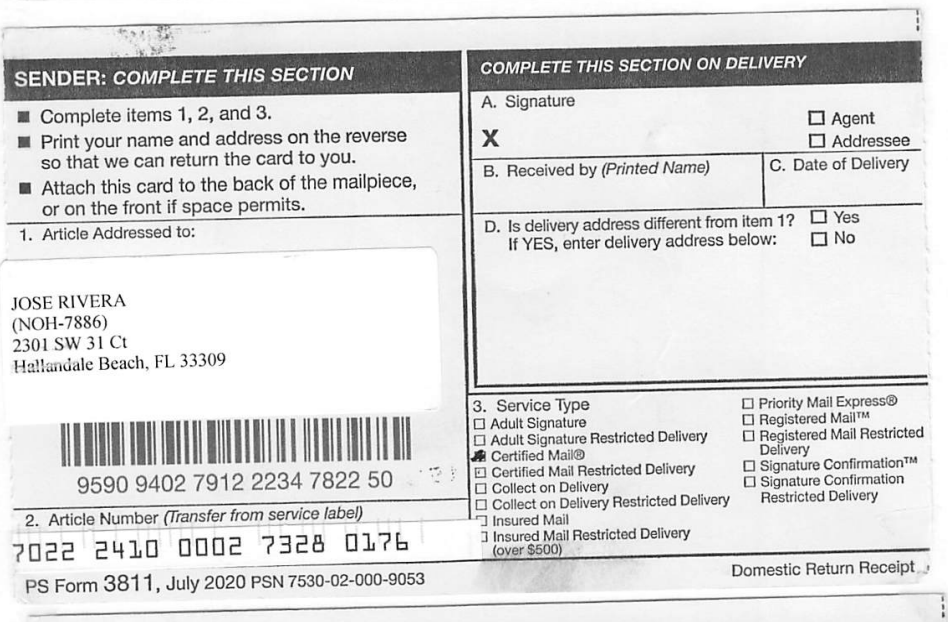
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOSE RIVERA
(NOH-7886)
2301 SW 31 Ct
Hallandale Beach, FL 33309

9590 9402 7912 2234 7822 50

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0176

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

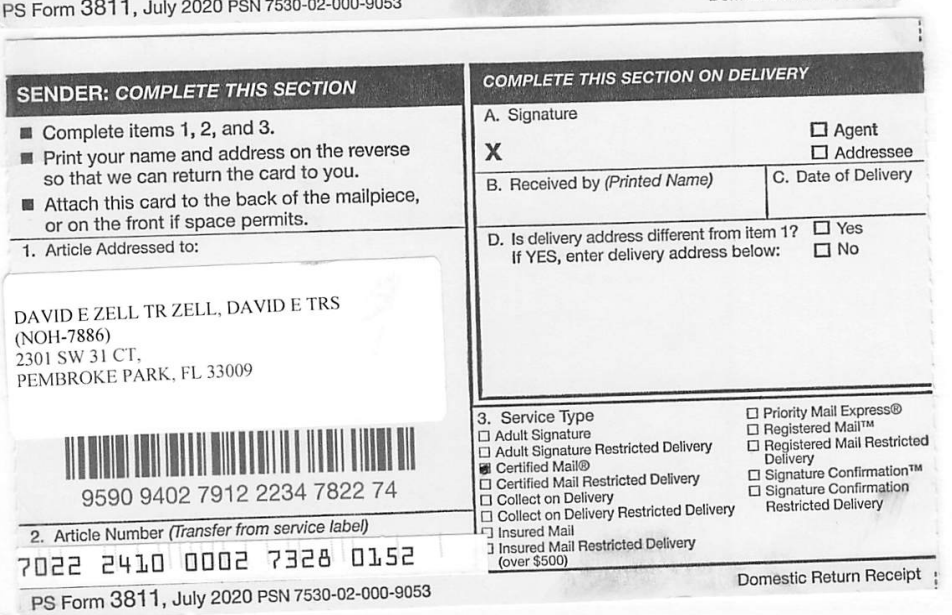
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7822 74

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0152

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

DAVID E ZELL TR
ZELL, DAVID E TRS
(NOV-7886)
140 GREENS RD
HOLLYWOOD FL 33021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Jose, Rivera
(NOV-7886)
2301 SW 31 Ct
Hallandale Beach, FL 33309

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
11/30/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

JUAN VALDEZ
(NOV-7886)
3006 SW 23 LN
PEMBROKE PARK, FL 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
JUAN VALDEZ		CASE NO. 7886
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: JUAN VALDEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3006 SW 23 LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUAN VALDEZ AT 09:03 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

1/18/23

AFFIANT

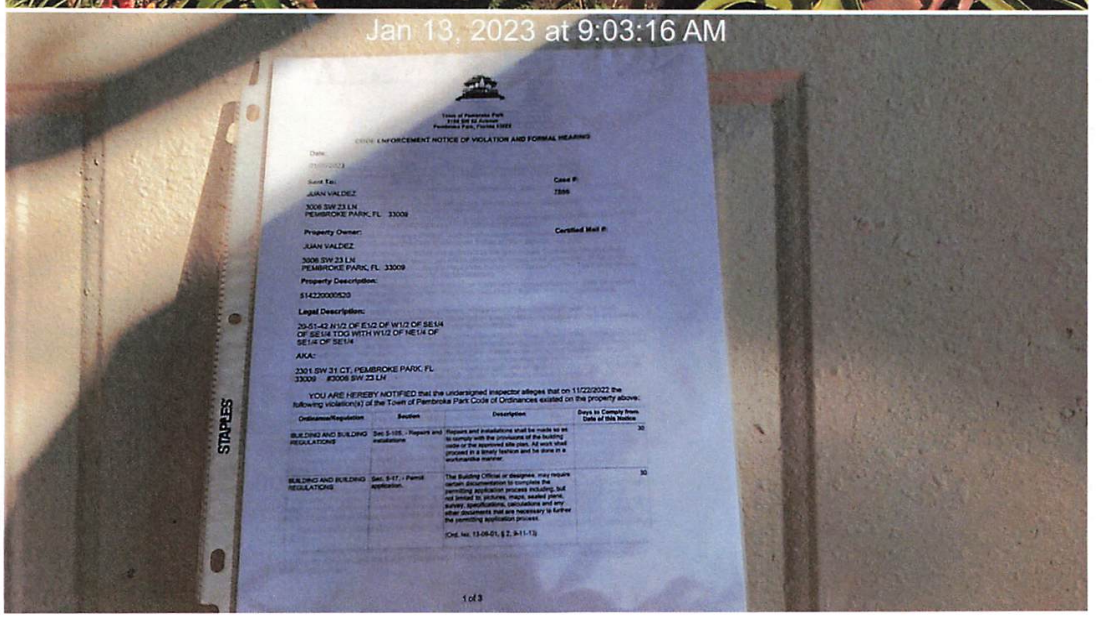
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 9:03:30 AM


Jan 13, 2023 at 9:03:16 AM
ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Case #:
7886
JUAN VALDEZ
3006 SW 23 LN
PEMBROKE PARK, FL 33009
Property Owner:
Certified Mail #:
JUAN VALDEZ
3006 SW 23 LN
PEMBROKE PARK, FL 33009
Property Description:
514220000520
Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3006 SW 23 LN
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2022 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
(Ord. No. 13-06-01, § 2, 9-11-13)
1 of 3
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: JUAN VALDEZ
3006 SW 23 LN PEMBROKE PARK, FL 33009

RE: CASE NO. 7886

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

JUAN VALDEZ

3006 SW 23 LN
PEMBROKE PARK, FL 33009

Case #:

7886

Property Owner:

JUAN VALDEZ

3006 SW 23 LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3006 SW 23 LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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) There is a room that has been built and turned into an efficiency rental unit and there is electrical/plumbing work done without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2)There is prohibited outdoor storage on the exterior of this property. CORRECTION ACTION: REMOVE ALL PROHIBITED OUTDOOR STORAGE
3)There is a shed that has been installed on the property without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.
4)There is an A/C unit that has been installed and an outdoor propane tank without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2023

Sent To:

JUAN VALDEZ

140 GREENS RD
HOLLYWOOD, FL 33021

Case #:

7886

Property Owner:

JUAN VALDEZ

140 GREENS RD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3006 SW 23 LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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) There is a room that has been built and turned into an efficiency rental unit and there is electrical/plumbing work done without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2)There is prohibited outdoor storage on the exterior of this property. CORRECTION ACTION: REMOVE ALL PROHIBITED OUTDOOR STORAGE
3)There is a shed that has been installed on the property without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.
4)There is an A/C unit that has been installed and an outdoor propane tank without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of January, 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 Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

1/5/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JUAN VALDEZ 140 GREENS RD HOLLYWOOD, FL 33021	7886	11/22/2022

Property Owner:	Property Description:	Certified Mail #:
JUAN VALDEZ 140 GREENS RD HOLLYWOOD, FL 33021	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3006 SW 23 LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1) There is a room that has been built and turned into an efficiency rental unit and there is electrical/plumbing work done without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS
2)There is prohibited outdoor storage on the exterior of this property. CORRECTION ACTION: REMOVE ALL PROHIBITED OUTDOOR STORAGE
3)There is a shed that has been installed on the property without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS.
4)There is an A/C unit that has been installed and an outdoor propane tank without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED 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.

Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$2,945,130		$2,945,130	$2,877,550	
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,945,130	$2,945,130	$2,945,130	$2,945,130
Portability	0	0	0	0
Assessed/SOH	$2,877,550	$2,945,130	$2,877,550	$2,877,550
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	$2,877,550	$2,945,130	$2,877,550	$2,877,550

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.50	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Street Address

Florida Limited Liability Company
WINNER CIRCLE PROPERTIES, LLC

Filing Information

Document Number	L11000042412
FEI/EIN Number	APPLIED FOR
Date Filed	04/08/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/29/2019

Principal Address

2301 SW 31 Ct
HAllandale Beach, FL 33009

Changed: 08/01/2015

Mailing Address

2301 SW 31 ct
Hallandale Beach, FL 33009

Changed: 08/01/2015

Registered Agent Name & Address

Jose, Rivera
2301 SW 31 Ct
Hallandale Beach, FL 33309

Name Changed: 08/01/2015

Address Changed: 08/01/2015

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERA, JOSE
2301 SW 31 ct
Hallandale Beach, FL 33009

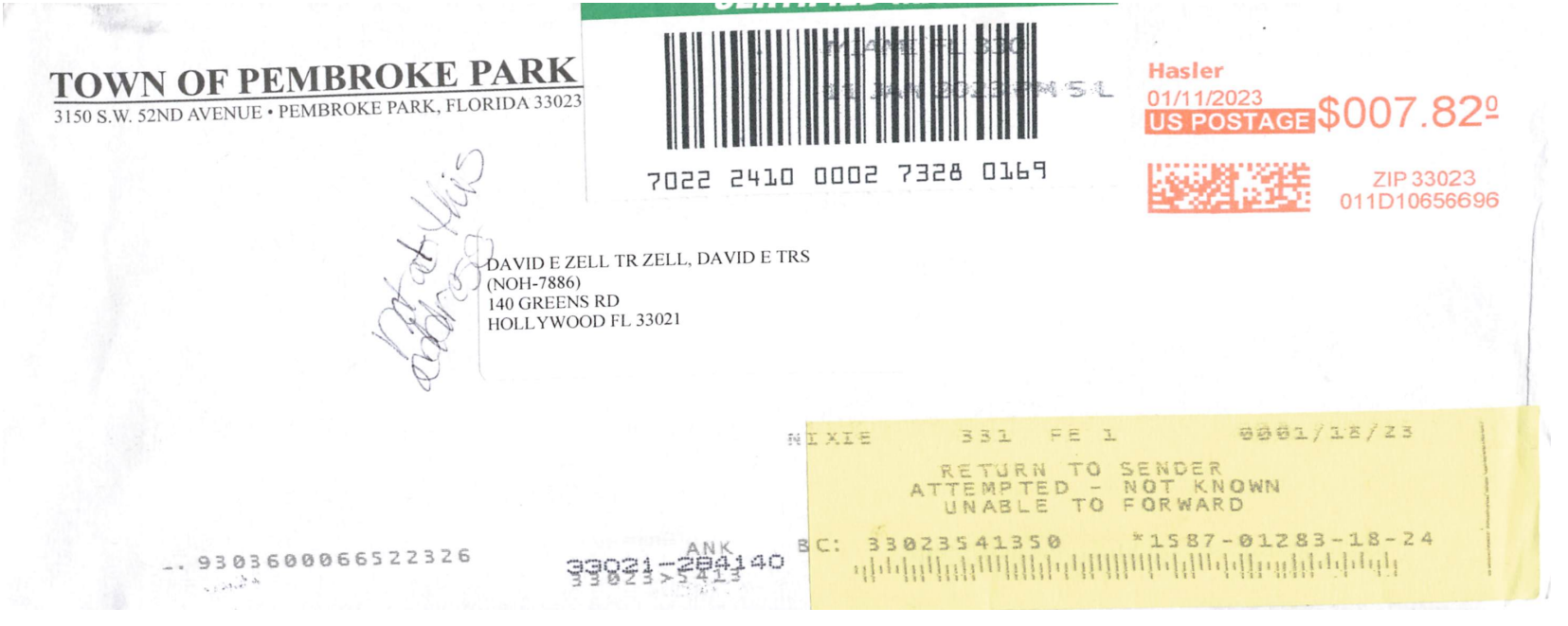
Annual Reports

Report Year	Filed Date
2020	08/03/2020
2021	04/27/2021
2022	04/04/2022

Document Images

04/04/2022 -- ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
08/03/2020 -- ANNUAL REPORT	View image in PDF format
10/29/2019 -- REINSTATEMENT	View image in PDF format
10/12/2017 -- REINSTATEMENT	View image in PDF format
08/01/2015 -- REINSTATEMENT	View image in PDF format
04/08/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7022 2410 0002 7328 0169

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

Not at this address

DAVID E ZELL TR ZELL, DAVID E TRS
(NOH-7886)
140 GREENS RD
HOLLYWOOD FL 33021

NIXIE 331 FE 1 0001/18/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *1587-01283-18-24

9303600066522326

ANK
33023>5413


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE


Nov 22, 2022 at 10:58:49 AM
3006

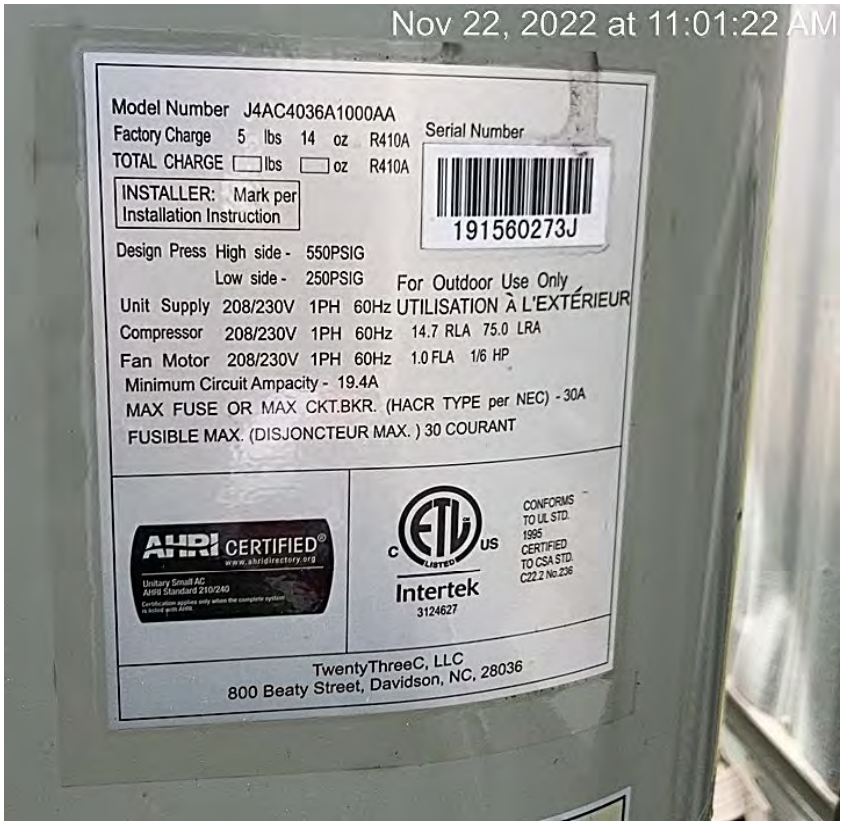

Nov 22, 2022 at 11:00:07 AM


Nov 22, 2022 at 11:00:20 AM


Nov 22, 2022 at 11:00:32 AM

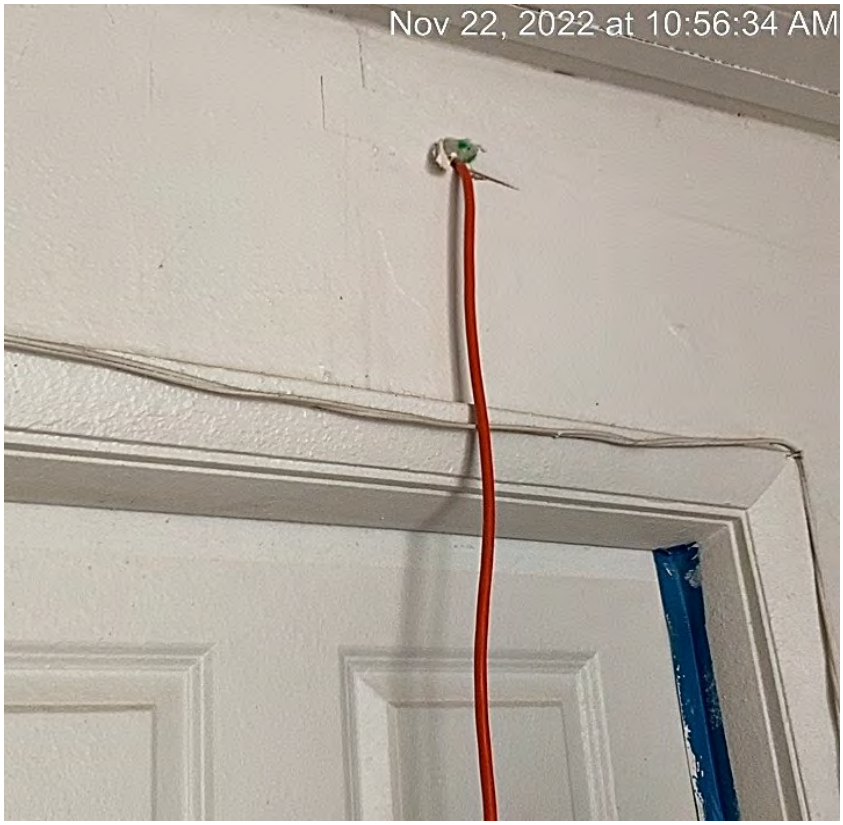

Nov 22, 2022 at 11:00:43 AM


Nov 22, 2022 at 11:01:16 AM


Nov 22, 2022 at 11:01:22 AM
Model Number J4AC4036A1000AA
Factory Charge 5 lbs 14 oz R410A
TOTAL CHARGE lbs oz R410A
INSTALLER: Mark per Installation Instruction
Serial Number
191560273J
Design Press High side - 550PSIG
Low side - 250PSIG
For Outdoor Use Only
Unit Supply 208/230V 1PH 60Hz
UTILISATION À L'EXTÉRIEUR
Compressor 208/230V 1PH 60Hz 14.7 RLA 75.0 LRA
Fan Motor 208/230V 1PH 60Hz 1.0 FLA 1/6 HP
Minimum Circuit Ampacity - 19.4A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC) - 30A
FUSIBLE MAX. (DISJONCTEUR MAX.) 30 COURANT
AHRI CERTIFIED
Unitary Small AC
AHRI Standard 210/240
CONFORMS TO UL STD. 1995
CERTIFIED TO CSA STD. C22.2 No.236
Intertek
3124627
TwentyThreeC, LLC
800 Beaty Street, Davidson, NC, 28036


Nov 22, 2022 at 11:01:35 AM


Nov 22, 2022 at 10:56:21 AM

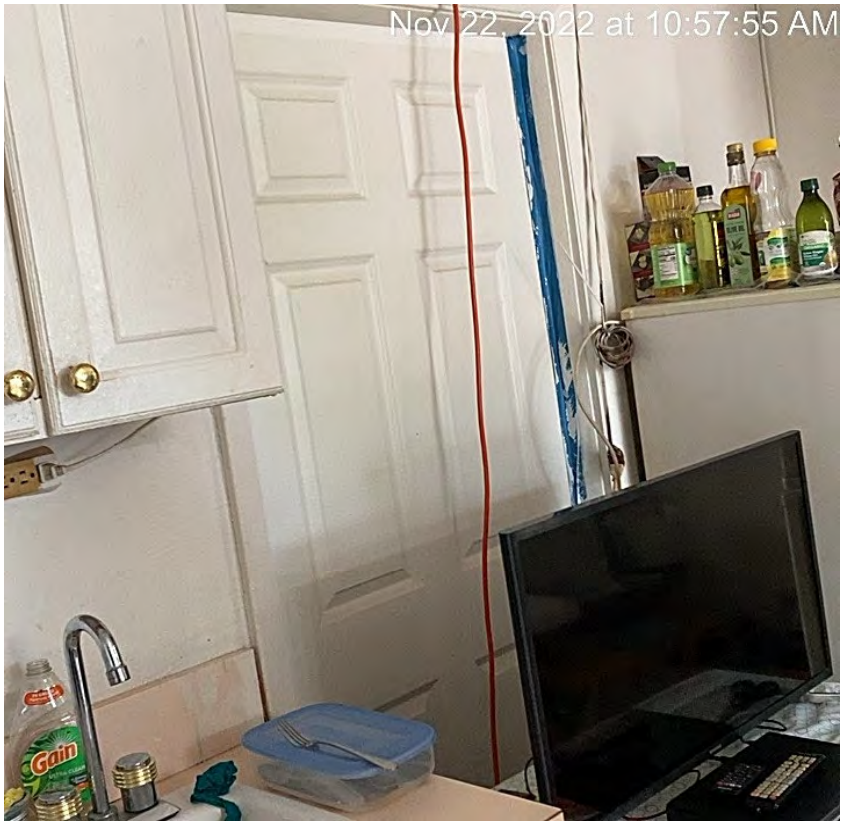

Nov 22, 2022 at 10:56:34 AM


Nov 22, 2022 at 10:57:14 AM


Nov 22, 2022 at 10:57:17 AM


Nov 22, 2022 at 10:57:35 AM


Nov 22, 2022 at 10:57:38 AM


Nov 22, 2022 at 10:57:55 AM
Gain


Nov 22, 2022 at 10:58:41 AM


Nov 22, 2022 at 10:58:44 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	5501 SW 33 ST PEMBROKE PARK, FL 33009	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 1/25/2023

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 01/11/23

1/13/23

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 1/25/2023
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/25/2023
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 1/25/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 1/25/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/25/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,700.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: January 19, 2023
INVOICE # 430
FOR:

Case # 5604
PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:

PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-103 (a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17 and 15-24		
	Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
494	Day(s) of Per Diem from (09/18/2021-01/25/2023)	$ 50.00	$ 24,700.00
3			
		Balance	$ 24,800.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PHILIPPE, PIERRRE & EDITH CASE NO. 5604

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PHILIPPE, PIERRRE & EDITH

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PHILIPPE, PIERRRE & EDITH AT 09:21 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

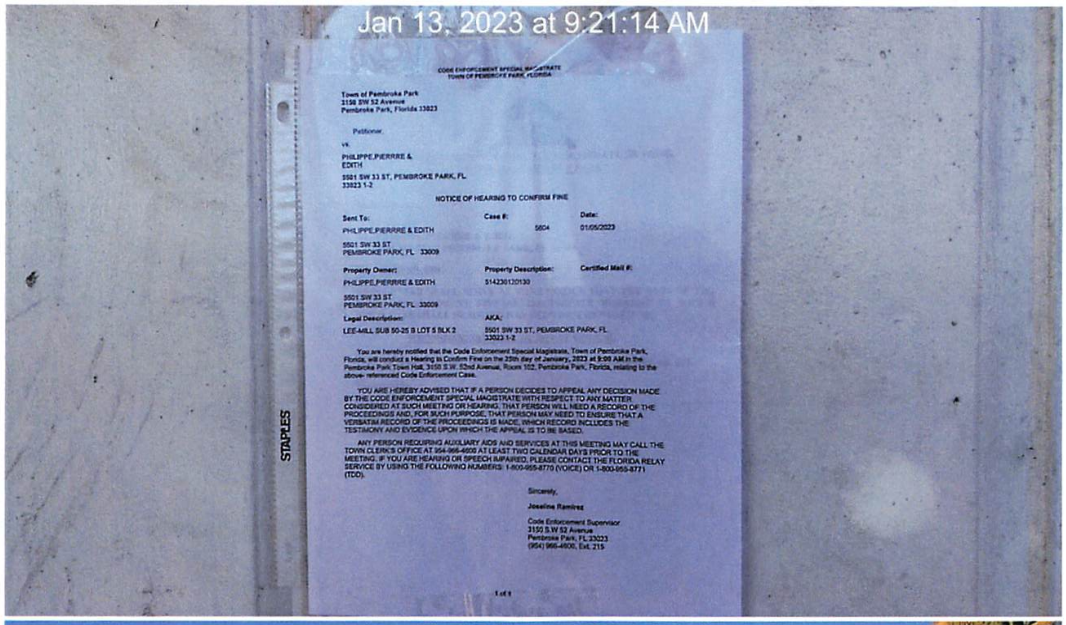
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 9:21:14 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PHILIPPE,PIERRRE &
EDITH
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
PHILIPPE,PIERRRE & EDITH
5604
01/05/2023
5501 SW 33 ST
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
PHILIPPE,PIERRRE & EDITH
514230130130
5501 SW 33 ST
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 219
1 of 1
STAPLES


Jan 13, 2023 at 9:21:24 AM
5501
IGLOO

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5604
vs.	)	
PIERRE & EDITH PHILLIPE Respondent(s)	)	

Amended
Amendet. **FINAL ORDER**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 ST, MIAMI, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105(a)(c)(h);5-105;5-2(a)(b);12-41;12-48;13-2;15;12;15-17;15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

Clerical error

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)5-105(a)(c)(h);5-105;5-2(a)(b);12-41;12-48;13-2;15;12;15-17;15-24. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay #50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK

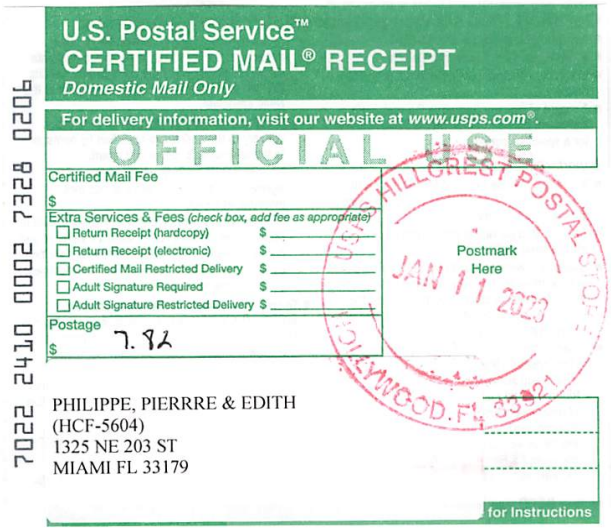
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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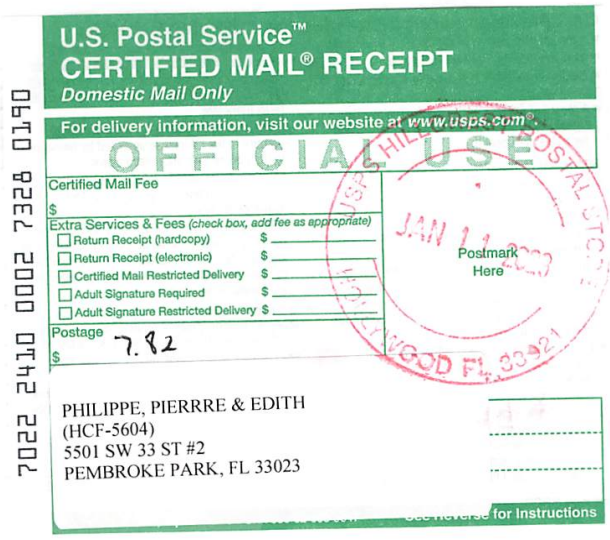

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for Instructions
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CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: PHILIPPE, PIERRRE & EDITH
5501 SW 33 ST PEMBROKE PARK, FL 33009

RE: CASE NO. 5604

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	01/05/2023
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PHILIPPE,PIERRRE & EDITH	514230120130	
5501 SW 33 ST PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

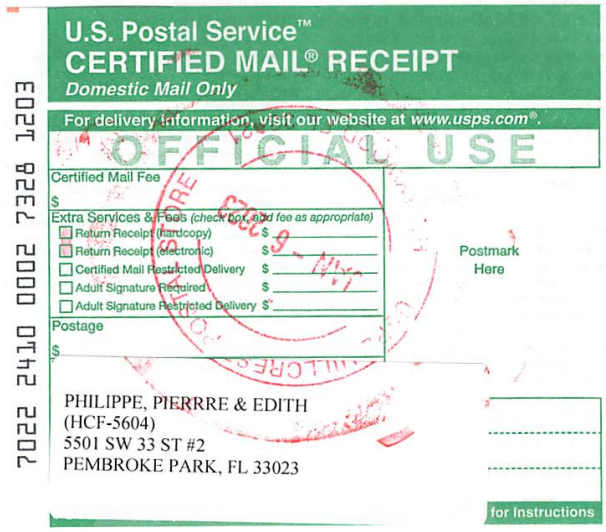
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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(HCF-5604)
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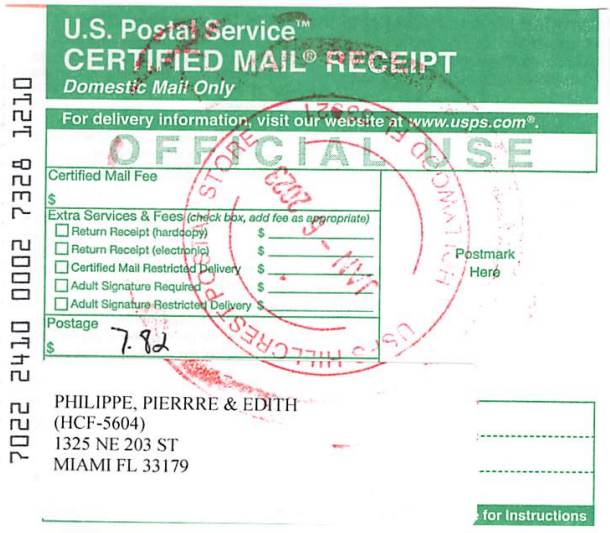

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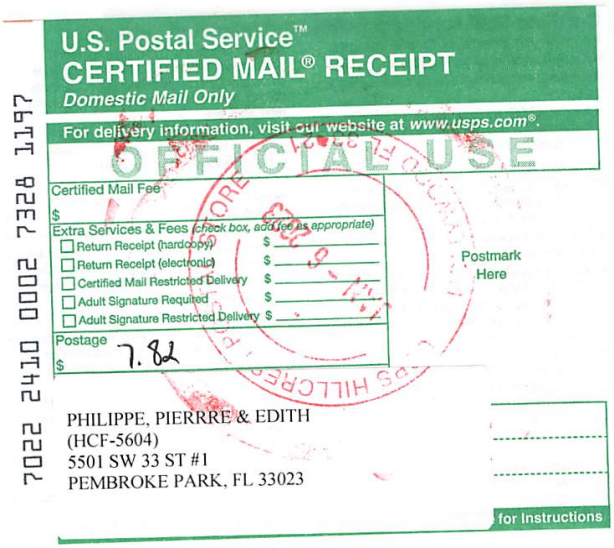

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PHILIPPE,PIERRRE &
EDITH

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	01/05/2023
1325 NE 203 ST MIAMI, FL 33179		

Property Owner:	**Property Description:**	**Certified Mail #:**
PHILIPPE,PIERRRE & EDITH	514230120130	
1325 NE 203 ST MIAMI, FL 33179		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$12,000	$213,410	$225,410	$222,290	
2022	$12,000	$213,410	$225,410	$202,090	$4,411.38
2021	$12,000	$191,820	$203,820	$183,720	$4,080.72

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,410	$225,410	$225,410	$225,410
Portability	0	0	0	0
Assessed/SOH	$222,290	$225,410	$222,290	$222,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$222,290	$225,410	$222,290	$222,290

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Street Address

Florida Limited Liability Company
LUXE LEAF LLC

Filing Information

Document Number	L20000117715
FEI/EIN Number	NONE
Date Filed	04/30/2020
Effective Date	04/30/2020
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Mailing Address

5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

MACK, MONTEZ M
5501 SW 33RD ST
N
PEMBROKE PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title MGR

MACK, MONTEZ M
5501 SW 33RD ST
PEMBROKE PARK, FL 33023

Annual Reports

No Annual Reports Filed

Document Images

04/30/2020 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PHILIPPE, PIERRRE & EDITH Respondent(s)	Case No.: 5604

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: PHILIPPE, PIERRRE & EDITH, 1325 NE 203 ST, MIAMI, FL, 33179

FOLIO NO.: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2.

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2021.

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PIERRE & EDITH PHILLIPE Respondent(s)	)	Case No.: 5604

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, Pembroke Park, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 St, Miami, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	1325 NE 203 ST MIAMI, FL 33179	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 7/20/2021

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PIERRRE & EDITH PHILIPPE Respondent(s)	)	Case No.: 5604

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: PIERRRE & EDITH PHILIPPE, 1325 NE 203 ST, MIAMI, FL, 33179

FOLIO NO.: 5142 30 23 0040

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(h); 5-105; 5-2(a)(b); 12-41; 12-48; 13-2; 15-152; 15-17; 15-24. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

_____
Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this _____day of _____, 2021.

_____
Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PIERRE & EDITH PHILIPPE Respondent(s)	)	Case No.: 5604

VACATION OF FINAL ORDER AND
ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILIPPE, 1325 NE 203 ST, MIAMI, FL 33179

FOLIO NO.: 51423012130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5604 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above ~~in this~~ Final Order on this 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

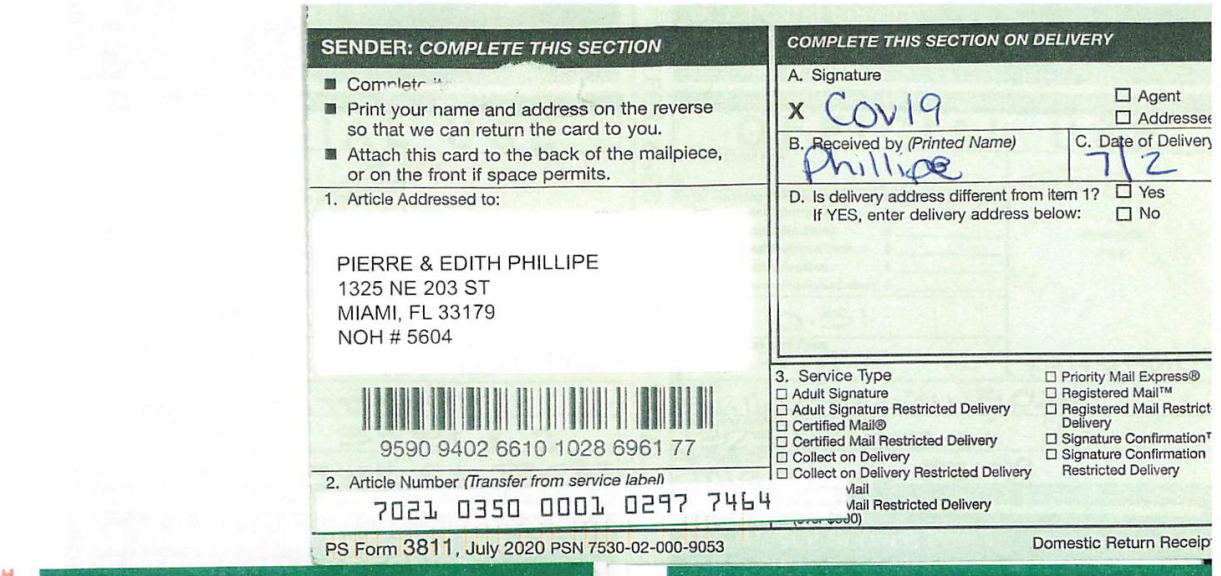
AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

9590 9402 6610 1028 6961 77

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7464

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid9 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Phillipe
C. Date of Delivery 7/2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$0.51

Total Postage
$6.96

Sent To
Street and Apt
City, State, ZI

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

WESTHOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7464



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$0.51

Total Postage and
$6.96

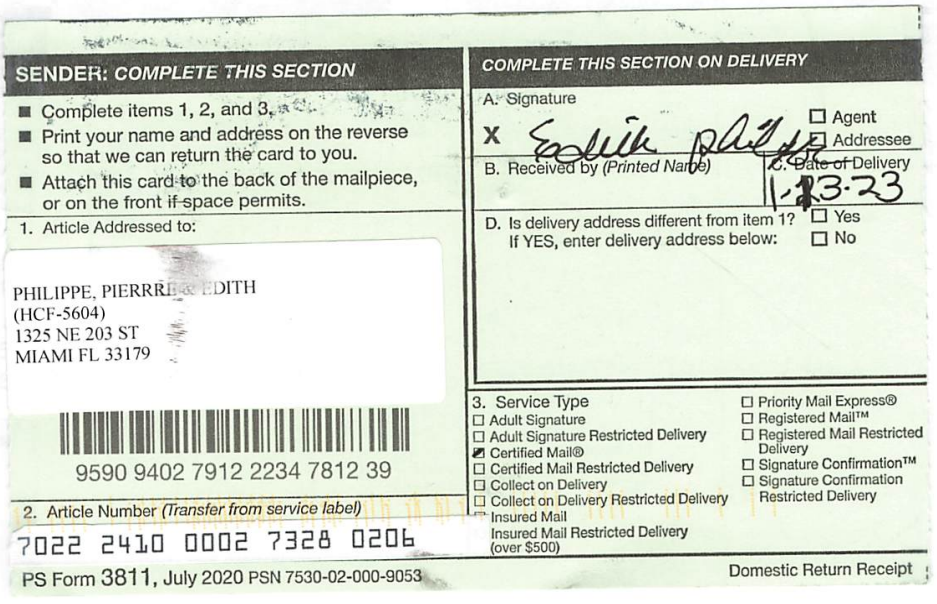
Sent To
Street and Apt. No.
City, State, ZIP+4®

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
NOH # 5604

WESTHOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7457



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRE & EDITH
(HCF-5604)
1325 NE 203 ST
MIAMI FL 33179

9590 9402 7912 2234 7812 39

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0206

COMPLETE THIS SECTION ON DELIVERY

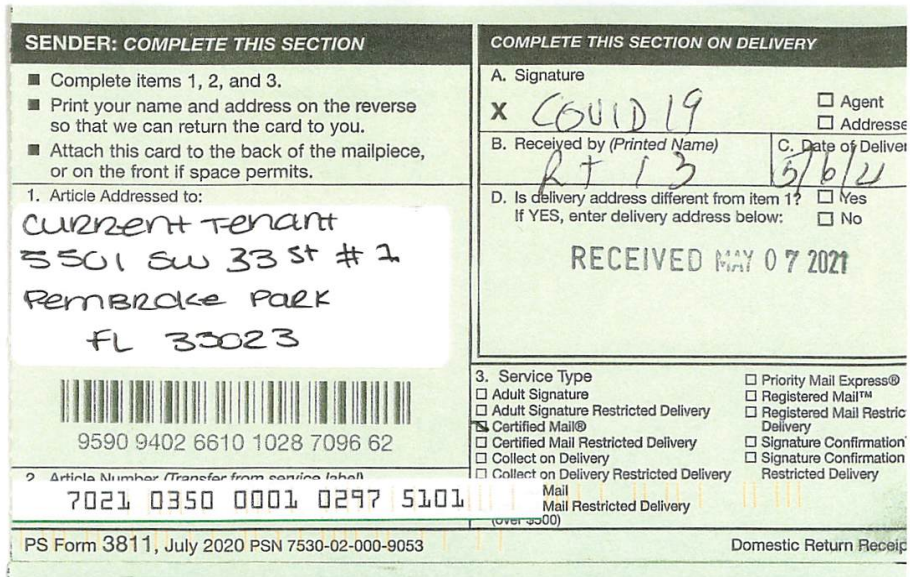
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 1-23-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St # 1
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5101

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

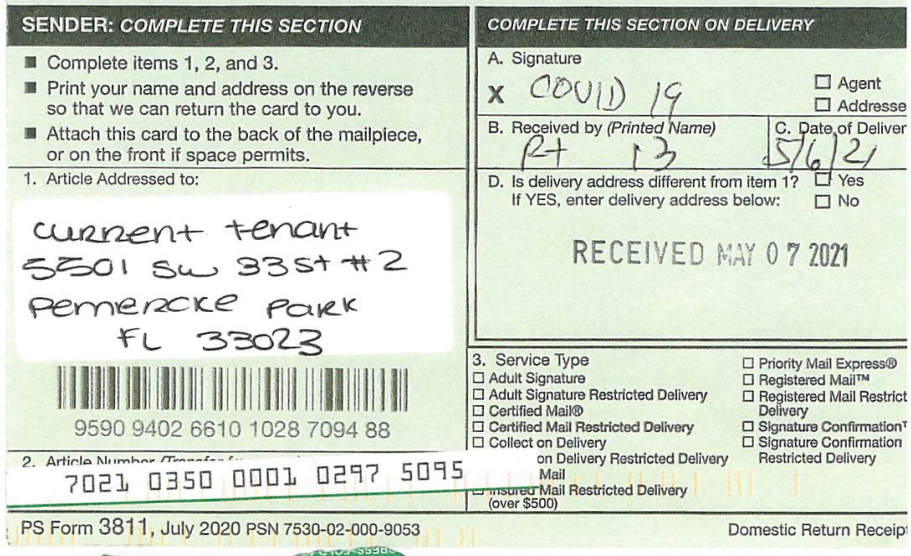
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St #2
Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5095

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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



TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
1325 NE 203 ST,
MIAMI, FL, 33179

9590 9402 6921 1104 8098 14

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0824

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Covid-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Contactless C. Date of Delivery 4-25-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Certified Mail #:

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

07/06/2021 11:47

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following


5501
07/06/2021 11:47


broward • dade • palm beach
07/06/2021 11:47


KINGMAC
786-312-8215
Landscaping & Dumping
07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:48


07/06/2021 11:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

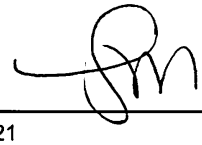
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$191,820	$203,820	$183,720	
2020	$12,000	$162,440	$174,440	$167,020	$3,652.86
2019	$12,000	$139,840	$151,840	$151,840	$3,315.28

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$183,720	$203,820	$183,720	$183,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$183,720	$203,820	$183,720	$183,720

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF

Adj. Bldg. S.F. (Card, Sketch)	1476
Units	2
Eff./Act. Year Built: 1962/1961	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5604

PIERRE & EDITH PHILLIPE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE & EDITH PHILLIPE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: PIERRE & EDITH PHILLIPE
AT 1:40 A.M./P.M. ON THE 10 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

5501
05/10/2021 14:46


05/10/2021 14:46


05/10/2021 14:46


05/10/2021 14:46

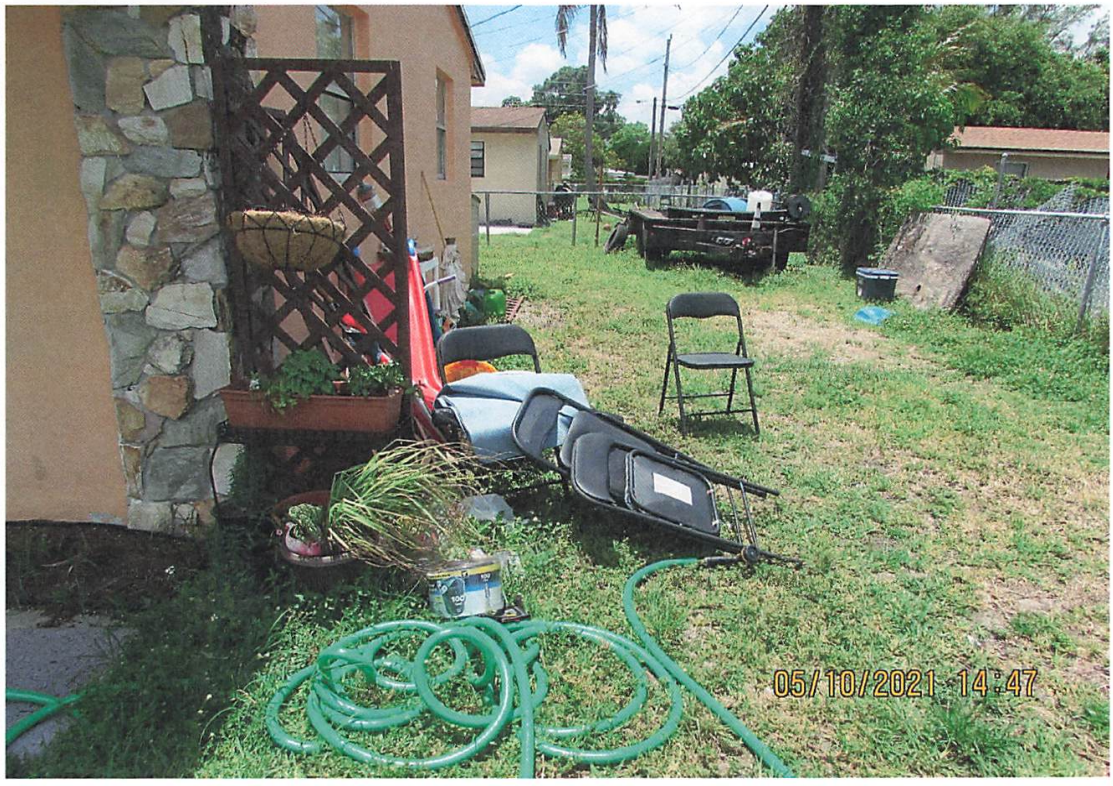

05/10/2021 14:46


05/10/2021 14:46


05/10/2021 14:47


WELCOME
05/10/2021 14:47


05/10/2021 14:47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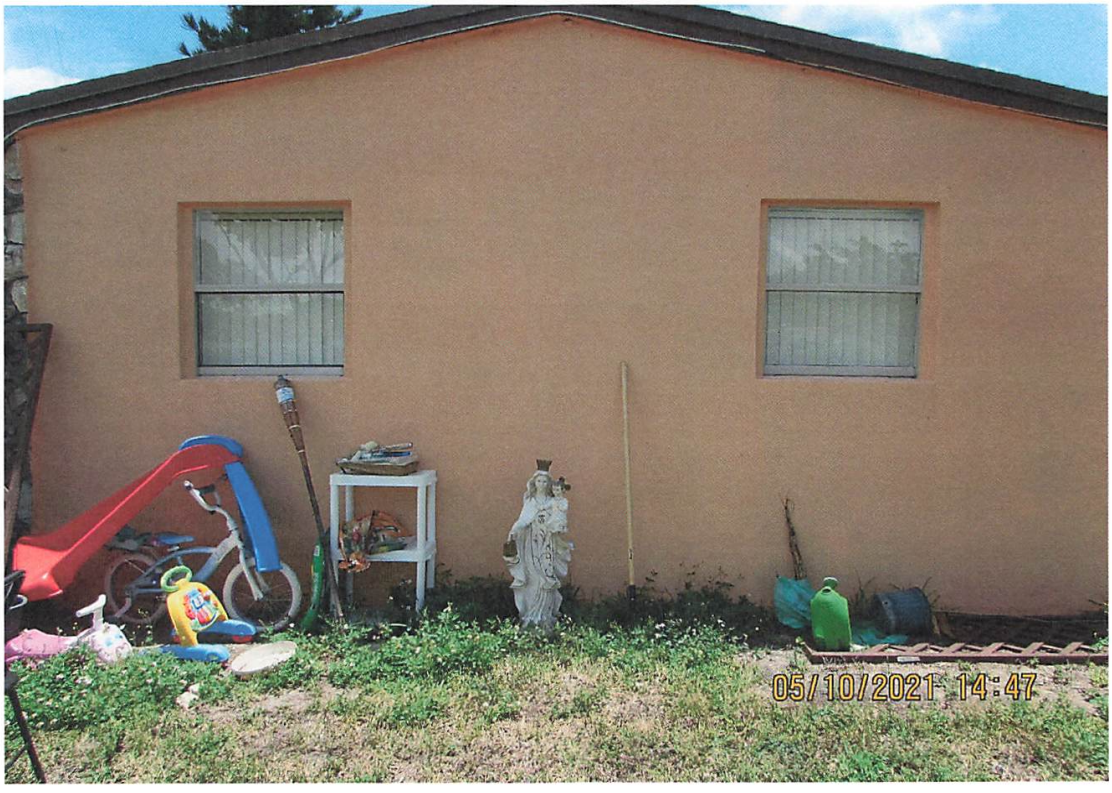
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CXW5689
FLORIDA
05/10/2021 14:48


05/10/2021 14:48


05/10/2021 14:48

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	5604	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemisnes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Means of Correction:

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. Expired alarm permit #77212. Obtain a alarm permit with plans and any required inspections.
7.A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


5501
5501
03/04/2021 17:21


03/04/2021 17:22


03/04/2021 17:22


03/04/2021 17:22


03/04/2021 17:22


03/04/2021 17:23


03/04/2021 17:23


954.394.4051
03/04/2021 17:23


DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED
03/04/2021 17:24


03/04/2021 17:24


N S
03/04/2021 17:24


F150
03/04/2021 17:20


294.405
03/04/2021 17:20


03/04/2021 17:21


Ford
03/04/2021 17:21

NOV #5609

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $C

01

Pierre + Edith Philippe
5501 SW 33 St #(S) 2
Pembroke Park
FL
33023

NOV # 5609

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $C

01

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV # 5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $

Sent To:

PHILIPPE,PIERRRE & EDITH

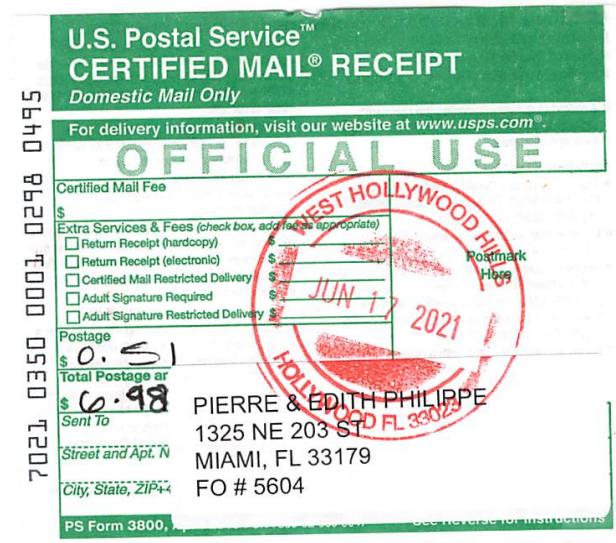
1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.51
Total Postage and Fe
$ 6.96
Sent To
Street and Apt. No., o
City, State, ZIP+4®
WEST HOLLYWOOD HILLS
Postmark Here
JUL 21 2021
PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
FO # 5604
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 6634


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.51
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
WEST HOLLYWOOD HILLS
Postmark Here
JUL 21 2021
PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604
7021 0350 0001 0297 6627


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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. N
City, State, ZIP+4
WEST HOLLYWOOD HILLS
Postmark Here
JUN 17 2021
HOLLYWOOD FL 33023
PIERRE & EDITH PHILIPPE
1325 NE 203 ST
MIAMI, FL 33179
FO # 5604
7021 0350 0001 0298 0495


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Total Postage an
$ 6.98
Sent To
Street and Apt. N
City, State, ZIP+4
WEST HOLLYWOOD HILLS
Postmark Here
JUN 17 2021
PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604
7021 0350 0001 0298 0501


U.S. Postal Service™
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Total Postage and
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4®
WEST HOLLYWOOD HILLS
Postmark Here
JUN 30 2021
HOLLYWOOD FL 33023
PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
NOH # 5604
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 7457


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$0.51
Total Postage
$6.96
Sent To
Street and Apt
City, State, ZI
WEST HOLLYWOOD HILLS
Postmark Here
JUN 30 2021
PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 7464

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phillipe + Edith Pierre
1325 NE 203 St
Miami FL 33179

9590 9402 6610 1028 7096 00

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5415

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Covid-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Contactless
C. Date of Delivery 5-1-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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7021 0350 0001 0297 5415

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Postmark Here
USPS HILLCREST STATION HOLLYWOOD FL MAY 10 2021

5004 NOH

Sent To
Phillipe + Edith Pierre
Street and Apt. No., or PO Box No.
1325 NE 203 St
City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5033

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
HILLCREST POSTAL STATION HOLLYWOOD FL MAY 03 2021

NOH #5004

Sent To
Phillipe + Edith Pierre
Street and Apt. No., or PO Box No.
1325 NE 203 St
City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5095

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
MAY 03 2021

NOH #5004

Sent To
Current tenant
Street and Apt. No., or PO Box No.
5501 SW 33 St # 2
City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5101

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

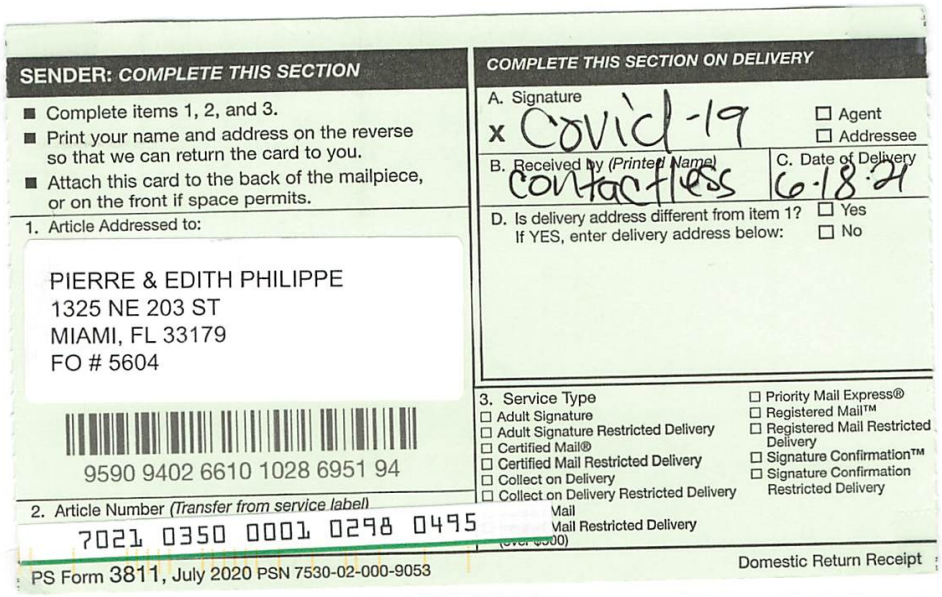
Total Postage and Fees
$ 7.47

Postmark Here
HILLCREST POSTAL STATION HOLLYWOOD FL MAY 03 2021

NOH #5004

Sent To
Current tenant
Street and Apt. No., or PO Box No.
5501 SW 33 St # 1
City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIERRE & EDITH PHILIPPE
1325 NE 203 ST
MIAMI, FL 33179
FO # 5604

9590 9402 6610 1028 6951 94

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0495

COMPLETE THIS SECTION ON DELIVERY

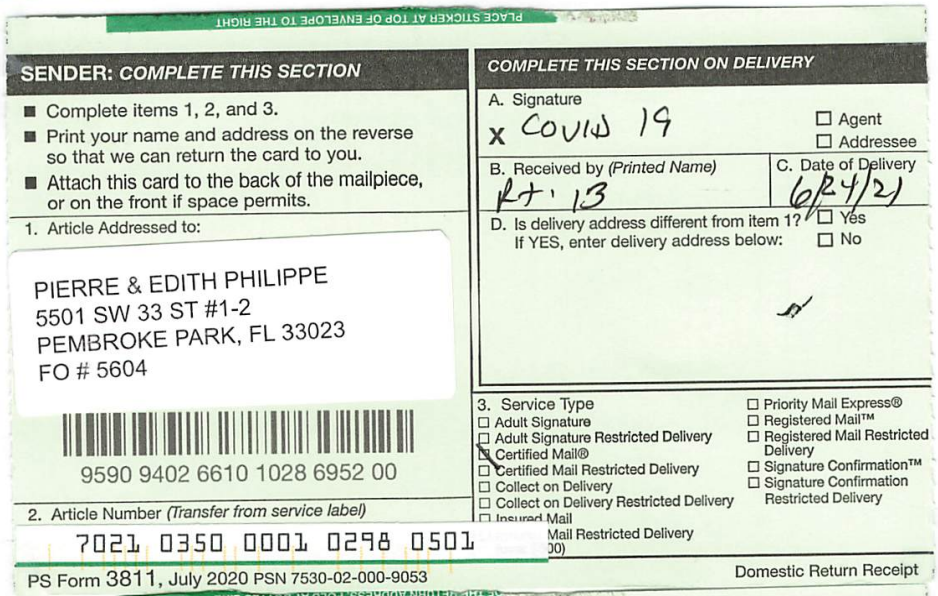
A. Signature
x Covid-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Contactless C. Date of Delivery 6-18-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

9590 9402 6610 1028 6952 00

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0501

COMPLETE THIS SECTION ON DELIVERY

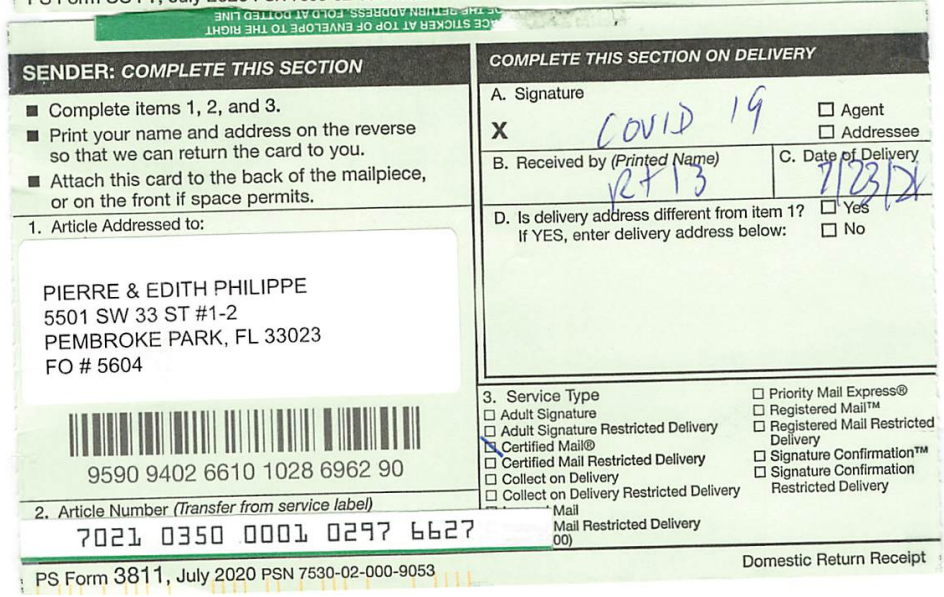
A. Signature
x COVID 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RT 13 C. Date of Delivery 6/24/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
FOLD AT DOTTED LINE
RETURN RECEIPT REQUESTED

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

9590 9402 6610 1028 6962 90

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6627

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x COVID 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RT 13 C. Date of Delivery 7/23/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5101

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5095

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Insured Mail Restricted Delivery
(over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

9590 9402 6610 1028 6961 77

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7464

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Cov19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Phillipe C. Date of Delivery 7/2

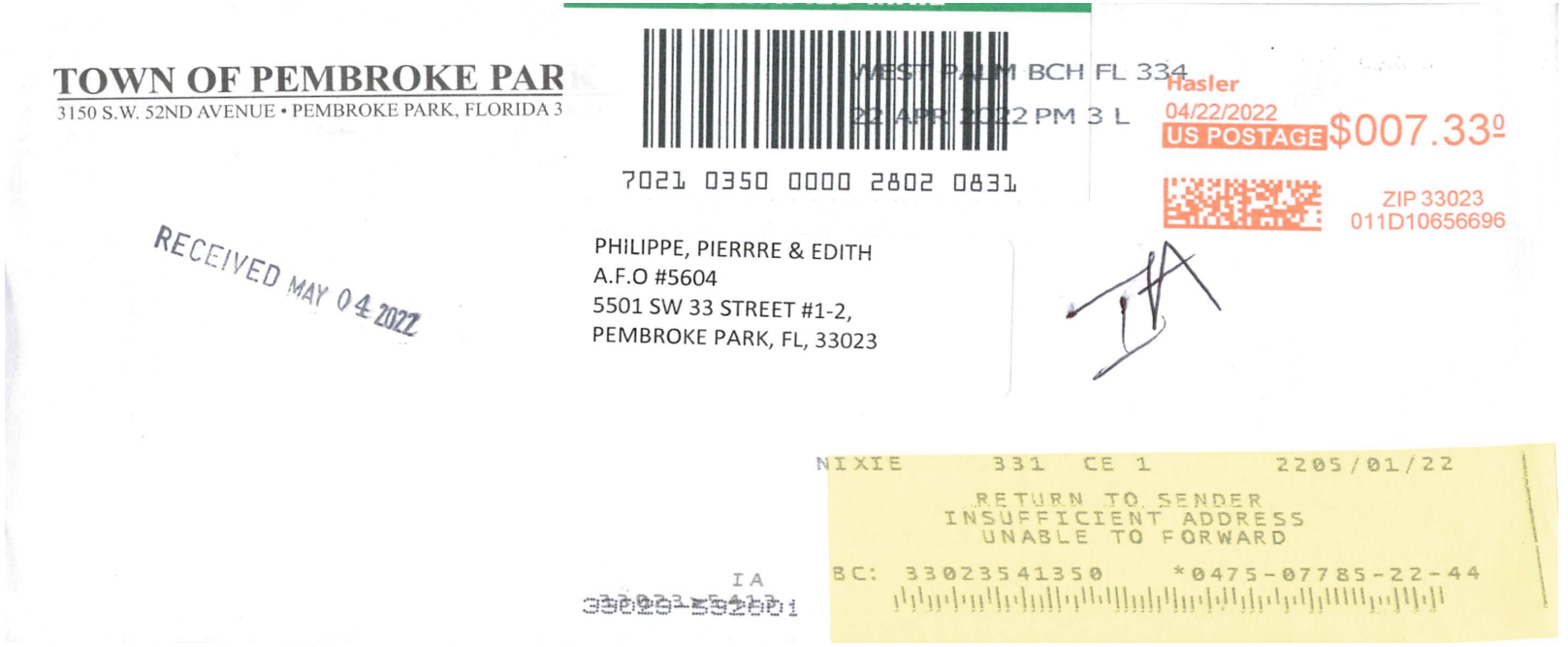
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

Domestic Return Receipt



TOWN OF PEMBROKE PAR
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 3

WEST PALM BCH FL 334
22 APR 2022 PM 3 L

7021 0350 0000 2802 0831

Hasler
04/22/2022
US POSTAGE $007.33⁰

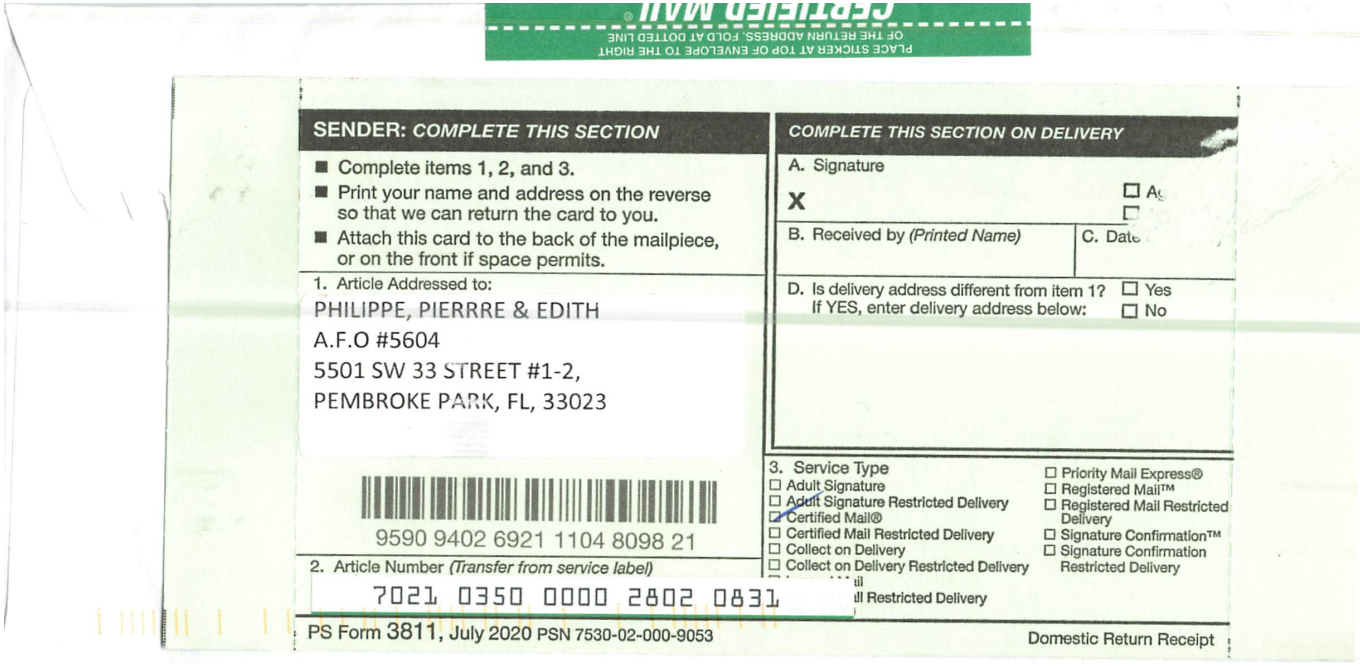
ZIP 33023
011D10656696

RECEIVED MAY 04 2022

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
5501 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

NIXIE 331 CE 1 2205/01/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *0475-07785-22-44

IA
33023-54135



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHILIPPE, PIERRRE & EDITH
A.F.O #5604
5501 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8098 21

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0831

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by *(Printed Name)*

C. Date

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 6627

Hasler
07/21/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

PIERRE & EDITH PHILIPPE
5501 SW 33 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5604

RECEIVED AUG 0 2 2021

NIXIE 331 FE 1 0007/30/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0506-04474-21-47

9400921687210330

33023>5413

Case Overview

Property/Incident Information

Owner	Address	Site Address
THOMPSON,MARSHA	5443 SW 41 ST PEMBROKE PARK, FL 33023	5443 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270140

Legal Description

Case Status Closed **Case #** 5635

Notes

1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. A/c was installed in 2005 (verified 4.7.2021)
4. Slab was installed in 2005 with a/c unit.
5. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
10/28/2022		Affidavit of Compliance	Regular Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/28/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/28/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	10/28/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/28/2022	$11,250.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,350.00**

Payments

Date	Payment Type Name	Amount
12/20/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$11,250.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: January 18, 2023
INVOICE # 430
FOR:

Case # 5635
THOMPSON, MARSHA
5443 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

THOMPSON, MARSHA
5443 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-105; 5-17 and 5-87		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
225	Day(s) of Per Diem from (03/17/22-10/28/2022)	$ 50.00	$ 11,250.00
		Balance	$ 11,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, November 1, 2022 12:01 PM
To: thompsonmarsha@yahoo.com
Subject: Case 5635
Attachments: MITIGATION REQUEST FORM.pdf

Good morning Ms. Thompson,

Per our discussion, there's an outstanding fine of $11,450.00. To request a mitigation of the fines, please complete and return the attached form.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

THOMPSON, MARSHA CASE NO. 5635

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: THOMPSON, MARSHA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5443 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: THOMPSON, MARSHA AT 09:28 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

1/18/23

AFFIANT

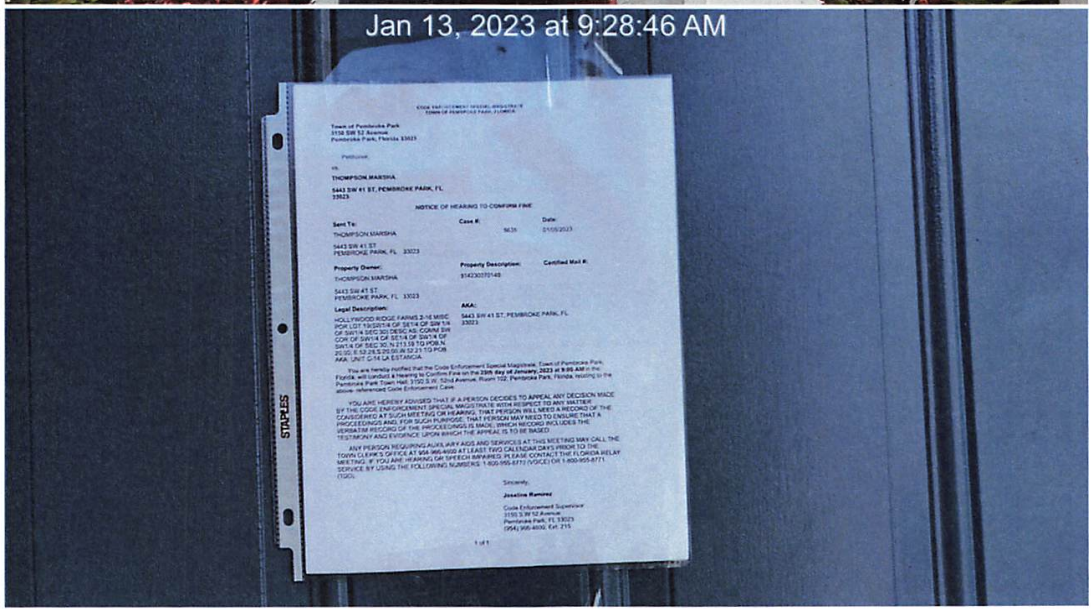
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230087
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 9:28:53 AM
5443


Jan 13, 2023 at 9:28:46 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
THOMPSON,MARSHA
5443 SW 41 ST, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
THOMPSON,MARSHA
5443 SW 41 ST
PEMBROKE PARK, FL 33023
Property Owner:
Property Description:
Certified Mail #:
THOMPSON,MARSHA
Legal Description:
AKA:
5443 SW 41 ST, PEMBROKE PARK, FL
33023
Sincerely,
Josaline Ramos
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600 Ext: 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MARSHA THOMPSON Respondent(s)	)	Case No.: 5635

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5443 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MARSHA THOMPSON, 5443 SW 41 ST, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 27 0140

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 120 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $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 17TH day of November 2021.

TOWN OF PEMBROKE PARK

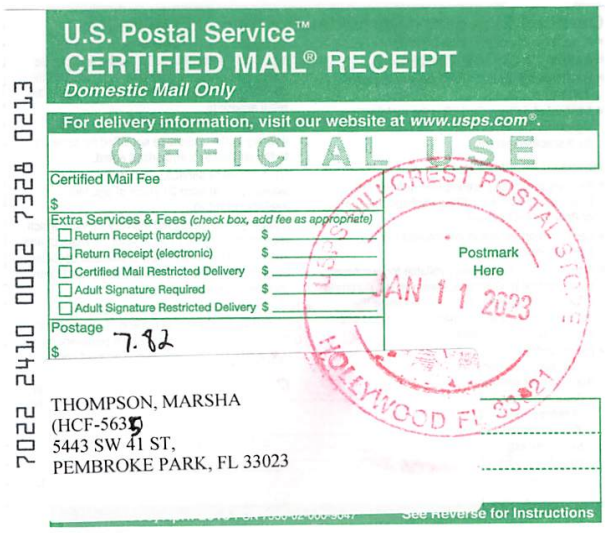
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here
JAN 11 2023
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

THOMPSON, MARSHA
(HCF-563[illegible]
5443 SW 41 ST,
PEMBROKE PARK, FL 33023

See Reverse for Instructions

7022 2410 0002 7328 0213

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: THOMPSON, MARSHA
5443 SW 41 ST PEMBROKE PARK, FL 33023

RE: CASE NO. 5635

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

THOMPSON,MARSHA

5443 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
THOMPSON,MARSHA	5635	01/05/2023
5443 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
THOMPSON,MARSHA	514230270140	
5443 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA	5443 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

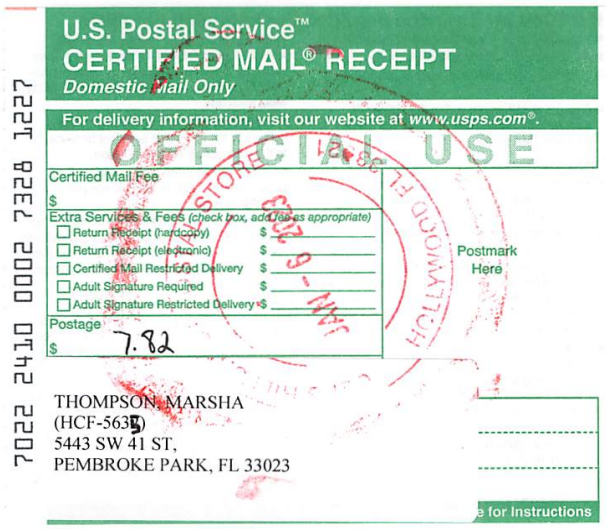
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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- ☐ Adult Signature Restricted Delivery $

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THOMPSON, MARSHA
(HCF-5635)
5443 SW 41 ST,
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 1227

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

THOMPSON,MARSHA

5443 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
THOMPSON,MARSHA 5443 SW 41 ST PEMBROKE PARK, FL 33023	5635	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
THOMPSON,MARSHA 5443 SW 41 ST PEMBROKE PARK, FL 33023	514230270140	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA	5443 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5443 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0140
Property Owner	THOMPSON, MARSHA	Millage	0613
Mailing Address	5443 SW 41 ST PEMBROKE PARK FL 33023	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$9,410	$194,660	$204,070	$70,940	
2022	$9,410	$194,660	$204,070	$70,940	$656.56
2021	$9,410	$178,000	$187,410	$68,880	$659.62

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$204,070	$204,070	$204,070	$204,070
Portability	0	0	0	0
Assessed/SOH 12	$70,940	$70,940	$70,940	$70,940
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$20,940	0	$20,940	$20,940
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$45,940	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
1/19/2012	DRR-T		48456 / 505
12/1/2011	WD-Q	$70,000	48368 / 1125
6/30/2006	SWD	$245,000	42395 / 1462
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,045	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Marsha Thompson
5443 SW 41st Street
Pembroke Park, FL 33023

Site Address:

5443 SW 41 ST, PEMBROKE PARK, FL 33023

Date 12/20/2021 11:04:33 AM
Invoice # 24317
For Code Enforcement Case# 5635

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	3/17/2022		$50.00	0	$0.00
Admin Fixed	12/17/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
12/20/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

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Total Postage and
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City, State, ZIP+4

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OCT 22 2021
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MARSHA THOMPSON
5443 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7446



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MARSHA THOMPSON
5443 SW 41 ST
PEMBROKE PARK, FL 33023
FO # 5635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7859

NOV #5635

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE $(



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Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5443 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0140
Property Owner	THOMPSON, MARSHA	Millage	0613
Mailing Address	5443 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA		

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$9,410	$178,000	$187,410	$68,880	
2021	$9,410	$178,000	$187,410	$68,880	
2020	$9,410	$143,900	$153,310	$67,930	$656.20

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$187,410	$187,410	$187,410	$187,410
Portability	0	0	0	0
Assessed/SOH 12	$68,880	$68,880	$68,880	$68,880
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$18,880	0	$18,880	$18,880
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$43,880	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
1/19/2012	DRR-T		48456 / 505
12/1/2011	WD-Q	$70,000	48368 / 1125
6/30/2006	SWD	$245,000	42395 / 1462
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,045	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARSHA THOMPSON) CASE NO. 5635

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARSHA THOMPSON

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS: 5443 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARSHA THOMPSON

AT **12:56** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(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 _____day of _____, 2021, by Teressamalcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

Property Owner:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270140

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB
AKA: UNIT C-14 LA ESTANCIA

11/04/2021 00:56

AKA:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

Property Owner:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270140

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB
AKA: UNIT C-14 LA ESTANCIA

AKA:

5443 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. A/c was installed in 2005 (verified 4.7.2021)
4. Slab was installed in 2005 with a/c unit.
5. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

Date:

03/18/2021

Property Owner:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270140

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA

AKA:

5443 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. New a/c installed without a permit. Obtain permit with plans and inspections.
4. New slab installed without a permit. Obtain permit with plans and inspections.
5. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

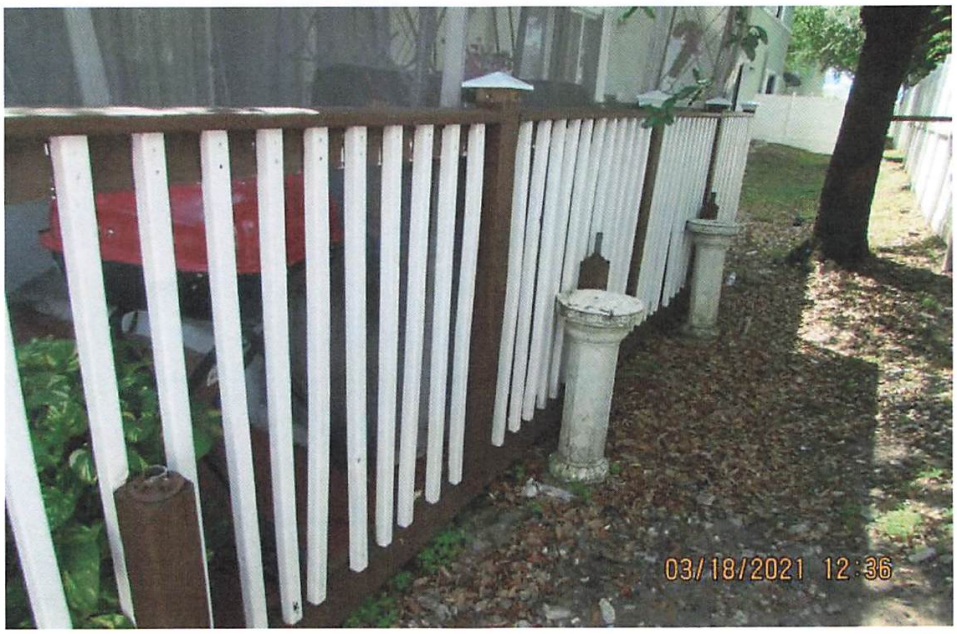
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


5443
03/18/2021 12:35


03/18/2021 12:39


03/18/2021 12:39


03/18/2021 12:36


03/18/2021 12:36

5493 SW 41st
5635






04/07/2021 11:46


XR 12
VOLTS 208/230
PH 1
HZ 60
18.0
AMPS
USA
CANADA
30
30
30
30
HCFC – 22 4 LBS. 04 OZ. OR 1.93 kg(SI)
065A BAYFCCV REQUIRED INDOORS FOR RATED PERFORMANCE
TRANE, A BUSINESS OF AMERICAN STANDARD
TYLER, TX 75707
ASSEMBLED IN USA
LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER
OUTDOOR USE
COMPR. MOT. 13.5 RLA
O.D. MOT. .90 FLA
M.E.A. NO. 208 – 02 – E
DESIGN PSI – HIGH 300 LOW 300
208/230 V 73 LRA
200/230 V 1/8 HP
F. ID. A02
ENERGY STAR
CERTIFICATION APPLIES ONLY WHEN THE COMPLETE SYSTEM IS LISTED WITH ARI
04/07/2021 11:47


04/07/2021 11:47


04/07/2021 11:47


04/07/2021 11:47

Invoice

Date Invoice:	11/16/2011	Order #:	A-26544
Date Ordered:	11/16/2011	Client File #:	2011-147
Date Completed:	11/21/2011		

Client: TITLE QUEST INVESTMENTS, INC.
3350 SW 148TH AVE SUITE 110
MIRAMAR, FL 33027
Phone: (954) 437-3540
Fax:

Property Address

5443 S.W. 41 STREET
PEMBROKE PARK, FLORIDA 33023

Seller: MARLON D. JOHN AND AILIN POPA

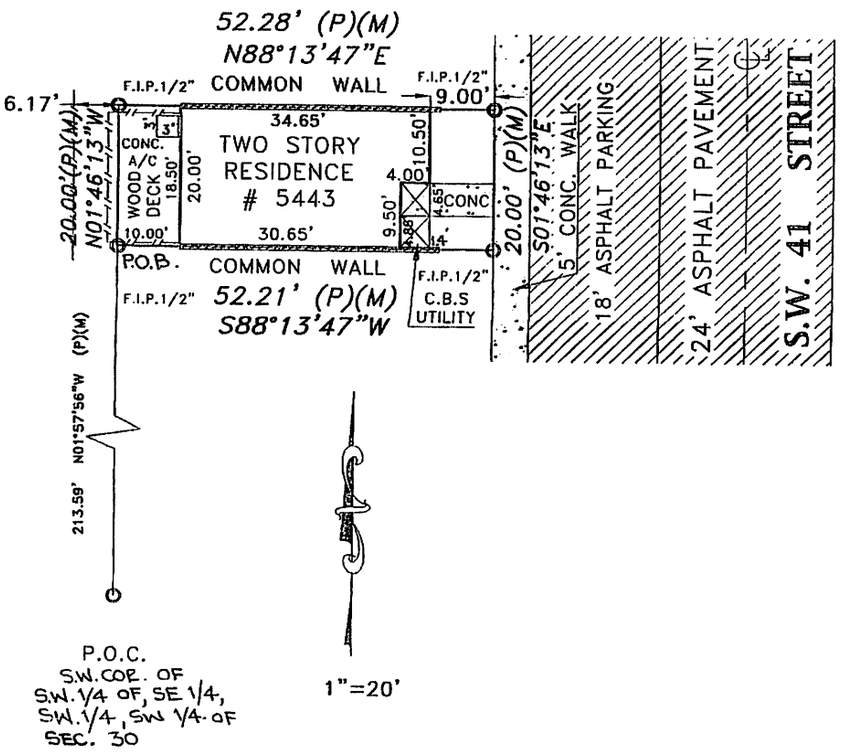
Buyer: MARSHA THOMPSON

Service Billed	
Mortgage Survey	$325.00
Elevation Certification	$0.00
Miscellaneous1	$0.00
Miscellaneous2	$0.00
Amount Paid	$0.00
Amount Due	$325.00

Make check payable to:

M.E. Land Services, Inc.
10665 SW 190TH STREET, SUITE 3110
MIAMI, FL 33157
Tel.: (305) 740-3319
Fax: (305) 669-3190

Printed On: 11/18/2011 3:12 PM



Property Address:
5443 S.W. 41 STREET
PEMBROKE PARK, FL 33023

Notes:
FENCES ENCROACH ALONG REAR LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES

SIGNED _____ FOR THE FIRM

MIGUEL ESPINOSA
STATE OF FLORIDA
P.S.M. NO. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463

Accepted By: _____

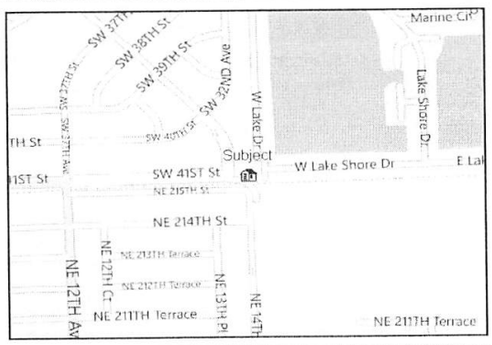
Survey: A-26544

Surveyor's Legend

PROPERTY LINE							
STRUCTURE		FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
CONC. BLOCK WALL				△	CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
CHAIN-LINK FENCE OR WIRE FENCE		LB#	LICENSE # - BUSINESS	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
WOOD FENCE		LS#	LICENSE # - SURVEYOR	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
IRON FENCE		CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
EASEMENT		SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
CENTER LINE		▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
WOOD DECK		■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
CONCRETE			BENCHMARK	N&D	NAIL & DISK	SCR.	SCREEN
ASPHALT		ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
BRICK / TILE		P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
WATER		P.C.	POINT OF CURVATURE	Ⓦ	WELL	N.T.S.	NOT TO SCALE
APPROXIMATE EDGE OF WATER		P.R.M.	PERMANENT REFERENCE MONUMENT		FIRE HYDRANT	F.F.	FINNISHED FLOOR
COVERED AREA		P.C.C.	POINT OF COMPOUND CURVATURE	Ⓜ M.H.	MANHOLE	T.O.B.	TOP OF BANK
TREE		P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
POWER POLE		P.O.B.	POINT OF BEGINNING	TX	TRANSFORMER	E.O.P	EDGE OF PAVEMENT
CATCH BASIN		P.O.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
C.U.E.	COUNTY UTILITY EASEMENT	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	M	FIELD MEASURED	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
U.E.	UTILITY EASEMENT	P	PLATTED MEASUREMENT	CONC.	CONCRETE SLAB	℄	CENTER LINE
		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

5443 S.W. 41 STREET
PEMBROKE PARK, FL 33023

LOCATION MAP



NOT TO SCALE

Community Number:	120222
Panel Number:	12011C0318F
Suffix:	F
Date of Firm Index:	8/18/1992
Flood Zone:	X
Base Flood Elevation:	N/A
Date of Field Work:	11/17/2011
Date of Completion:	11/18/2011

General Notes:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
2. This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
4. Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
5. Wall ties are done to the face of the wall.
6. Fence ownership is not determined.
7. Bearings referenced to line noted B.R.
8. Dimensions shown are platted and measured unless otherwise shown.
9. No identification found on property corners unless noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
12. Elevations if shown are based upon NGVD 1929 unless otherwise noted.
13. This is a BOUNDARY SURVEY unless otherwise noted.
14. This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

Certified To: MARSHA THOMPSON, TITLE QUEST INVESTMENTS, INC., COMMONWEALTH LAND TITLE INSURANCE COMPANY, BRANCH BANKING AND TRUST COMPANY, . Its'successors and/or assigns as their interest may appear.

Legal Description: Please see the last page.

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"
Select a color printer, if available, or at least one with 8.5" x 14" paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None."
Do not check the "AutoRotate and Center" button.
Check the "Choose Paper size by PDF"checkbox.
Click OK to Print.

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463

Survey: A-26544

Legal Description:

LOT C-14, LA ESTANCIA TOWNHOMES, AS MORE PARTICULARLY DESCRIBED WITHIN

LA ESTANCIA TOWNHOMES, UNIT C-L4

A PORTION OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST1/4) OF SAID SECTION 30; THENCE NORTH 01°57'56" WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF THE SOUTHWEST ONE-QUARTER (SOUTHWEST 1/4) OF SAID SECTION 30 FOR A DISTANCE OF 213.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°46'13" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 88°13'47" EAST FOR A DISTANCE OF 52.28 FEET; THENCE SOUTH 01°46'13" EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°13'47" WEST FOR A DISTANCE OF 52.21 FEET TO THE POINT OF BEGINNING.

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"
Select a color printer, if available, or at least one with 8.5" x 14" paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None."
Do not check the "AutoRotate and Center" button.
Check the "Choose Paper size by PDF"checkbox.
Click OK to Print.

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463

Case Overview

Property/Incident Information

Owner	Address	Site Address
INVERSIONES SORRENTO INC	5433 SW 41 ST PEMBROKE PARK, FL 33009	5433 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270090

Legal Description

Case Status Open **Case #** 5644 **Date Next Inspection** 1/25/2023

Notes

1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 1/13/23 Certified Mail 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$37,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$37,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$37,200.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: January 18, 2023
INVOICE # 430
FOR:

Case # 5644
INVERSIONES SORRENTO INC
5433 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

INVERSIONES SORRENTO
INC
5433 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 5-103 (j)(h); 5-105; 5-17 and 5-87		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
374	Day(s) of Per Diem from (01/16/22-01/25/2023)	$ 100.00	$ 37,400.00
3			
		Balance	$ 37,500.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INVERSIONES SORRENTO INC		CASE NO. 5644
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: INVERSIONES SORRENTO INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5433 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INVERSIONES SORRENTO INC AT 09:30 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

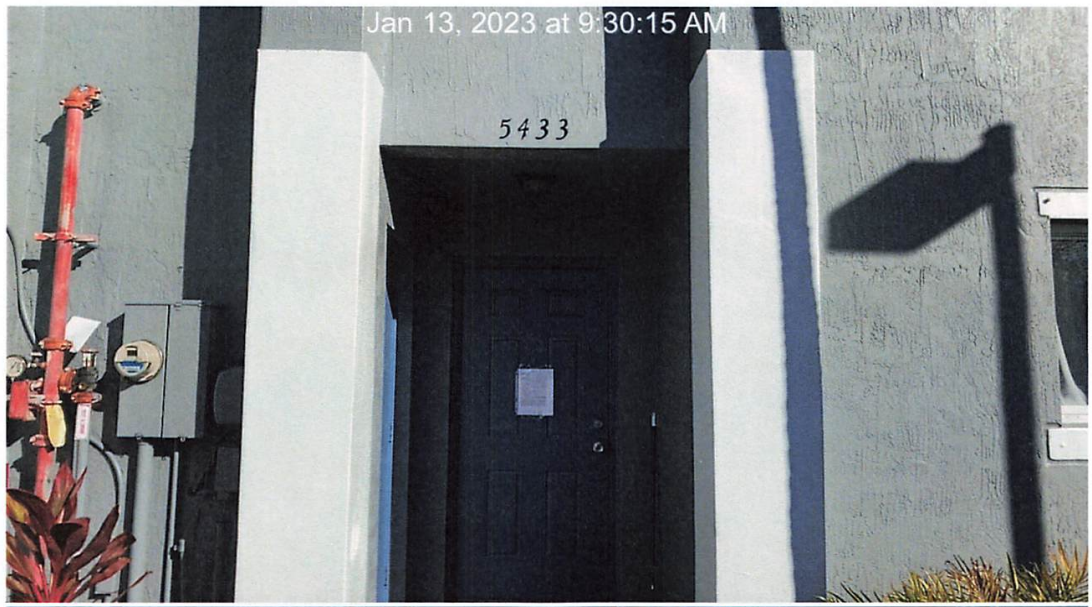
1/18/23
AFFIANT

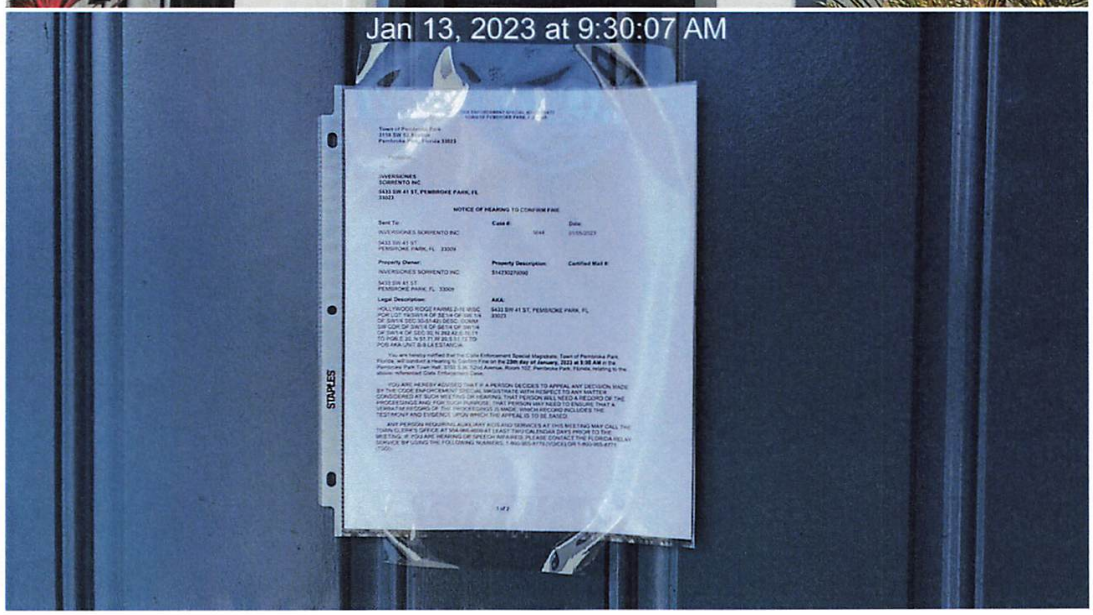
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 9:30:15 AM
5433


Jan 13, 2023 at 9:30:07 AM
STAPLES
NOTICE OF HEARING TO CONFIRM FINE

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: INVERSIONES SORRENTO INC
5433 SW 41 ST PEMBROKE PARK, FL 33009

RE: CASE NO. 5644

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

WEDNSDAY, JANUARY 25, 2023 AT 9:00 A.M.

If you have any questions, please call the undersigned at 954-966-4600, ext. 213.

Respectfully,

ERIK RICHWAGEN
Code Enforcement Department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INVERSIONES
SORRENTO INC

5433 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INVERSIONES SORRENTO INC	5644	01/05/2023
5433 SW 41 ST PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
INVERSIONES SORRENTO INC	514230270090	
5433 SW 41 ST PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA	5433 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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NIZA MANAGEMENT LLC
(HCF-5644)
7828 SW 103rd PL
MIAMI, FL 33173
for Instructions
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(HCF-5644)
333 PALM ST #3
HOLLYWOOD FL 33019
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(HCF-5644)
5433 SW 41 ST,
PEMBROKE PARK, FL 33023
for Instructions
7022 2410 0002 7328 0220



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7022 2410 0002 7328 1258
NIZA MANAGEMENT LLC
(HCF-5644)
7828 SW 103rd PL
MIAMI, FL 33173
for Instructions



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7022 2410 0002 7328 1241
INVERSIONES SORRENTO INC
(HCF-5644)
333 PALM ST #3
HOLLYWOOD FL 33019
for Instructions



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7022 2410 0002 7328 1234
INVERSIONES SORRENTO INC
(HCF-5644)
5433 SW 41 ST,
PEMBROKE PARK, FL 33023
for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INVERSIONES
SORRENTO INC

5433 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INVERSIONES SORRENTO INC	5644	01/05/2023
333 PALM ST #3 HOLLYWOOD, FL 33019		

Property Owner:	**Property Description:**	**Certified Mail #:**
INVERSIONES SORRENTO INC	514230270090	
333 PALM ST #3 HOLLYWOOD, FL 33019		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA	5433 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5433 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0090
Property Owner	INVERSIONES SORRENTO INC	Millage	0613
Mailing Address	333 PALM ST #3 HOLLYWOOD FL 33019	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$9,310	$193,940	$203,250	$202,950	
2022	$9,310	$193,940	$203,250	$184,500	$4,011.80
2021	$9,310	$177,280	$186,590	$167,730	$3,728.86

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,250	$203,250	$203,250	$203,250
Portability	0	0	0	0
Assessed/SOH	$202,950	$203,250	$202,950	$202,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$202,950	$203,250	$202,950	$202,950

Sales History

Date	Type	Price	Book/Page or CIN
3/22/2016	SWD-Q	$123,000	113600983
12/9/2015	SWD-D	$97,500	113399700
10/2/2015	SWD-D	$93,000	113391844
12/18/2014	CET-D	$75,000	112752797
11/28/2012	CET-T	$100	49364 / 925

Land Calculations

Price	Factor	Type
$9.00	1,034	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
INVERSIONES SORRENTO, INC

Filing Information

Document Number	P16000001354
FEI/EIN Number	81-1030341
Date Filed	01/04/2016
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/14/2018
Event Effective Date	NONE

Principal Address

7828 SW 103rd PL
MIAMI, FL 33173

Changed: 01/03/2023

Mailing Address

7828 SW 103rd PL
MIAMI, FL 33173

Changed: 01/03/2023

Registered Agent Name & Address

NIZA MANAGEMENT LLC
7828 SW 103rd PL
MIAMI, FL 33173

Name Changed: 01/03/2023

Address Changed: 01/03/2023

Officer/Director Detail

Name & Address

Title P

FERRUELO, LAURA R

3000 S OCEAN DRIVE
UNIT # 404
HOLLWYOOD, FL 33019

Title V

FARINA, ARMANDO E
3000 S OCEAN DRIVE
UNIT # 404
HOLLYWOOD, FL 33019

Title Officer

MANFREDINI, MARIA
7828 SW 103rd PL
MIAMI, FL 33173

Title DIRECTOR

FARINA, AARON NINO
3000 S OCEAN DRIVE
UNIT # 404
HOLLYWOOD, FL 33019

Title Director

FARINA, AXEL ARMANDO
3000 S OCEAN DRIVE
UNIT # 404
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2021	02/13/2021
2022	01/05/2022
2023	01/03/2023

Document Images

01/03/2023 -- ANNUAL REPORT	View image in PDF format
01/05/2022 -- ANNUAL REPORT	View image in PDF format
02/13/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- Amendment	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/23/2017 -- ANNUAL REPORT	View image in PDF format
01/04/2016 -- Domestic Profit	View image in PDF format



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1. Article Addressed to:

INVERSIONES SORRENTO INC
333 PALM ST #3
HOLLYWOOD, FL 33019
FO # 5644

9590 9402 6379 0303 8492 11

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7828

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X ☐ Agent ☐ Addressee

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11/22/21

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☐ Collect on Delivery Restricted Delivery
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(over $500)
☐ Priority Mail Express®
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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INVERSIONES SORRENTO INC
5433 SW 41 ST
PEMBROKE PARK, FL 33023
FO # 5644

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INVERSIONES SORRENTO INC Respondent(s)	Case No.: 5644

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5433 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INVERSIONES SORRENTO INC, 333 PALM ST #3 HOLLYWOOD FL 33019

FOLIO NO.: 5142 30 27 0090

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(h)(j); 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(h)(j); 5-105; 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK

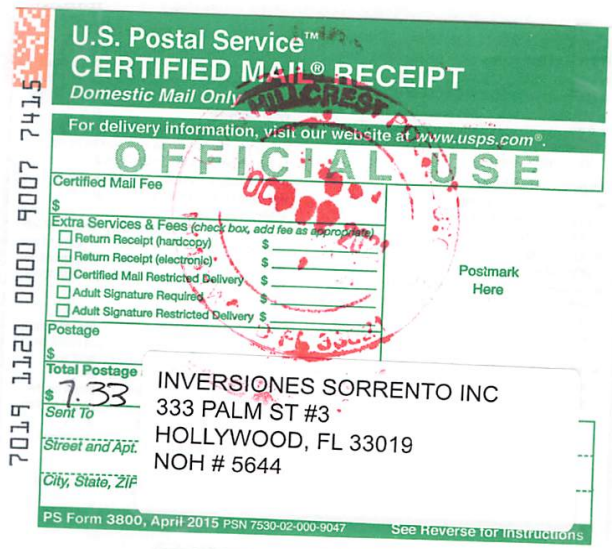
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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City, State, ZIP

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333 PALM ST #3
HOLLYWOOD, FL 33019
NOH # 5644

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NOH # 5644

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333 PALM ST #3
HOLLYWOOD, FL 33019
NOH # 5644

9590 9402 6379 0303 8482 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7415

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☐ Addressee

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- ☐ Certified Mail Restricted Delivery
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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FO # 5644

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NOV #5649

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03/22/2021
US POSTAGE $C

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current tenant
5433 SW 41 St
Pembroke Park
FL 33023

NOV #5644

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE $C

01

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644



Detail by Entity Name

Florida Profit Corporation
INVERSIONES SORRENTO, INC

Filing Information

Document Number	P16000001354
FEI/EIN Number	81-1030341
Date Filed	01/04/2016
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/14/2018
Event Effective Date	NONE

Principal Address

11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Changed: 02/13/2021

Mailing Address

POST OFFICE BOX 832554
MIAMI, FL 33283

Changed: 05/14/2018

Registered Agent Name & Address

GARCIA GARCIA, BETTY V
11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Name Changed: 05/14/2018

Address Changed: 02/13/2021

Officer/Director Detail

Name & Address

Title P

FERRUELO, LAURA R

DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title V

FARINA, ARMANDO E
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title Officer

GARCIA GARCIA, BETTY V
11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Title DIRECTOR

FARINA, AARON NINO
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title Director

FARINA, AXEL ARMANDO
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	02/13/2021

Document Images

02/13/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- Amendment	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/23/2017 -- ANNUAL REPORT	View image in PDF format
01/04/2016 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5433 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0090
Property Owner	INVERSIONES SORRENTO INC	Millage	0613
Mailing Address	333 PALM ST #3 HOLLYWOOD FL 33019	Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

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* 2022 values are considered "working values" and are subject to change.

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2021	$9,310	$177,280	$186,590	$167,730	
2020	$9,310	$143,180	$152,490	$152,490	$3,291.02

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,590	$186,590	$186,590	$186,590
Portability	0	0	0	0
Assessed/SOH	$184,500	$186,590	$184,500	$184,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$184,500	$186,590	$184,500	$184,500

Sales History

Date	Type	Price	Book/Page or CIN
3/22/2016	SWD-Q	$123,000	113600983
12/9/2015	SWD-D	$97,500	113399700
10/2/2015	SWD-D	$93,000	113391844
12/18/2014	CET-D	$75,000	112752797
11/28/2012	CET-T	$100	49364 / 925

Land Calculations

Price	Factor	Type
$9.00	1,034	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INVERSIONES SORRENTO INC) CASE NO. 5644

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INVERSIONES SORRENTO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5433 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: INVERSIONES SORRENTO INC AT **12:57** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644

Property Owner:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Certified Mail #:

Property Description:

514230270090

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

11/04/2021 00:57

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644

Property Owner:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Certified Mail #:

Property Description:

514230270090

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

AKA:

5433 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
INVERSIONES SORRENTO INC 333 PALM ST #3 HOLLYWOOD, FL 33019	5644	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
INVERSIONES SORRENTO INC 333 PALM ST #3 HOLLYWOOD, FL 33019	514230270090	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA	5433 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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Notes/Means of Correction:

1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

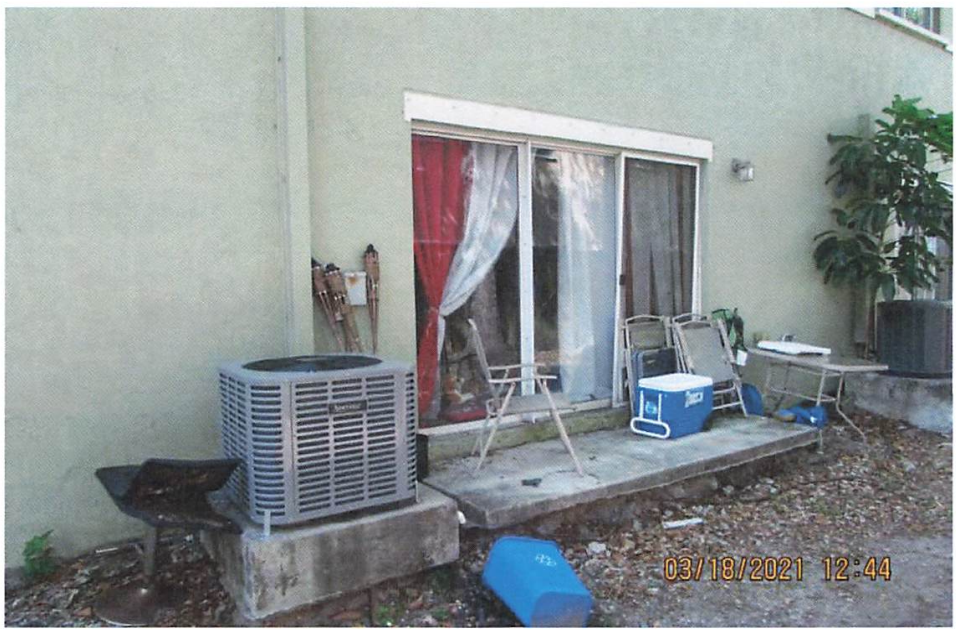
Teresa Malcolm
Code Enforcement Officer


03/18/2021 12:41


03/18/2021 12:46


03/18/2021 12:45


03/18/2021 12:45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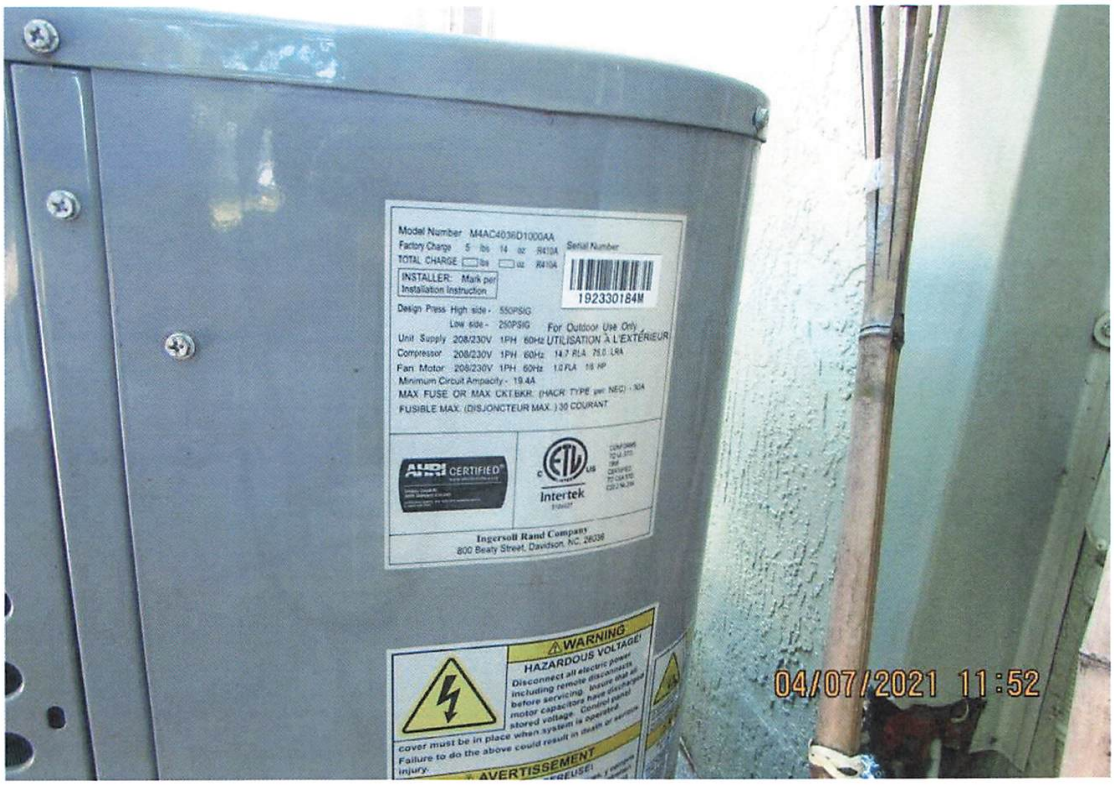
#5049 5433 SW 41 St





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: 6642

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b)(c)(h)(i)(j)(k)(l)(m), 5-104, 5-105, 5-17, 11-43(d), 11-87, 12-41, 12-43, 12-46, 12-48, 12-61, 13-2, 13-3, 13-4, 13-6, 4-1, 4-13, 4-14(a)(b), 4-15, 4-17, 4-6, 4-7, 4-8, 9-43(3) and 9-43(4) . The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b)(c)(h)(i)(j)(k)(l)(m), 5-17, 11-43(d), 11-87, 12-41, 12-43, 12-46, 12-48, 12-61, 13-2, 13-3, 13-4, 13-6, 4-1, 4-13, 4-14(a)(b), 4-15, 4-17, 4-6, 4-7, 4-8, 9-43(3) and 9-43(4) **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022.

5-105 **WITHIN** 30 **DAYS OF THE NOTICE OF VIOLATION** issued on January 26, 2022, If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A separate fine of 250.00 per day shall be assessed for each of the bellow listed violations (List of violations) 5-103(b)(c)(h)(i)(j)(k)(l)(m), 5-17, 11-43(d), 11-87, 12-41, 12-43, 12-46, 12-48, 12-61, 13-2, 13-3, 13-4, 13-6, 4-1, 4-13, 4-14(a)(b), 4-15, 4-17, 4-6, 4-7, 4-8, 9-43(3) and 9-43(4)

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LAKESHORE MOBILE HOME PARK LLC		CASE NO. 6642
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC

TYPE OF PROCESS: NOTICE OF HEARING TO DISMISS

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 10:28 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

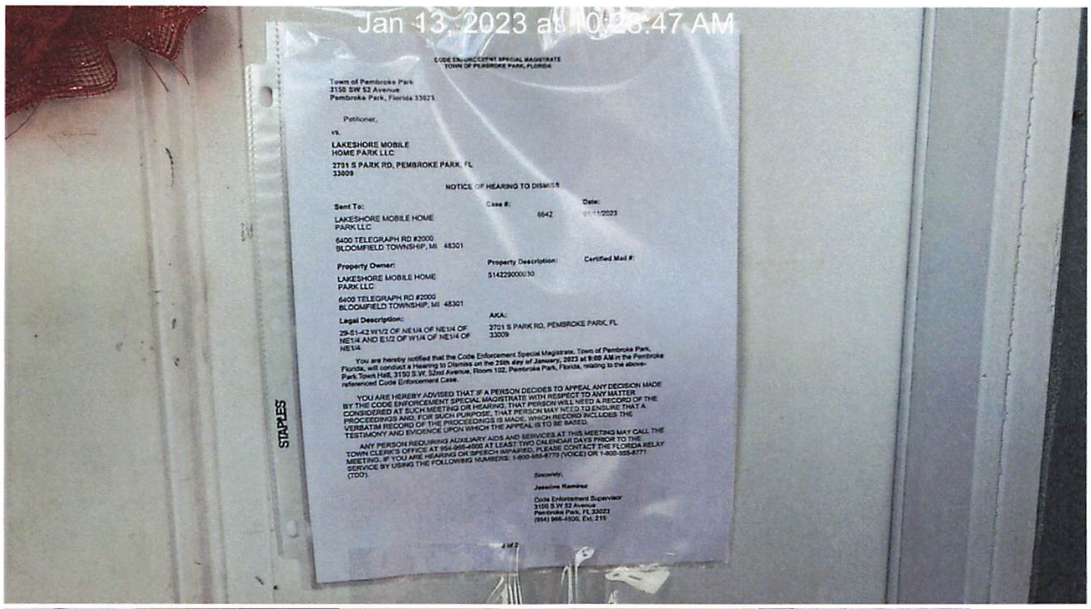
AFFIANT

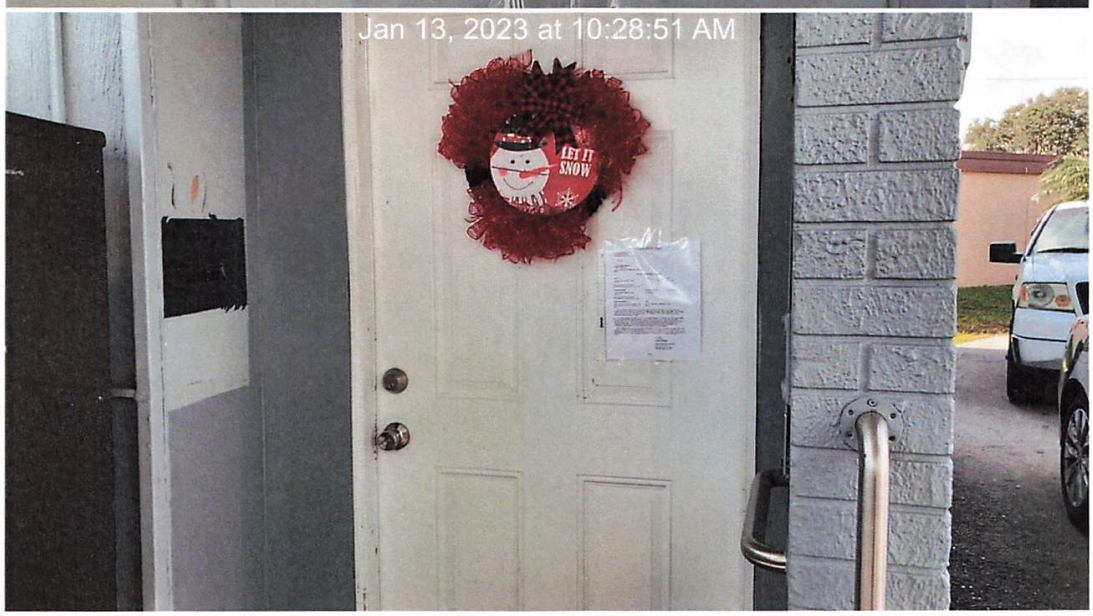
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jan 13, 2023 at 10:28:47 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
LAKESHORE MOBILE
HOME PARK LLC
2731 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO DISMISS
Sent To:
Case #:
6642
Date:
LAKESHORE MOBILE HOME
PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301
Property Owner:
Property Description:
Certified Mail #:
LAKESHORE MOBILE HOME
PARK LLC
514229000030
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301
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
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Dismiss on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-364-4000 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,
Jessime Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 2
STAPLES


Jan 13, 2023 at 10:28:51 AM
LET IT SNOW

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO DISMISS

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	6642	01/11/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town Attorney

From: Brian J. Sherman <BSherman@gorencherof.com>
Sent: Friday, June 10, 2022 12:15 PM
To: Town Attorney
Cc: Michael D. Cirullo, Jr.
Subject: FW: Lakeshore Mobile Home Park
Attachments: 108 David Dr Final Order.pdf; Owner 108 David Dr.pdf

Melissa:

Good afternoon. Attached, please see the attached Special Magistrate Orders identified by Lakeview they claim the mobile home owner is the appropriate party. Additionally, I will agree to their request for an extension to file the initial brief unless you have an objection.

Let's follow up next week after your discussion with the Town Manager and please enjoy the weekend.

Brian J. Sherman

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500 x 5026 | (561) 276-9400 x 5026 | Fax: (954) 771-4923
Email: BSherman@gorencherof.com | www.GorenCherof.com

FRAUD ALERT – WE DO NOT ACCEPT OR REQUEST CHANGES TO WIRING INSTRUCTIONS VIA EMAIL OR FAX. ALWAYS CALL OUR OFFICE TO VERIFY.

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From: Heidi Mehaffey [mailto:heidi@hartsell-law.com]
Sent: Friday, June 10, 2022 12:06 PM
To: Brian J. Sherman

Town Attorney

From: Brian J. Sherman <BSherman@gorencherof.com>
Sent: Wednesday, June 8, 2022 3:33 PM
To: Robert Hartsell; Heidi Mehaffey
Cc: Samuel S. Goren; Michael D. Cirullo, Jr.; Town Attorney
Subject: RE: Lakeshore Mobile Home Park

Robert:

Good afternoon and thank you for the response and follow up. I will discuss the potential settlement with the Town as the e-mail below generally captures our discussion. The goal is to establish a working relationship between Lakeshore and the Town to address and remedy the current and future code violations in accordance with the Town code and state law.

I am happy to continue our discussions related to how and when the current and future violations will be cited within, or against, the mobile home park as required by statute.

After our discussion with the Town, we will follow up with you and Ms. Mehaffey asap.

Brian J. Sherman

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500 x 5026 | (561) 276-9400 x 5026 | Fax: (954) 771-4923
Email: BSherman@gorencherof.com | www.GorenCherof.com

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the information from your computer. Please do not copy or use it for any purpose nor disclose its contents to any other person.

From: Robert Hartsell [mailto:robert@hartsell-law.com]
Sent: Wednesday, June 8, 2022 3:22 PM
To: Brian J. Sherman; Heidi Mehaffey
Subject: Lakeshore Mobile Home Park

Brian,

Thank you for taking my call this afternoon. As we discussed on the phone, the following terms would be amenable to my client as a settlement for the pending appeal.

1. City agrees to amend any existing code violations identifying the individual mobile home owner as the violator and remove Lakshore from those Notice of Violations or Orders.

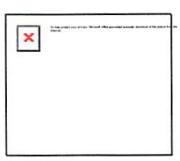
2. Lakeshore agrees to address and cure any Notice of Violations or Orders that involve the common areas under the control of the Lakeshore as well as any mobile homes owned by Lakeshore.

3. Lakeshore will agree to assist the City in identifying the individual mobile home owners that are subject to the Notice of Violations or Orders. This includes existing and future violations. The process of identification will be determined prior to settlement.

4. City Agrees to not to name Lakeshore on any future Notice of Violations or Orders that do not concern the common areas or mobile homes in the direct control of Lakeshore.

Please let me know if I am misapprehending any of these terms.

--
Robert Hartsell, Esq.
Robert N. Hartsell, P.A.
(954) 778-1052
61 NE 1st Street, Suite C
Pompano Beach, FL 33060
http://www.hartsell-law.com



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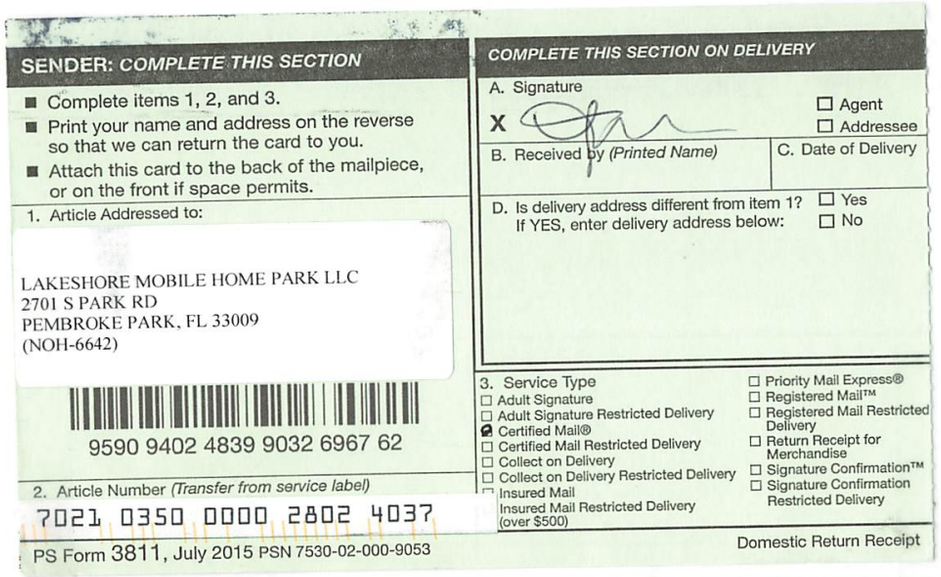


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
2701 S PARK RD
PEMBROKE PARK, FL 33009
(NOH-6642)

9590 9402 4839 9032 6967 62

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4037

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

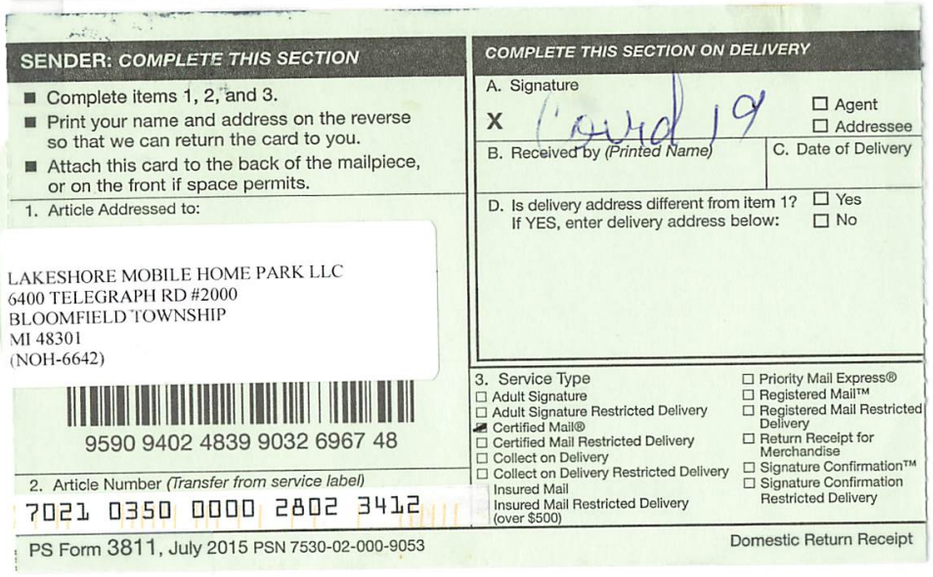
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP
MI 48301
(NOH-6642)

9590 9402 4839 9032 6967 48

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3412

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

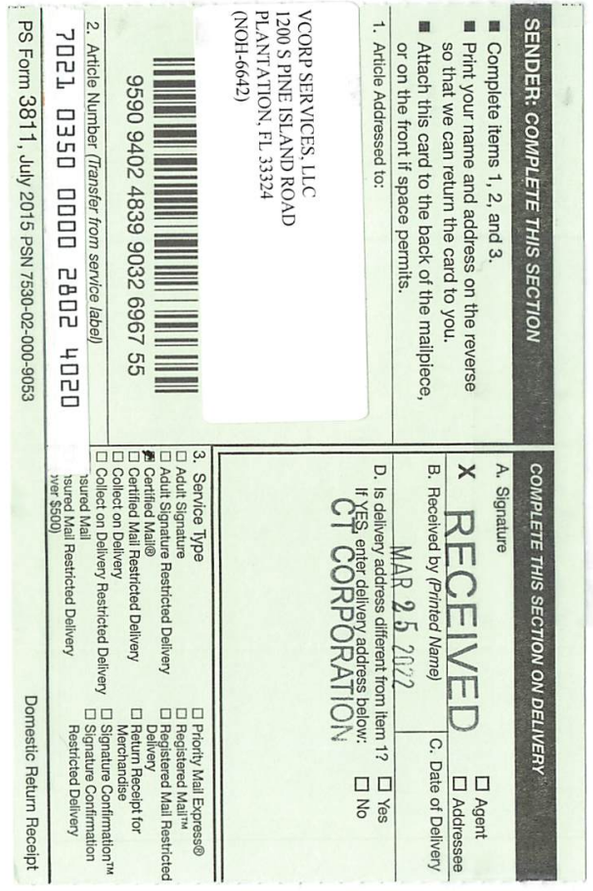
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
(NOH-6642)

9590 9402 4839 9032 6967 55

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4020

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MAR 25 2022 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



8081

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.



8074

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.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U.S. Postal Service™
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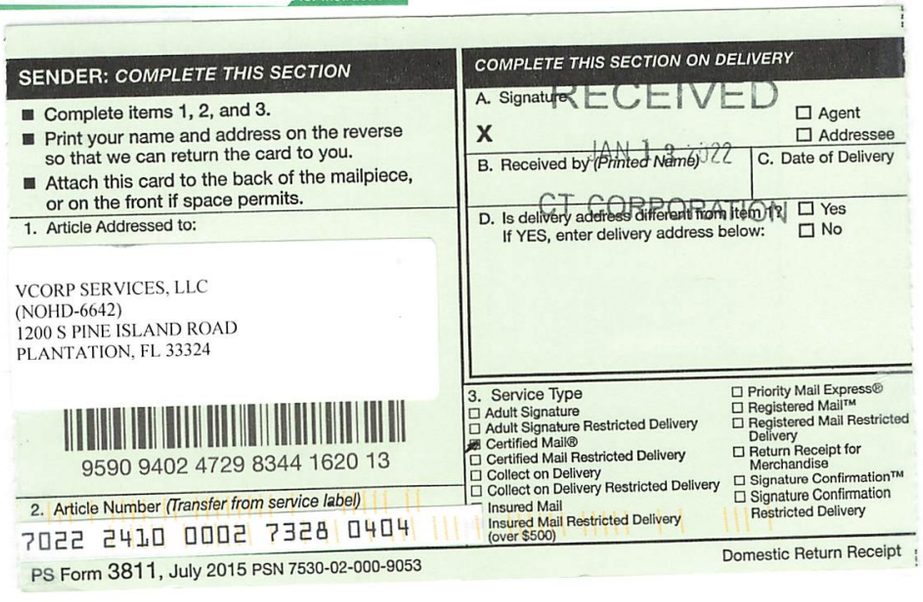
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
JAN 11 2023
LAKESHORE MOBILE HOME PARK LLC
(NOHD-6642)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
7022 2410 0002 7328 0398


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
JAN 11 2023
VCORP SERVICES, LLC
(NOHD-6642)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
7022 2410 0002 7328 0404


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
JAN 11 2023
LAKESHORE MOBILE HOME PARK LLC
(NOHD-6642)
2701 S PARK RD,
PEMBROKE PARK, FL 33009
7022 2410 0002 7328 0381


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return 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
(NOHD-6642)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
9590 9402 4729 8344 1620 13
2. Article Number (Transfer from service label)
7022 2410 0002 7328 0404
COMPLETE THIS SECTION ON DELIVERY
A. Signature
RECEIVED
Agent
Addressee
B. Received by (Printed Name)
JAN 13 2022
C. Date of Delivery
CT CORPORATION
D. Is delivery address different from item 1?
Yes
No
If YES, enter delivery address below:
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC. CASE NO. 6642

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC. AT 10:30 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

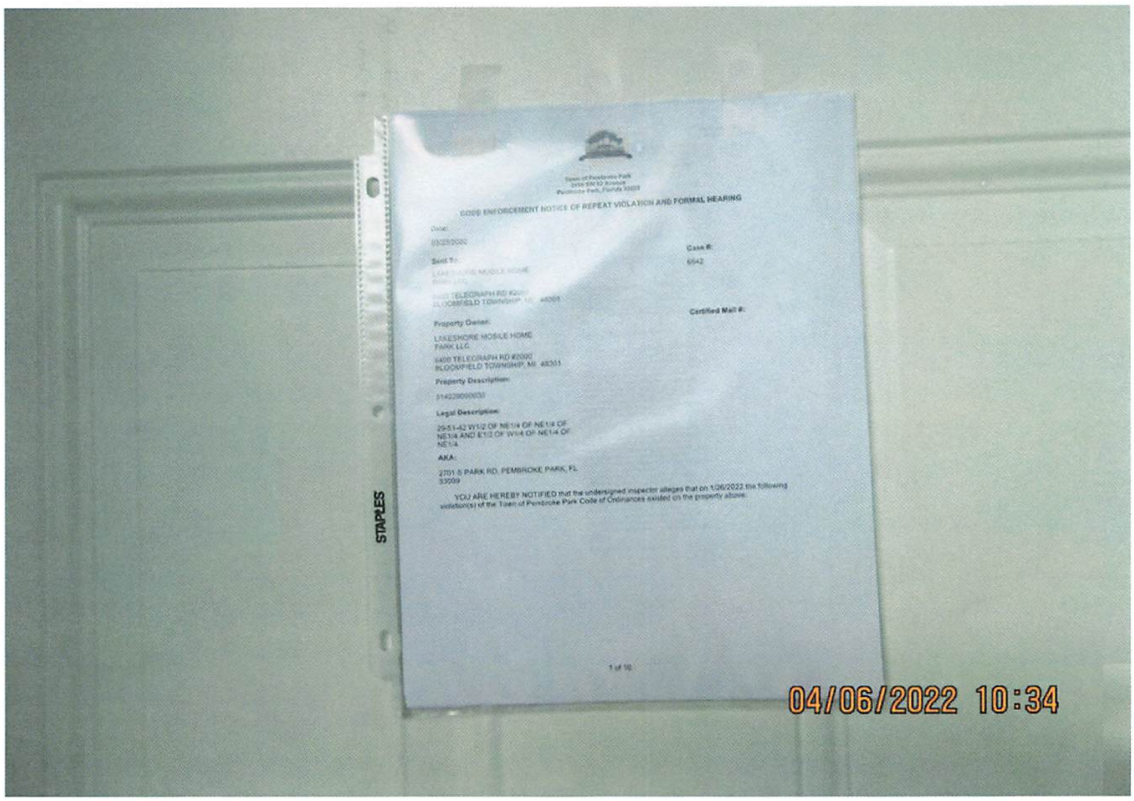
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

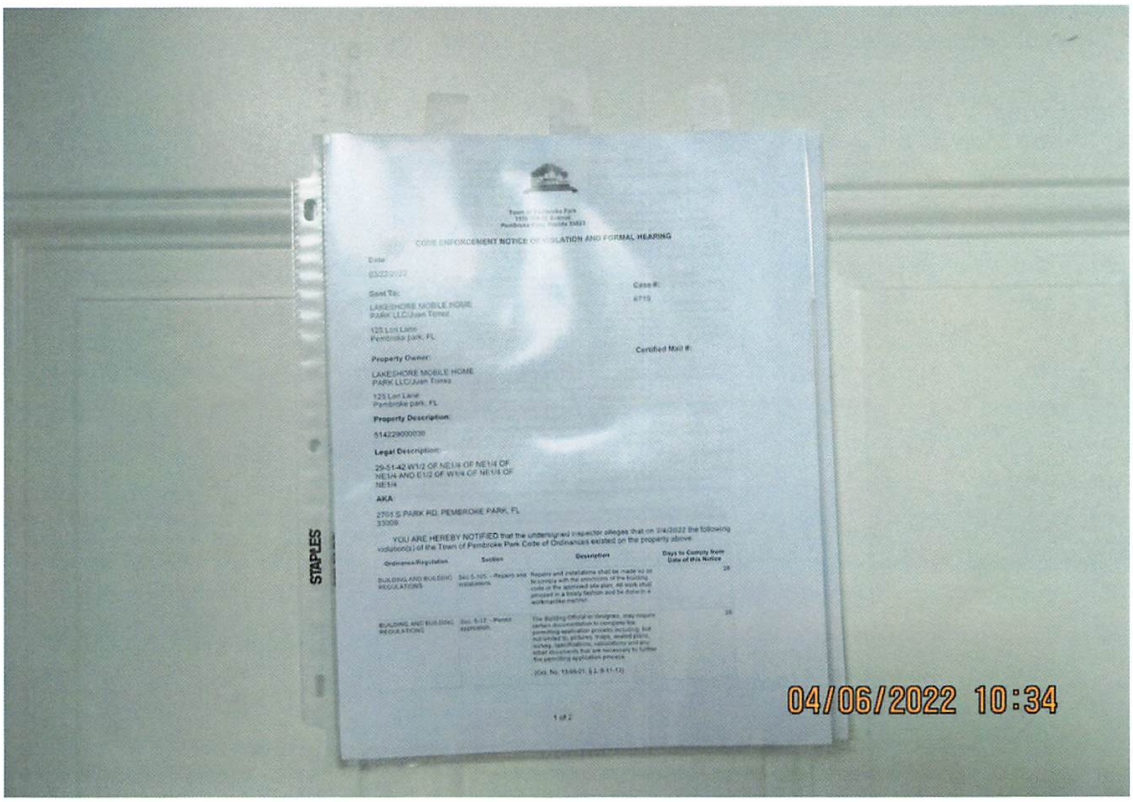

04/06/2022 09:35


CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Case #:
6042
Certified Mail #:
Property Owner:
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301
Property Description:
Legal Description:
25-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4.
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
1 of 10
STAPLES
04/06/2022 10:34


FETY
IRST
E MASKS
QUIRED
D THIS POINT
ROP
BOX
NO CAS
ACCEPTE
NOTICE
AT THIS TIME,
NUMBER OF GU
IN THE PREMISES
AS YOU WAIT,
KEEPING 6 F
DISTANCE
THANK YOU.
04/06/2022 10:35

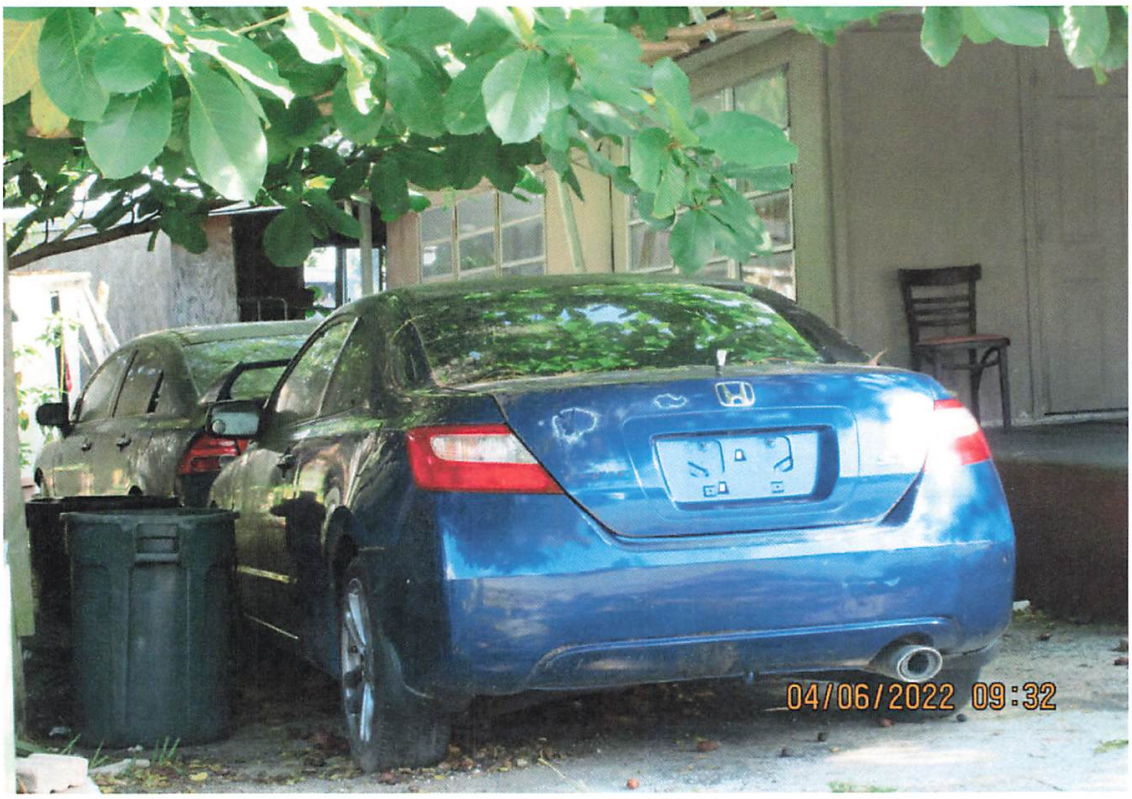

04/06/2022 09:31


NO CASH ACCEPTED
NOTICE
AT THIS TIME, WE ARE ALLOWING A LIMITED
NUMBER OF GUESTS
IN THE PREMISES.
AS YOU WAIT, PLEASE BE MINDFUL OF
KEEPING 6 FT OF DISTANCE
BETWEEN YOU AND THE
OTHER GUESTS AROUND YOU.
04/06/2022 10:34


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
LAKESHORE MOBILE HOME PARK LLC/Juan Torres
125 Lori Lane
Pembroke park, FL
Property Owner:
LAKESHORE MOBILE HOME PARK LLC/Juan Torres
125 Lori Lane
Pembroke park, FL
Property Description:
514229000038
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
Case #:
6719
Certified Mail #:
STAPLES
04/06/2022 10:34


04/06/2022 09:31


04/06/2022 09:31


04/06/2022 09:32


04/06/2022 09:32


A7
04/06/2022 09:33


NO
PARKING
TOW AWAY
E
TOWING ENFORCED BY
ALPINE TOWING 705-889-2800
04/06/2022 09:33

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/23/2022

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

6642

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	31
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	31
ANIMALS	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal.	(a) Public property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any public property without the Town's written consent. If the Town grants its consent and if an animal defecates on public property, the owner, custodian, or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such property.	31
ANIMALS	Sec. 4-14 (b). - Duty of owner, custodian or person in control of animal: feces removal.	(b) Private property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any private property without the private property owner's consent. If a private property owner grants its consent and an animal defecates on private property, the owner, custodian or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such private property. If an animal defecates on property owned by the animal owner, custodian or person in possession or control of the animal, the feces shall immediately thereafter be removed and cleaned from such property. (Ord. No. 15-06-01, § 2, 6-10-15)	31

ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	31
ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	31
ANIMALS	Sec. 4-6. - Distance requirement for keeping certain fowl.	It shall be unlawful for any person, whether as owner or agent, to keep or cause to be kept within the corporate limits of the Town any rooster or peacock closer than one hundred (100) yards from any inhabited dwelling other than the dwelling of the owner thereof or the person keeping the same. (Ord. No. 60-9-7, § 6, 11-2-60)	31
ANIMALS	Sec. 4-7. - Sanitation of pens, etc.	Whenever the keeping or maintenance of any animal or fowl as enumerated in section 4-1 is permitted upon any lands in the Town under the provisions of section 4-1, the owner, agent, employee, servant or other person having charge of the premises and of such animal or fowl, shall clean the pen, coop, sty or other enclosure where such animal or fowl roost or is kept each fourth day, and shall spray and disinfect such area each fourth day, and shall remove and destroy all refuse, droppings, manure, feathers or other matter cleaned from such pens or enclosures. (Ord. No. 60-9-7, § 7, 11-2-60)	31

ANIMALS	Sec. 4-8. - Disposal of manure.	Animal manure and fowl droppings shall not be left aboveground upon any premises in the Town for longer than four (4) days, and it shall be the duty of any person occupying, owning or having control of the premises where fowls are permitted to be kept, to collect and bury under six (6) inches of dirt or soil, or to remove and carry away, all such manure and droppings each fourth day. (Ord. No. 60-9-7, § 8, 11-2-60)	31
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.	31
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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
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.	31

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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - 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)	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (3). - Installation.	(3) Additions. When additions increasing floor area are made to an existing occupancy listed and the area of the addition is twenty-five (25) percent or more of the area of the existing occupancy, the existing occupancy and the addition shall be made to comply with paragraph (6) of this section.	31
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (4). - Installation.	(4) Repairs and Alterations. When repairs and alterations amounting to more than fifty (50) percent of the value of the existing occupancy are made during any twelve-month period, the occupancy shall be made to conform to paragraph (6) of this section.	31

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	31
GARBAGE AND REFUSE	Sec. 11-87 - Dumping, burning or other disposal; permit required.	It shall be unlawful for any person to dump, burn, litter, or otherwise dispose in any manner or amount: (1) In or on any public way, road, street, alley, including any portion of a right-of-way thereof, or any other public land, except in containers or areas lawfully provided therefor; (2) In or on any private property, unless prior consent of the owner has been given and unless such litter will not cause a public nuisance or be in violation of any other state or local law, rule, or regulation; within the corporate limits of the Town of Pembroke Park, unless such person shall have first obtained a permit from the Town authorizing and permitting the dumping, burning, or otherwise disposing of litter. (Ord. No. 89-9-2, § 3, 9-13-89)	31
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.	31
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	31

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	31
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)	31
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	31
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.	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	31

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-4. - Procedure for abandoned property located on public property.	(1)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it can be easily removed, the officer shall take such article into custody and shall make a reasonable attempt to ascertain the rightful owner or lienholder pursuant to the provisions of this section.(2)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it cannot be easily removed, the officer shall cause a notice to be placed upon such article in substantially the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property, to wit: (setting forth brief description) is unlawfully upon public property known as (setting forth brief description of location) and must be removed within five (5) days; otherwise, it will be removed and disposed of pursuant to Chapter 13, Pembroke Park...	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-6. - Circumstances for immediate removal by law enforcement officers.	Law enforcement officers are hereby authorized to immediately remove a vehicle from a street or highway to the nearest garage or other place of safety or to a garage designated or maintained by the Town with or without notice to the property owner under the following circumstances: (1)When any vehicle is left unattended on any bridge, viaduct, causeway, or tunnel, where such vehicle constitutes an obstruction to traffic;(2)When a vehicle upon a street is so disabled as to constitute an obstruction to traffic or the person in charge of the vehicle is by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal;(3)When a vehicle is found being operated upon the streets and is not in proper condition;(4)When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic; (5)When the driver of such vehicle is taken into custody by a law enfor...	31

There is bulk trash all throughout lake shore mobile home park
There is a large number of combustible materials being unlawfully stored throughout this mobile home park
There is trash and debris all throughout lake shore mobile home park
There is an extensive number of mobile homes inside the park that have had various types of work that was done without permit
There are numerous mobile homes that have limited or no means of egress to the back of the properties
There are several mobile homes that are illegally housing and storing livestock
There is fecal matter from wildlife all throughout the roadway and driveways of this mobile home park
There are mobile homes that are housing aggressive dogs, this poses a health and safety concern to the community
There are several dogs freely roaming the mobile park without owners observing them
The entire mobile home park is filled with overgrown trees and shrubbery that requires immediate trimming
There is an extensive number of mobile homes that have parking areas that are in disrepair and deteriorated state
There are several mobile homes with canopies deployed over their driveways without a permit
There are numerous mobile homes inside this park that have driveways that need to be pressure washed
There are several mobile homes with sheds that have been built/Installed without a permit
There are numerous abandoned vehicles that are broken down, have no tags, have expired tags and present a danger to the community
There are several mobile homes that are unlawfully storing various items on, near, or blocking access to the electrical panel/meter
There are bare spots all throughout this complex and throughout several mobile homes
There are open abandoned mobile homes that present a health and safety concern to the community
There are several trip hazards, broken materials and unsecured materials throughout the mobile home park
There is an insufficient amount of lighting inside this mobile home park
There are vehicles parking on the street blocking proper access to the streets
There are several broken fences throughout this mobile home park that require repair
To comply with these violations please take the following actions:
1)Remove all bulk trash from inside the complex and throughout the mobile homes
2)Remove all combustible materials from inside the complex and throughout the mobile homes
3)Remove all trash and debris including dead leaves and vegetation from inside this complex and throughout the mobile homes
4)All mobile homes inside this park that have had any work done to them need to have permits pulled immediately
5)All mobile homes inside this park must have means of egress to the back of the properties
6)Any mobile home that is housing livestock must remove these animals immediately
7)All fecal matter whether on the roadways or in the driveways must be removed
8)Any aggressive animals that pose a health and safety concern to the general public must be removed
9)All dogs inside this mobile home community that are outside of the owners' home must be on leash at all times and must be in clear eyesight of the owner
10)All overgrown trees inside this mobile home community including shrubbery must be well trimmed and maintained on a regular basis
11)Repair/Replace all parking areas and ensure they are in a smooth well graded condition
12)Permits must be pulled for all mobile homes with deployed canopies
13)Pressure wash all parking areas that are in blite condition
14)Permits must be pulled on all mobile homes with an installed shed
15)All abandoned vehicles must be removed from this mobile home park immediately
16)Remove all items being stored on, near or that are blocking the electrical panel/meter
17)Re-sod all bare spots inside this mobile home park
18) Any mobile home that is not properly secured and has open access to it must be immediately secured
19) Remove all trip hazards, broken materials and unsecured materials
20)Proper and efficient lighting needs to be installed inside this mobile home park
21)Remove any vehicle that is parked illegally on the roadway
22)Repair/Replace all damaged/Broken fences

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/23/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
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08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	6642	01/26/2022

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	31
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	31

ANIMALS	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal.	(a) Public property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any public property without the Town's written consent. If the Town grants its consent and if an animal defecates on public property, the owner, custodian, or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such property.	31
ANIMALS	Sec. 4-14 (b). - Duty of owner, custodian or person in control of animal: feces removal.	(b) Private property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any private property without the private property owner's consent. If a private property owner grants its consent and an animal defecates on private property, the owner, custodian or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such private property. If an animal defecates on property owned by the animal owner, custodian or person in possession or control of the animal, the feces shall immediately thereafter be removed and cleaned from such property. (Ord. No. 15-06-01, § 2, 6-10-15)	31
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	31

ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	31
ANIMALS	Sec. 4-6. - Distance requirement for keeping certain fowl.	It shall be unlawful for any person, whether as owner or agent, to keep or cause to be kept within the corporate limits of the Town any rooster or peacock closer than one hundred (100) yards from any inhabited dwelling other than the dwelling of the owner thereof or the person keeping the same. (Ord. No. 60-9-7, § 6, 11-2-60)	31
ANIMALS	Sec. 4-7. - Sanitation of pens, etc.	Whenever the keeping or maintenance of any animal or fowl as enumerated in section 4-1 is permitted upon any lands in the Town under the provisions of section 4-1, the owner, agent, employee, servant or other person having charge of the premises and of such animal or fowl, shall clean the pen, coop, sty or other enclosure where such animal or fowl roost or is kept each fourth day, and shall spray and disinfect such area each fourth day, and shall remove and destroy all refuse, droppings, manure, feathers or other matter cleaned from such pens or enclosures. (Ord. No. 60-9-7, § 7, 11-2-60)	31
ANIMALS	Sec. 4-8. - Disposal of manure.	Animal manure and fowl droppings shall not be left aboveground upon any premises in the Town for longer than four (4) days, and it shall be the duty of any person occupying, owning or having control of the premises where fowls are permitted to be kept, to collect and bury under six (6) inches of dirt or soil, or to remove and carry away, all such manure and droppings each fourth day. (Ord. No. 60-9-7, § 8, 11-2-60)	31
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.	31
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.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
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.	31
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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - 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)	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

FIRE PREVENTION AND PROTECTION	Sec. 9-43 (3). - Installation.	(3) Additions. When additions increasing floor area are made to an existing occupancy listed and the area of the addition is twenty-five (25) percent or more of the area of the existing occupancy, the existing occupancy and the addition shall be made to comply with paragraph (6) of this section.	31
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (4). - Installation.	(4) Repairs and Alterations. When repairs and alterations amounting to more than fifty (50) percent of the value of the existing occupancy are made during any twelve-month period, the occupancy shall be made to conform to paragraph (6) of this section.	31
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	31
GARBAGE AND REFUSE	Sec. 11-87 - Dumping, burning or other disposal; permit required.	It shall be unlawful for any person to dump, burn, litter, or otherwise dispose in any manner or amount: (1) In or on any public way, road, street, alley, including any portion of a right-of-way thereof, or any other public land, except in containers or areas lawfully provided therefor; (2) In or on any private property, unless prior consent of the owner has been given and unless such litter will not cause a public nuisance or be in violation of any other state or local law, rule, or regulation; within the corporate limits of the Town of Pembroke Park, unless such person shall have first obtained a permit from the Town authorizing and permitting the dumping, burning, or otherwise disposing of litter. (Ord. No. 89-9-2, § 3, 9-13-89)	31
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.	31

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	31
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	31
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)	31
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	31
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.	31

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-4. - Procedure for abandoned property located on public property.	(1)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it can be easily removed, the officer shall take such article into custody and shall make a reasonable attempt to ascertain the rightful owner or lienholder pursuant to the provisions of this section.(2)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it cannot be easily removed, the officer shall cause a notice to be placed upon such article in substantially the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property, to wit: (setting forth brief description) is unlawfully upon public property known as (setting forth brief description of location) and must be removed within five (5) days; otherwise, it will be removed and disposed of pursuant to Chapter 13, Pembroke Park...	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-6. - Circumstances for immediate removal by law enforcement officers.	Law enforcement officers are hereby authorized to immediately remove a vehicle from a street or highway to the nearest garage or other place of safety or to a garage designated or maintained by the Town with or without notice to the property owner under the following circumstances: (1)When any vehicle is left unattended on any bridge, viaduct, causeway, or tunnel, where such vehicle constitutes an obstruction to traffic;(2)When a vehicle upon a street is so disabled as to constitute an obstruction to traffic or the person in charge of the vehicle is by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal;(3)When a vehicle is found being operated upon the streets and is not in proper condition;(4)When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic; (5)When the driver of such vehicle is taken into custody by a law enfor...	31

Notes/Means of Correction:

There is bulk trash all throughout lake shore mobile home park
There is a large number of combustible materials being unlawfully stored throughout this mobile home park
There is trash and debris all throughout lake shore mobile home park
There is an extensive number of mobile homes inside the park that have had various types of work that was done without permit
There are numerous mobile homes that have limited or no means of egress to the back of the properties
There are several mobile homes that are illegally housing and storing livestock
There is fecal matter from wildlife all throughout the roadway and driveways of this mobile home park
There are mobile homes that are housing aggressive dogs, this poses a health and safety concern to the community
There are several dogs freely roaming the mobile park without owners observing them
The entire mobile home park is filled with overgrown trees and shrubbery that requires immediate trimming
There is an extensive number of mobile homes that have parking areas that are in disrepair and deteriorated state
There are several mobile homes with canopies deployed over their driveways without a permit
There are numerous mobile homes inside this park that have driveways that need to be pressure washed
There are several mobile homes with sheds that have been built/Installed without a permit
There are numerous abandoned vehicles that are broken down, have no tags, have expired tags and present a danger to the community
There are several mobile homes that are unlawfully storing various items on, near, or blocking access to the electrical panel/meter
There are bare spots all throughout this complex and throughout several mobile homes
There are open abandoned mobile homes that present a health and safety concern to the community
There are several trip hazards, broken materials and unsecured materials throughout the mobile home park
There is an insufficient amount of lighting inside this mobile home park
There are vehicles parking on the street blocking proper access to the streets
There are several broken fences throughout this mobile home park that require repair
To comply with these violations please take the following actions:
1)Remove all bulk trash from inside the complex and throughout the mobile homes
2)Remove all combustible materials from inside the complex and throughout the mobile homes
3)Remove all trash and debris including dead leaves and vegetation from inside this complex and throughout the mobile homes
4)All mobile homes inside this park that have had any work done to them need to have permits pulled immediately
5)All mobile homes inside this park must have means of egress to the back of the properties
6)Any mobile home that is housing livestock must remove these animals immediately
7)All fecal matter whether on the roadways or in the driveways must be removed
8)Any aggressive animals that pose a health and safety concern to the general public must be removed
9)All dogs inside this mobile home community that are outside of the owners' home must be on leash at all times and must be in clear eyesight of the owner
10)All overgrown trees inside this mobile home community including shrubbery must be well trimmed and maintained on a regular basis
11)Repair/Replace all parking areas and ensure they are in a smooth well graded condition
12)Permits must be pulled for all mobile homes with deployed canopies
13)Pressure wash all parking areas that are in blite condition
14)Permits must be pulled on all mobile homes with an installed shed
15)All abandoned vehicles must be removed from this mobile home park immediately
16)Remove all items being stored on, near or that are blocking the electrical panel/meter
17)Re-sod all bare spots inside this mobile home park
18) Any mobile home that is not properly secured and has open access to it must be immediately secured

19) Remove all trip hazards, broken materials and unsecured materials
20)Proper and efficient lighting needs to be installed inside this mobile home park
21)Remove any vehicle that is parked illegally on the roadway
22)Repair/Replace all damaged/Broken fences

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

011D10656696

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000

Case #:

6642

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.73⁰

ZIP 33023
011D10656696

VCorP Services, LLC
1200 S Pine Island Road
Plantation, FL 33324

[OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.73⁰

ZIP 33023
011D10656696

6400 Telegraph Road
Suite 2000
Bloomfield Hills MI 48301

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

6642


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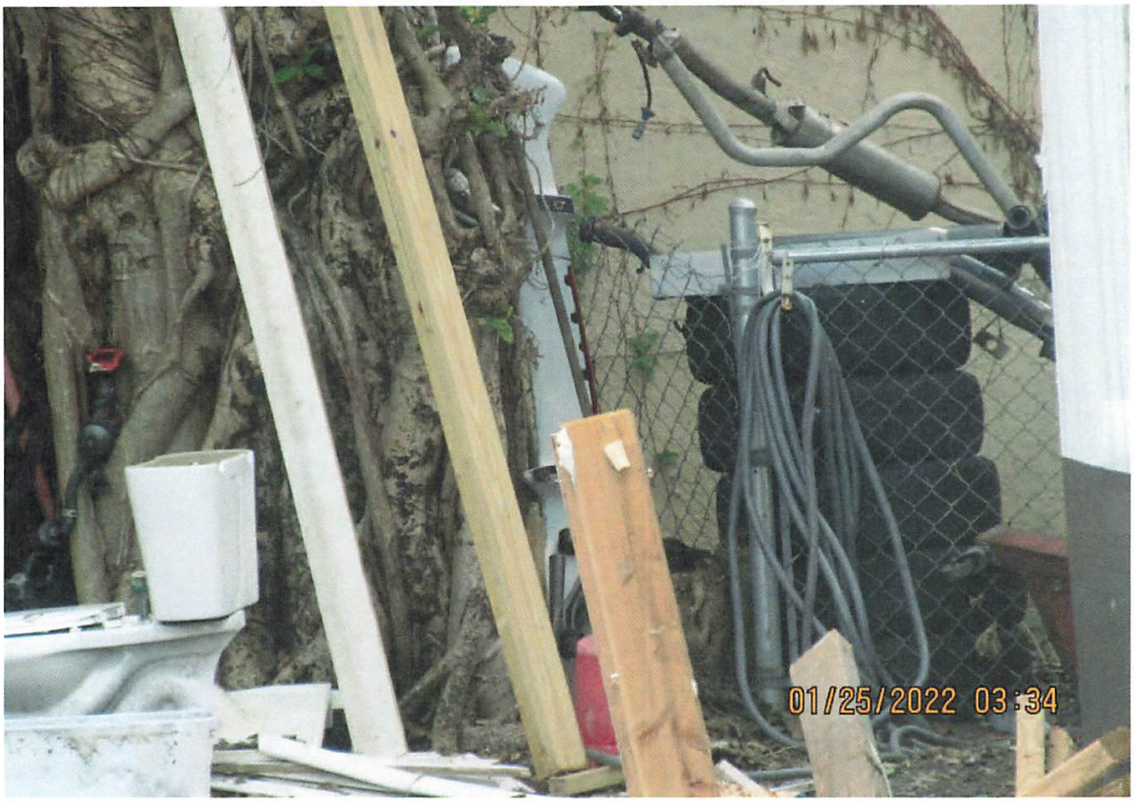
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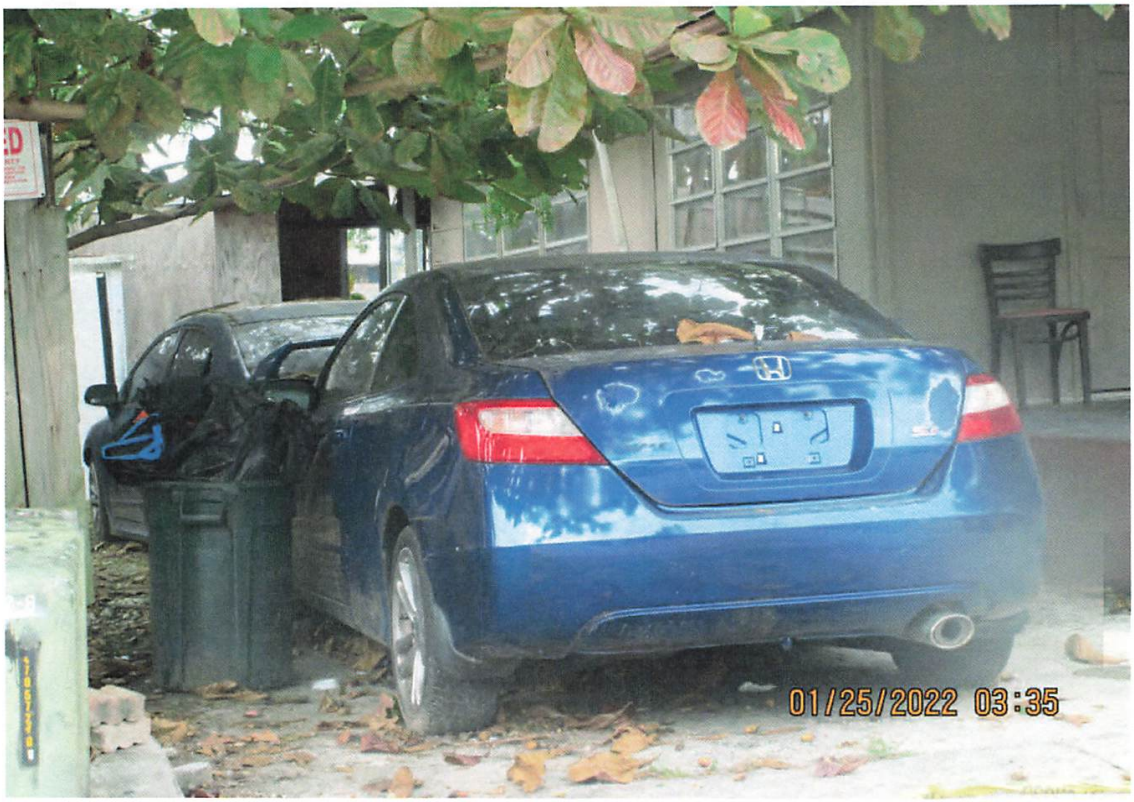
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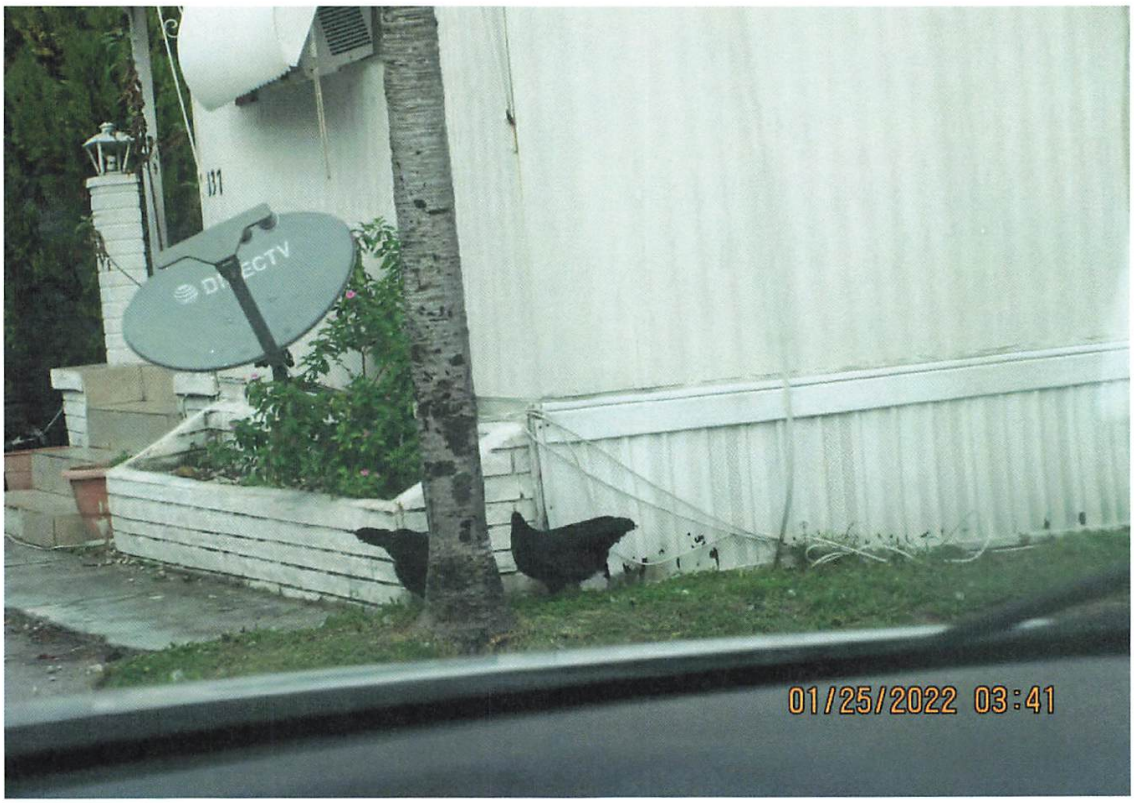
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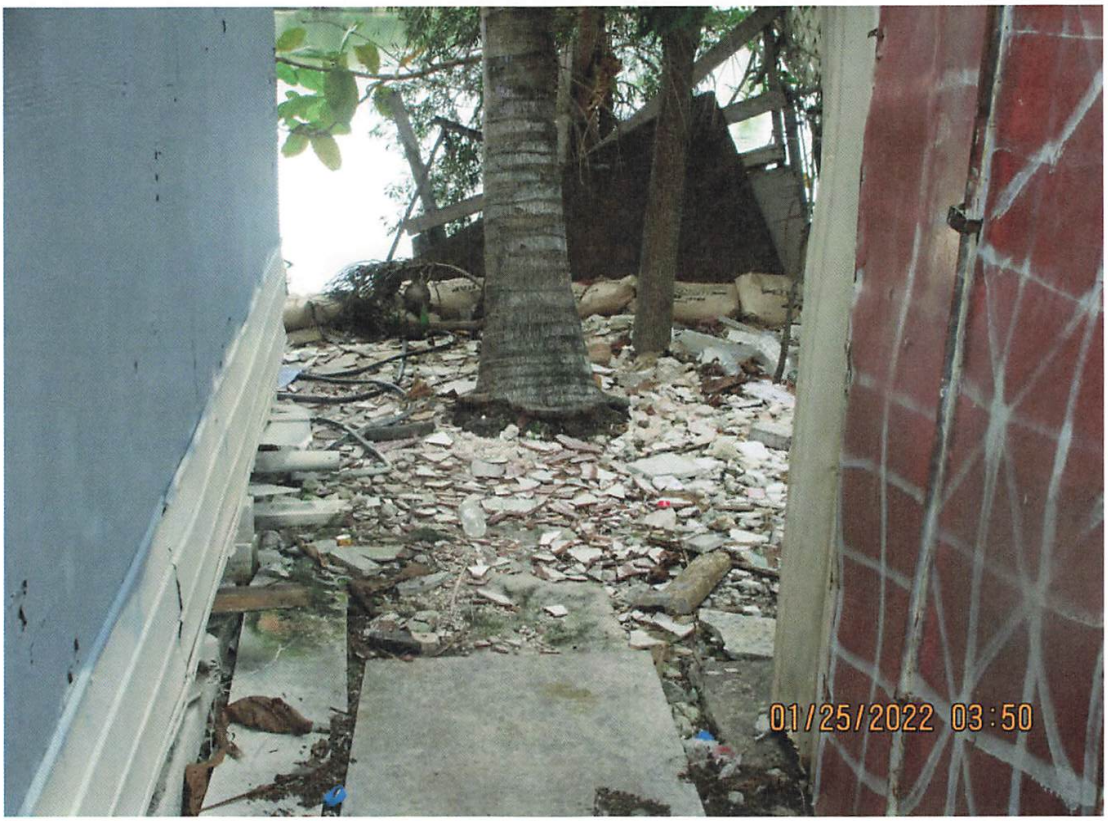
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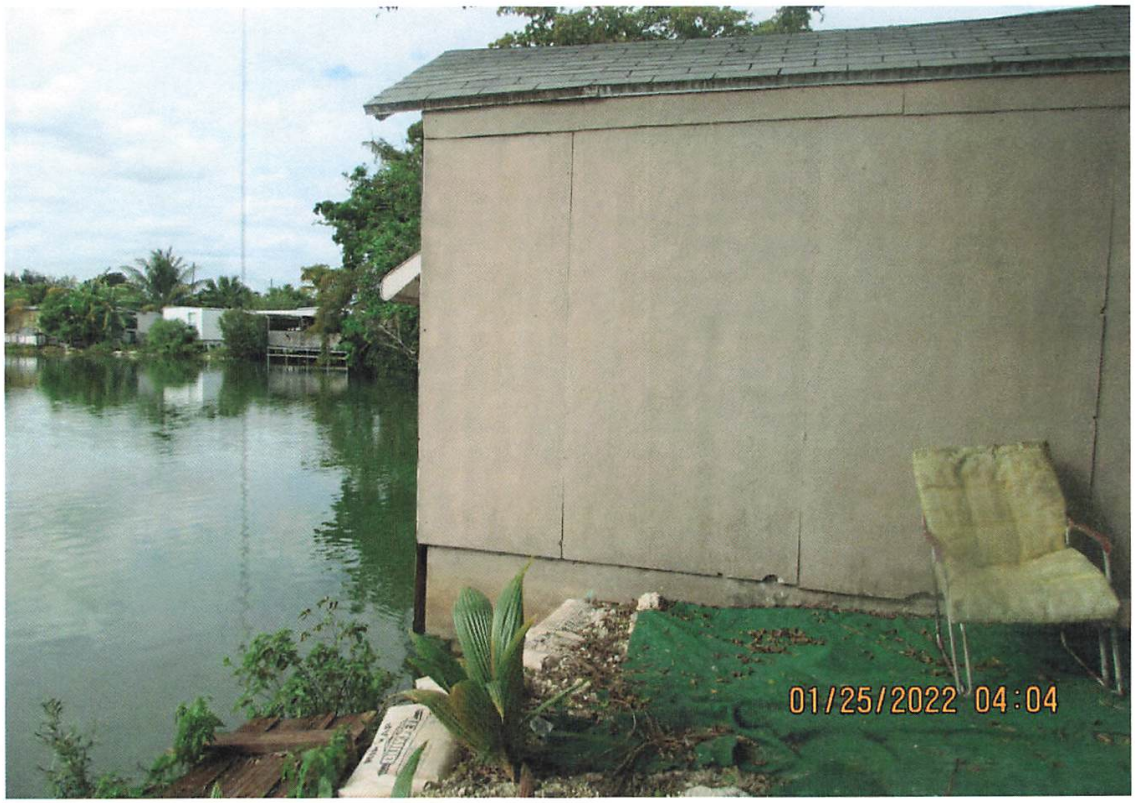
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MERRY
christmas
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Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ	125 Lori Lane Pembroke park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane

Folio

514229000030

Legal Description

Case Status Open **Case #** 6719 **Date Next Inspection** 1/25/2023

Notes There is interior structural work being done inside this mobile home without a permit
To comply with this violation please take the following action:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2022		Notice of Violation	Regular Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/21/2022	4/20/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
1/11/2023	1/25/2023	Notice of Formal Hearing - Dismissal	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: 1/25/2023
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: 1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,350.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,450.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$12,450.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
JUAN TORREZ	)	CASE NO. 6719
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: JUAN TORREZ

TYPE OF PROCESS: NOTICE OF HEARING TO DISMISS

ADDRESS: 125 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUAN TORREZ AT 10:31 A.M. ON THE 13TH DAY OF JANUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ

2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane

NOTICE OF HEARING TO DISMISS

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ 125 Lori Lane Pembroke park, FL 33009	6719	01/11/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ 125 Lori Lane Pembroke park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Dismiss on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
LAKESHORE MOBILE HOME PARK LLC
JUAN TORREZ

Respondent(s)

Case No.: 6719

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 125 LORI LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE

SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

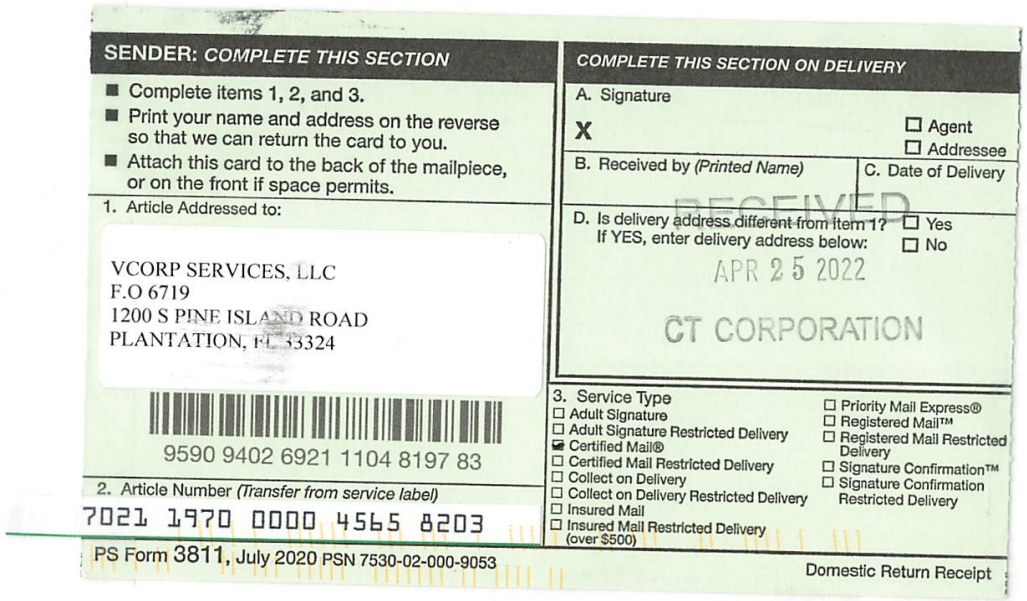
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VCORP SERVICES, LLC
F.O 6719
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8197 83

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8203

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

RECEIVED
APR 25 2022
CT CORPORATION

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AKESHORE MOBILE HOME PARK LLC
O 6719
00 TELEGRAPH RD#2000
OOMFIELD TOWNSHIP MI 48301

9590 9402 6921 1104 8002 55

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8197

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addres

B. Received by *(Printed Name)* | C. Date of Deli y

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
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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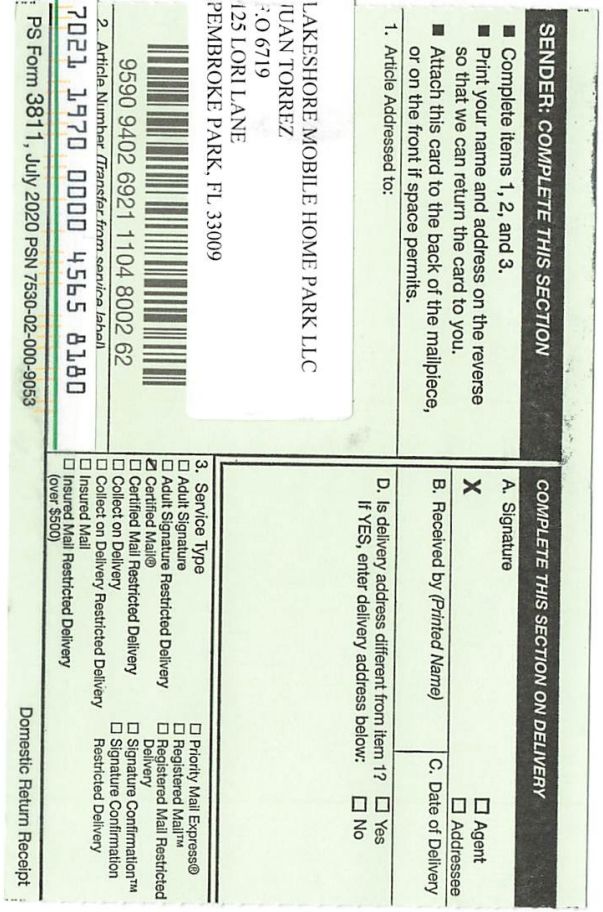
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Re eceipt



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
IUAN TORREZ
:O 6719
25 LORI LANE
EMBROKE PARK, FL 33009

9590 9402 6921 1104 8002 62

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8180

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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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

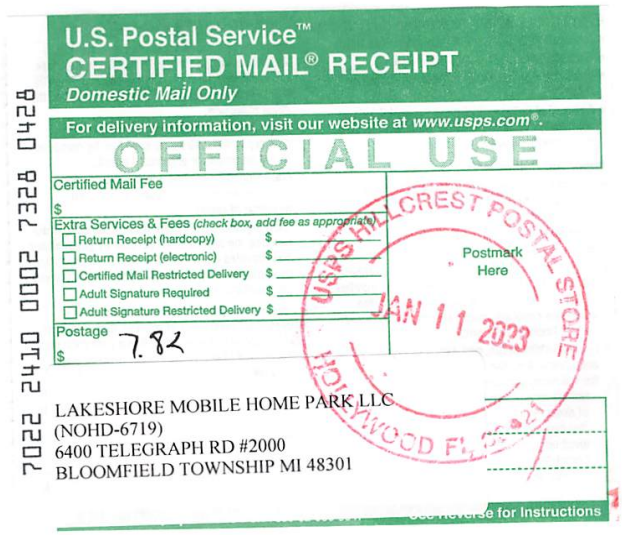
Postage
$ 7.82

Postmark Here
JAN 11 2023
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

VCORP SERVICES, LLC
(NOHD-6719)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

7022 2410 0002 7328 0435

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
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JAN 11 2023
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

LAKESHORE MOBILE HOME PARK LLC
(NOHD-6719)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

7022 2410 0002 7328 0428

See Reverse for Instructions



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

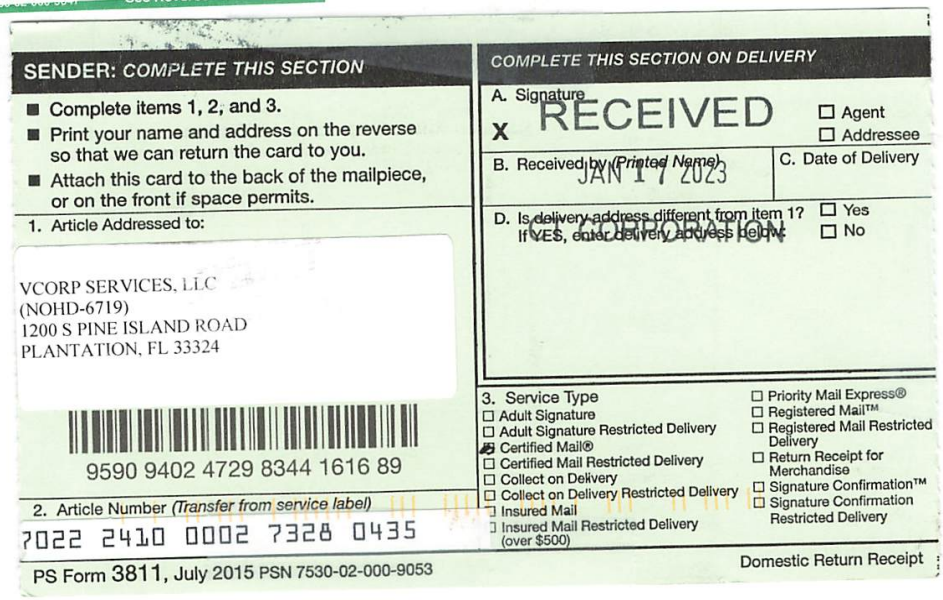
Postage
$ 7.82

Postmark Here
JAN 11 2023
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

JUAN TORREZ
(NOHD-6719)
125 LORI LANE
PEMBROKE PARK, FL 33009

7022 2410 0002 7328 0411

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

VCORP SERVICES, LLC
(NOHD-6719)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 4729 8344 1616 89

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0435

COMPLETE THIS SECTION ON DELIVERY

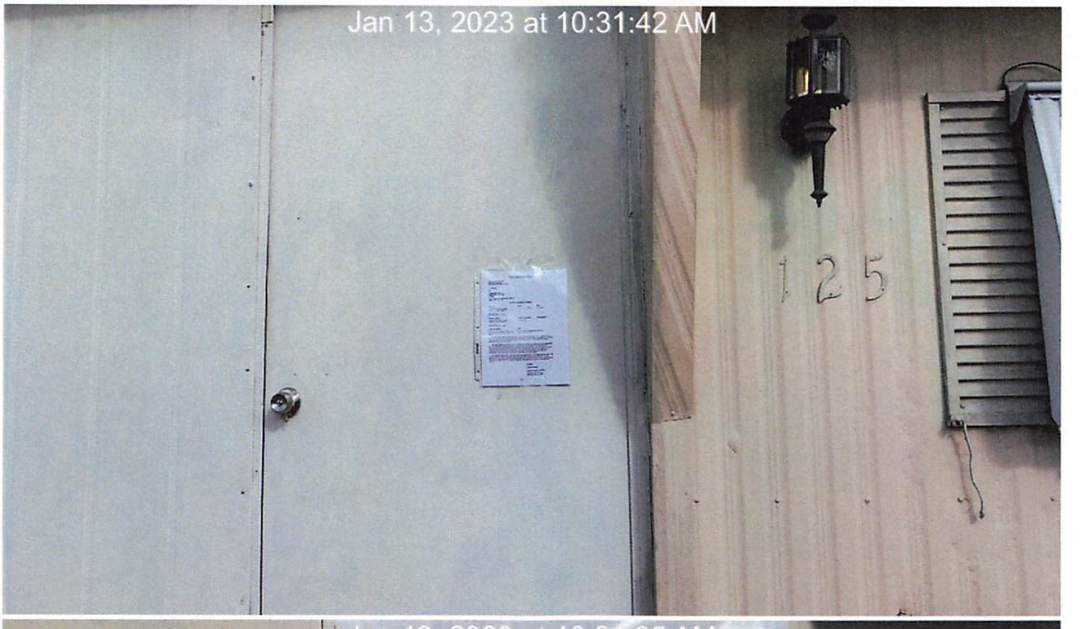
A. Signature
X RECEIVED
☐ Agent
☐ Addressee

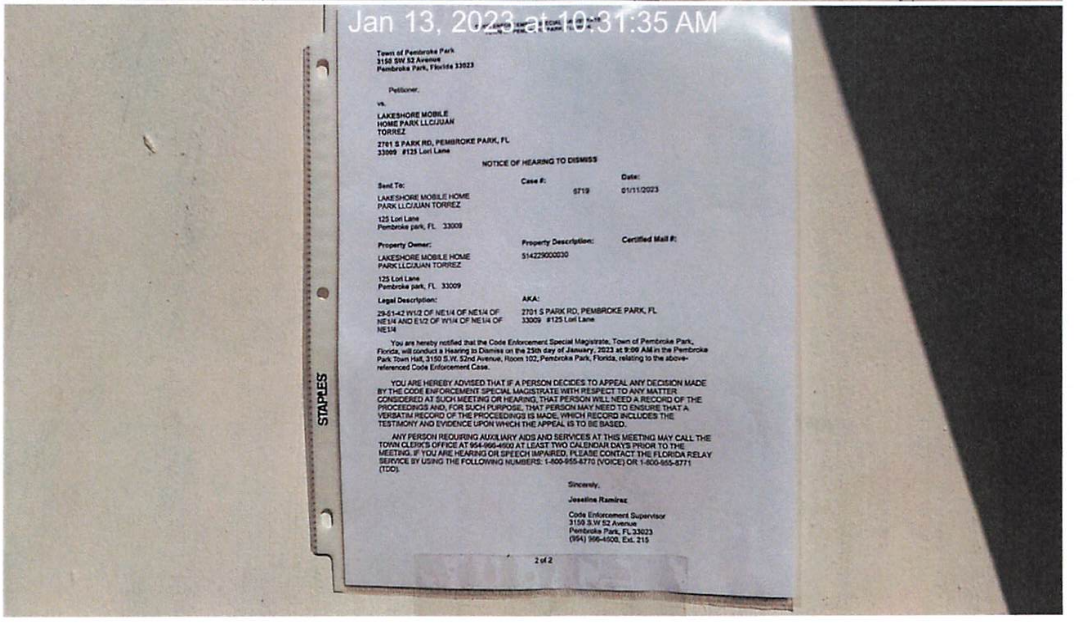
B. Received by (Printed Name) JAN 17 2023
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


Jan 13, 2023 at 10:31:42 AM
125


Jan 13, 2023 at 10:31:35 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner:
vs.
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ
2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane
NOTICE OF HEARING TO DISMISS
Sent To:
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ
125 Lori Lane
Pembroke park, FL. 33009
Case #:
5719
Date:
01/11/2023
Property Owner:
LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ
125 Lori Lane
Pembroke park, FL. 33009
Property Description:
514229000030
Certified Mail #:
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Dismiss on the 25th day of January, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Jessline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2
STAPLES



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Postmark Here
APR 22 2022

Sent To VCORP SERVICES, LLC
Street and Apt. F.O 6719
1200 S PINE ISLAND ROAD
City, State, ZIP PLANTATION, FL 33324

PS Form 3800

7021 1970 0000 4565 8203



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

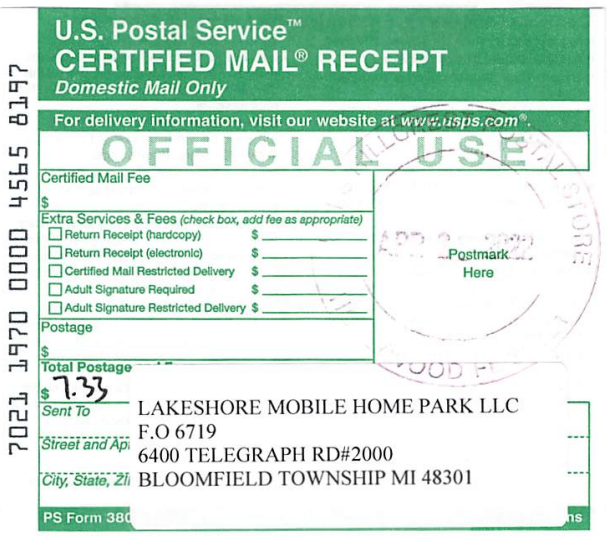
Total Postage
$ 7.33

Postmark Here

Sent To LAKESHORE MOBILE HOME PARK LLC
JUAN TORREZ
Street and Apt. F.O 6719
City, State, ZIP 125 LORI LANE
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 1970 0000 4565 8180



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

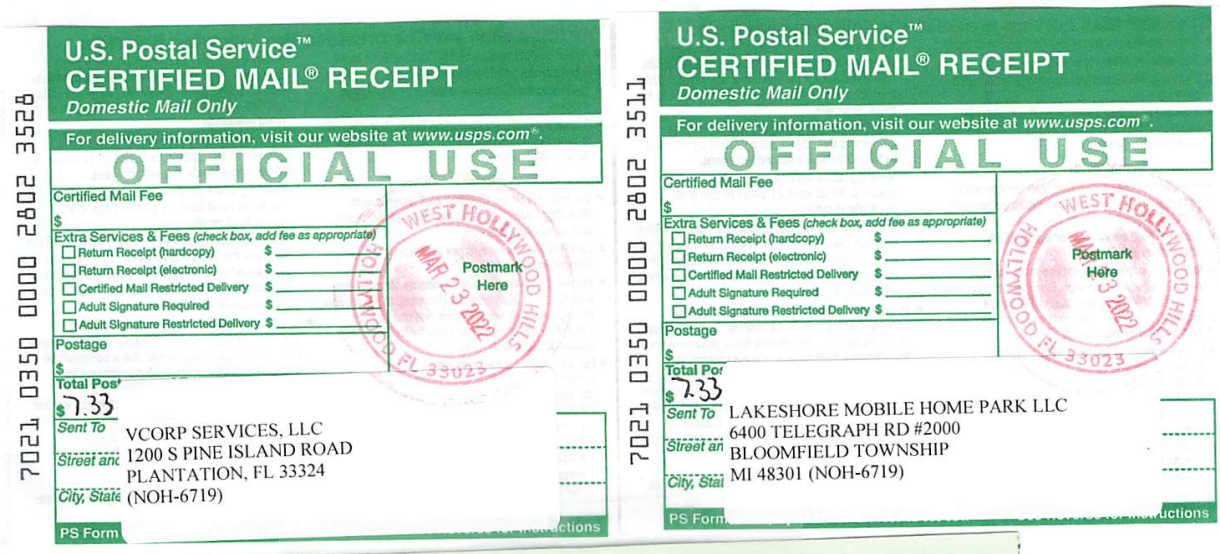
Total Postage
$ 7.33

Postmark Here

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and Ap F.O 6719
6400 TELEGRAPH RD#2000
City, State, Zi BLOOMFIELD TOWNSHIP MI 48301

PS Form 380

7021 1970 0000 4565 8197



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To VCORP SERVICES, LLC
Street and 1200 S PINE ISLAND ROAD
City, State PLANTATION, FL 33324
(NOH-6719)

PS Form

7021 0350 0000 2802 3528

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022
FL 33023

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

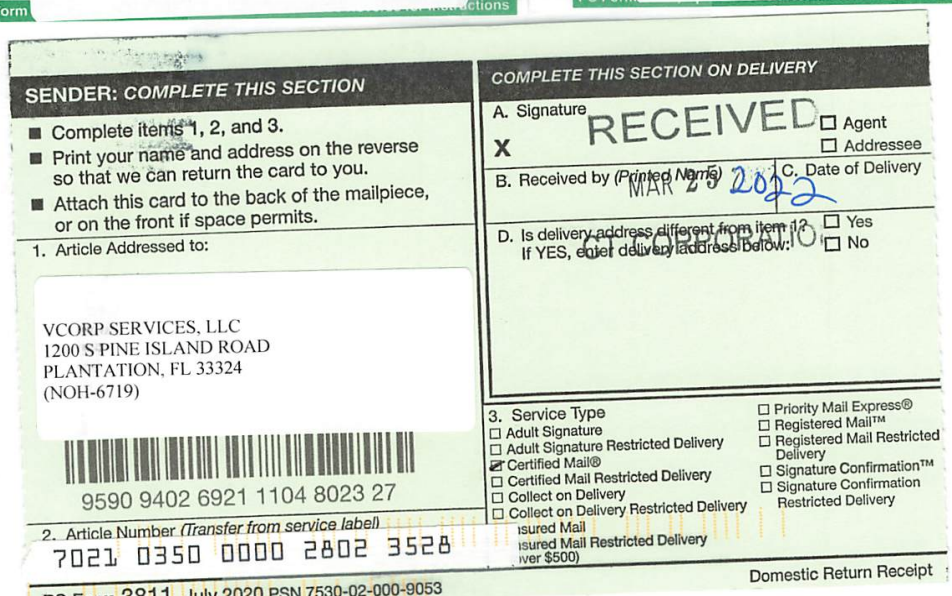
Total Postage
$ 7.33

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and 6400 TELEGRAPH RD #2000
City, State BLOOMFIELD TOWNSHIP
MI 48301 (NOH-6719)

PS Form

7021 0350 0000 2802 3511

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022
FL 33023



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1. Article Addressed to:

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
(NOH-6719)

9590 9402 6921 1104 8023 27

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3528

COMPLETE THIS SECTION ON DELIVERY

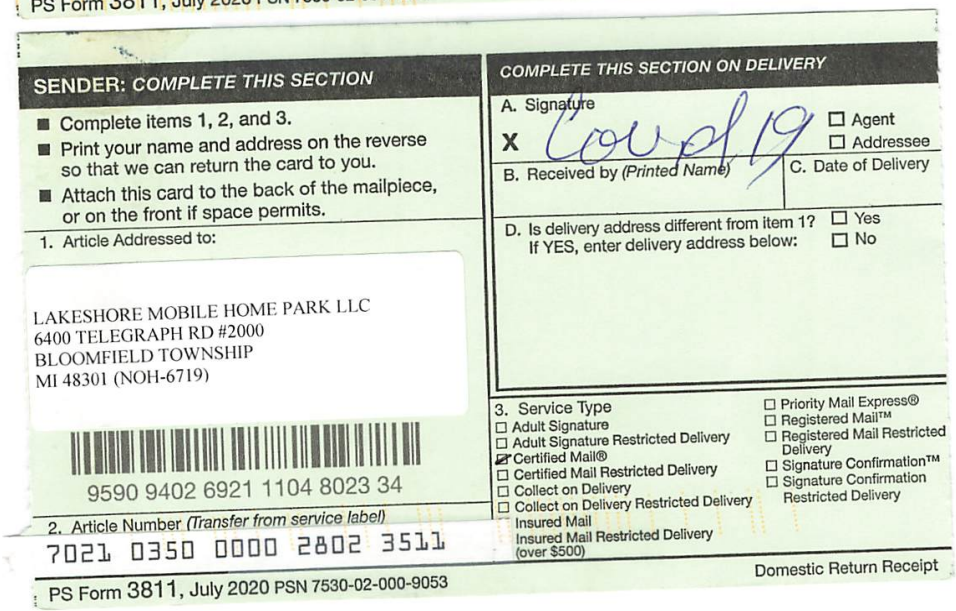
A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by (Printed Name) MAR 23 2022 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP
MI 48301 (NOH-6719)

9590 9402 6921 1104 8023 34

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3511

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ CASE NO. 6719.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ AT 11:00 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erick Richwagen
AFFIANT

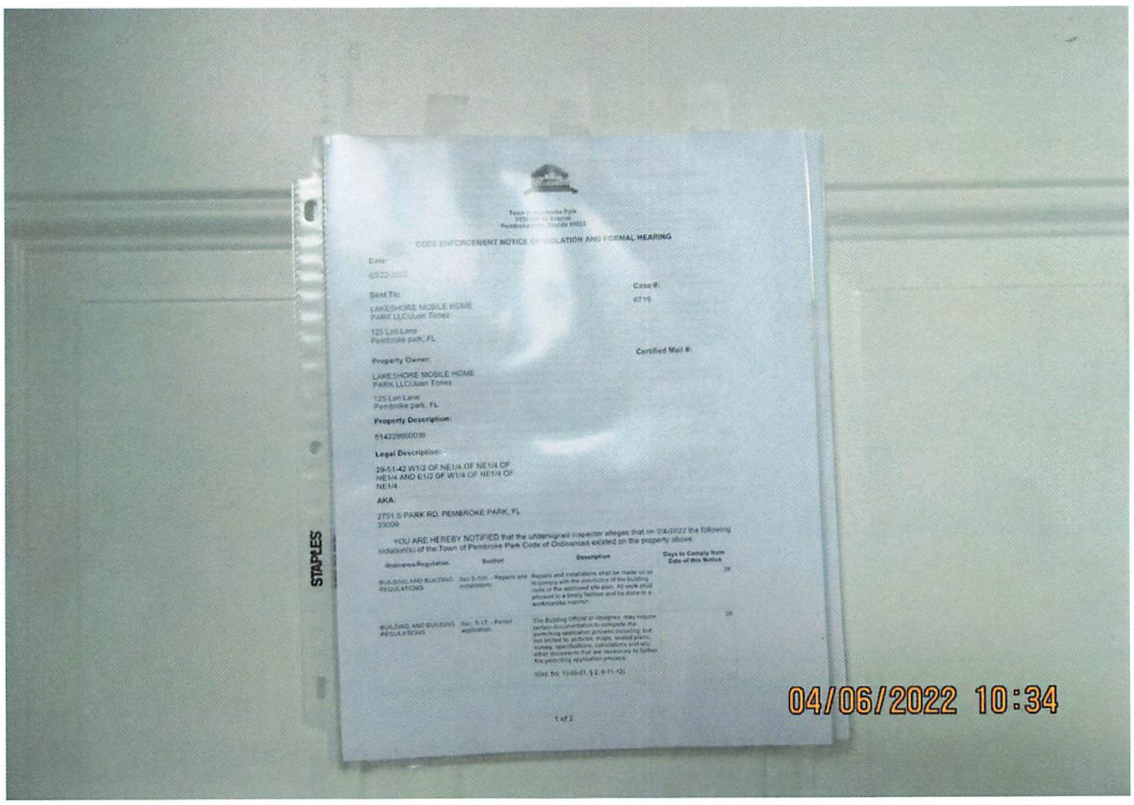
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

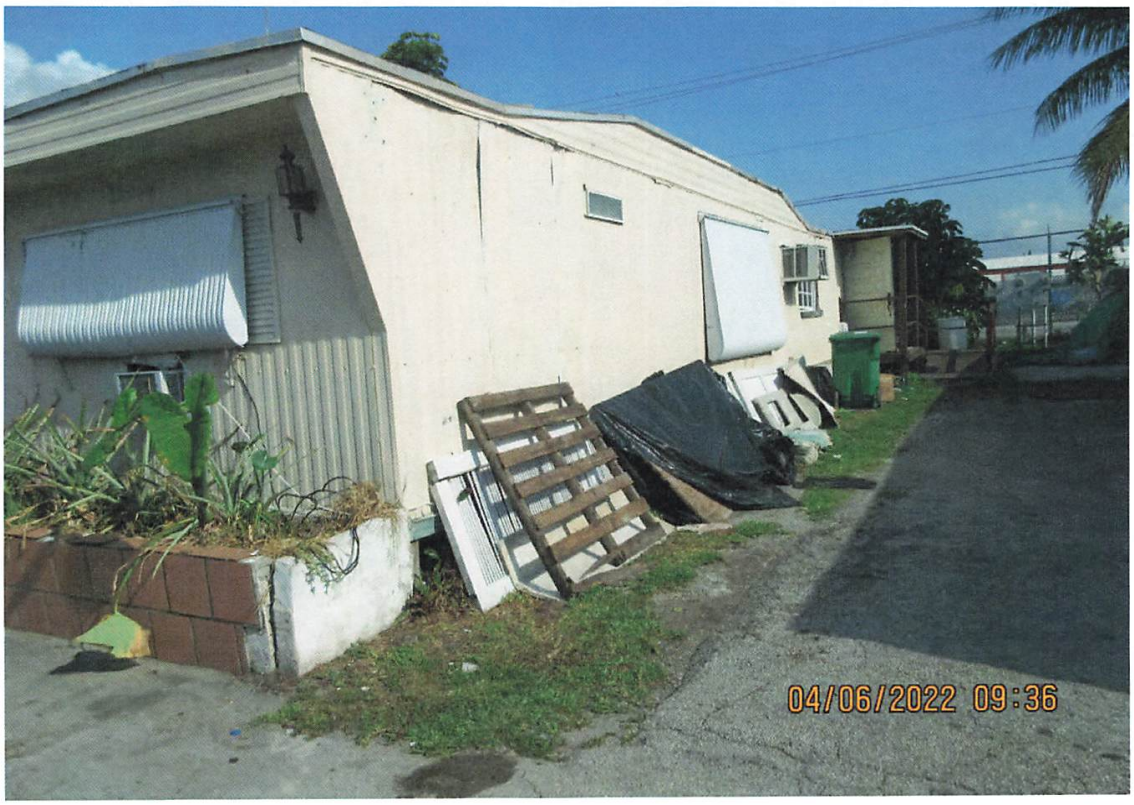
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


04/06/2022 09:36


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/22/2022
Sent To:
LAKESHORE MOBILE HOME PARK LLCJuan Torres
125 Lori Lane
Pembroke park, FL
Case #:
6719
Certified Mail #:
Property Owner:
LAKESHORE MOBILE HOME PARK LLCJuan Torres
125 Lori Lane
Pembroke park, FL
Property Description:
514229000038
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:
2751 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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 5-100. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
28
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building official or designee, may require certain documentation to complete the permitting application process including, but not limited to: affidavit, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
28
1 of 2
STAPLES
04/06/2022 10:34


NO CAS
ACCEPTE
NOTICE
AT THIS TIME,
NUMBER OF GU
IN THE PREMISES
KEEPING 6 F
DISTANCE
THANK YOU.
04/06/2022 10:35


04/06/2022 09:36

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

LAKESHORE MOBILE HOME PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

Case #:

6719

Property Owner:

LAKESHORE MOBILE HOME PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

There is interior structural work being done inside this mobile home without a permit
To comply with this violation please take the following action:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

-6719

Hasler FIRST-CLASS MAIL
02/04/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

Case #:
6719

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/Juan Torrez 125 Lori Lane Pembroke park, FL	6719	02/04/2022

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC/Juan Torrez 125 Lori Lane Pembroke park, FL	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

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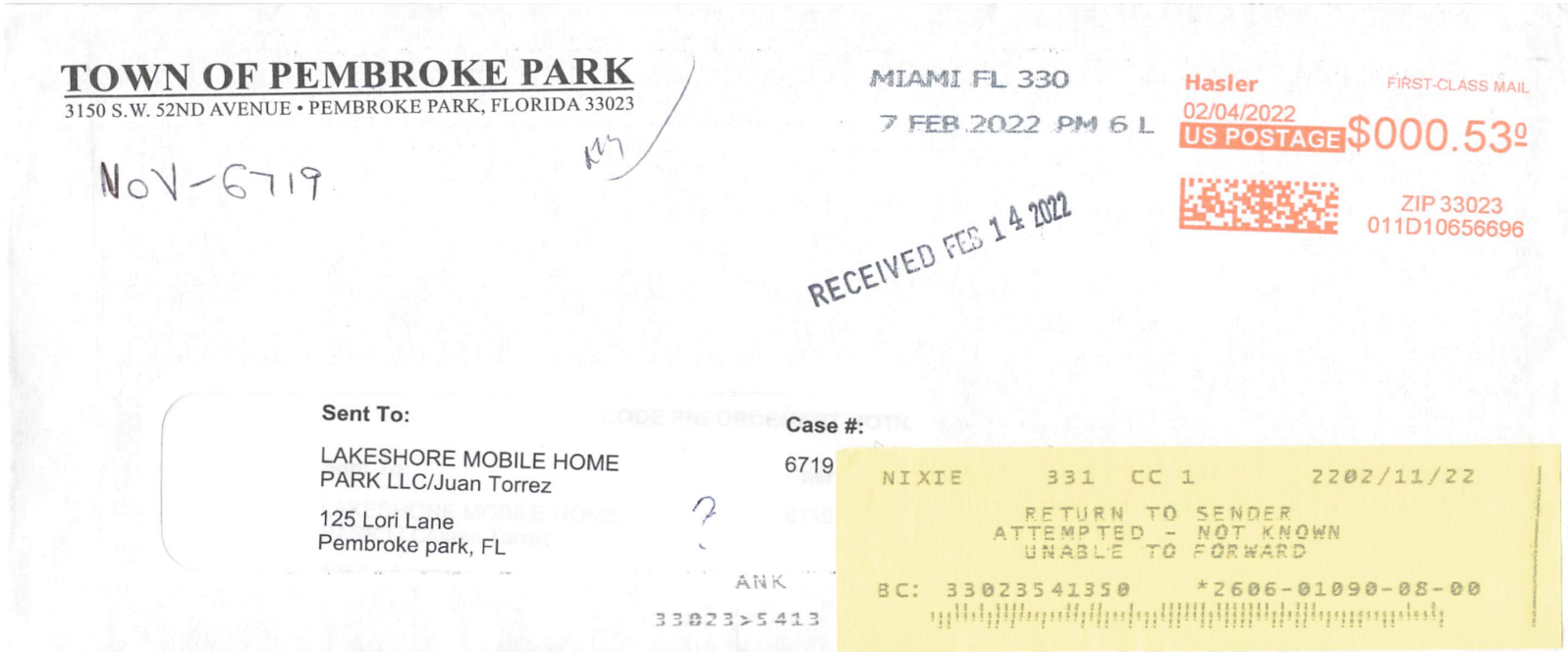
Erik Richwagen
Code Enforcement Officer


02/02/2022 04:13


02/02/2022 04:09


02/02/2022 04:10



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6719

MIAMI FL 330
7 FEB 2022 PM 6 L

Hasler
02/04/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

RECEIVED FEB 14 2022

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

Case #:

6719

NIXIE 331 CC 1 2202/11/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2606-01090-08-00

ANK
33023>5413