AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, April 19, 2023
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023
3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

6 - 19	4.1.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - OCTOBER 19, 2022
20 - 31	4.2.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - DECEMBER 21, 2022
32 - 38	4.3.	CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - FEBRUARY 15, 2023

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

39 - 84 7.1. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
Case Overview 5812

85 - 105 7.2. **CASE 7722** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 7722

106 - 131 7.3. **CASE 7734** - PEMBROKE CROWN LLC - 2565 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 7734

132 - 191 7.4. **CASE 8359** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #G, H, I, J - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY;15-28 - DISPLAY; - **REPEAT OFFENSE**
Case Overview 8359

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

192 - 274 8.1. **CASE 4862** - FRAMMY NUNEZ BATISTA - 3140 W HALLANDALE BEACH BLVD, #524, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(f)(j)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
Case Overview 4862

275 - 342 8.2. **CASE 5808** - LESSARD,CLAUDINE T LESSARD,SERGE - 102 S KEY DR, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5808

343 - 377 8.3. **CASE 6051** - INFINITY AZURE LLC - 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6051

378 - 416 8.4. **CASE 7193** - RHAYCOM LLC - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7193

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

417 - 490 9.1. **CASE 4798** - MAGALY CAMPOS-LICEA - 111 LONE PINE LANE, PEMBROK PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-260 - PROHIBITED USES - **FIRST OFFENSE**
Case Overview 4798

491 - 586 9.2. **CASE 5549** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, UNIT 6, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **REPEAT OFFENSE**
Case Overview 5549

587 - 673 9.3. **CASE 5680** - LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC - SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(g)(i)(j)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 5680

674 - 813 9.4. **CASE 5699** - ROLLINS CONTINENTAL INC - 1820 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 5699

9.5. **CASE 7110** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY - **FIRST OFFENSE**

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

814 - 867 10.1. **CASE 5672** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3876-3880 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIR AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS. OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION ; 15-23 - SEPRATE BUSINESS TAX RECEIPT FOR EACH BUSINESS ADVERTISED PUBLICLY - **FIRST OFFENSE**
Case Overview 5672

868 - 913 10.2. **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 STRUCTURE 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

914 - 953 10.3. **CASE 6541** - BH 2550 LLC - 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 6541

954 - 996 10.4. **CASE 7706** - ERIC DIAZ - 76 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7706

997 - 1032 10.5. **CASE 7858** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7858

11. TOWN'S MOTION TO VACATE FINAL ORDER

1033 - 1081 11.1. **CASE 6057** - SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR - 104 S KEY DR, #618, PEMBROKE PARK, FL 33009 - TOWN'S MOTION TO VACATE FINAL ORDER -SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6057

12. ADJOURNMENT

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 19, 2022
Council Chambers -
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

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

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: ANDRE MCKENNEY
ATTORNEY: MELISSA HENDERSON
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
BTR CODE OFFICER: LISA CANNON
CODE ENFORCEMENT OFFICER: ERIK RICHWAGEN
CLERK: NAZLY CARDONA & MARYCARI PAZ

4. ADOPTION OF MINUTES

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

- JOSELINE RAMIREZ
  - Case #7356 is now in compliance and case is dismissed.
  - Case #6309 has requested mitigation of fines and is added to the agenda.
  - Case #6392 has requested to re-schedule to the next hearing.
  - Case #6279 has entered the amnesty program. The case is removed.
  - Case #5313 requested an extension and has been added to the agenda.
  - Case #6404 is in full compliance and has been dismissed.

- ERIK RICHWAGEN
  - Case #6948 is in full compliance and has been dismissed.
  - Case #7206 is in full compliance and has been dismissed.

6. PUBLIC HEARING

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

7. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ

- # 7.1. **CASE 7356** - TOWN OF PEMBROKE PARK - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** Case Overview 7356

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

8. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

- # 8.1. **CASE 6306** - PEMBROKE PARK WAREHOUSES HOLDING - 3150 W PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6306

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	3150 W Pembroke Rd, Pembroke Park, Fl	Confirmed Fine $3,850.00

- # 8.2. **CASE 6309** - FINE LINE INTERIORS INC - 2530 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** Case Overview 6309

DISMISSED, REFER TO ABATEMENT SEC 12.4.

Respondent or Representative	Address	Order Of Abatement
- Amy Smith – William Mears	2530 SW 30 Ave, Pembroke Park, Fl	Fine Abated to $325.00 payable in 30 Days Or Revert to $1,600.00

- # 8.3. **CASE 6310** - LAKE FOREST BAPTIST CHURCH INC - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** Case Overview 6310

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- Rogen Bedgood – Brian Clark	3610 SW 48 Ave, Pembroke Park, Fl	Confirmed Fine $66,850.00

8.4. **CASE 6404** - 2727 PARK RD LLC - 2727 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	2727 S Park Rd, Pembroke Park, Fl	Confirmed Fine $3,850.00

9. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Order of Abatement
Absent	1960 SW 30 Ave, Pembroke Park, Fl	Re-schedule to Next Hearing

10. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # 10.1. **CASE 5906** - LAWES,PRUDENCE - 3401 SW 52 AVE PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 5906

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3401 SW 52 Ave, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	11/18/2022

- # 10.2. **CASE 5925** - TIMELY PROPERTY INC. - 3001 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5925

Respondent or Representative	Address	Final Order	Date to Comply by
Alexander Ginarte	3001 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	11/18/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Ian Casacu	2050 SW 30 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

- # 10.4. **CASE 6020** - ERIC RAYMOND THOMAS/NICOLETTE VAZQUEZ - 3140 W HALLANDALE BEACH BLVD, LOT 1322, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 6020

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	11/18/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5100 SW 41 St Unit #307, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

- # 10.6. **CASE 6279** - JONATHAN ROJAS RIVERA/MONICA MARCELA PRIETO SIERRA - 3120 W HALLANDALE BEACH BLVD, LOT 821, PEMBROKE PARK, FL 33009 - SECTION(s) 5-103(a)(b)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6279

Respondent or Representative	Address	Final Order
Absent	3120 W Hallandale Beach Blvd Lot #821, Pembroke Park, Fl	Amnesty Program

- # 10.7. **CASE 6382** - 3101 REALTY CORP - 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-375 - PERMIT REQUIRED - **FIRST OFFENSE**
Case Overview 6382

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3101 W Hallandale Beach Blvd, Pembroke Park, Fl	15 Days $250 Per Diem $100 Admin Fee	11/03/2022

- # 10.8. **CASE 6480** - 3101 REALTY CORP - 3109 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6480

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3109 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

- # 10.9. **CASE 6481** - 3101 REALTY CORP - 3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 6481

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3121 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

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

- # 11.1. **CASE 5202** - PEMBROKE VILLAS APARTMENTS LTD - 4801 SW 41 ST, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(c)(g)(h)(i)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** Case Overview 5202

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Catalina Montano	4801 SW 41 ST, Pembroke Park, Fl	Confirmed Fine $5,100.00

- # 11.2. **CASE 6126** - LAKE FOREST BAPTIST CHURCH INC - 3610 SW 48 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6126

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- Rogen Bedgood - Brian Clark	3610 SW 48 AVE, Pembroke Park, Fl	Confirmed Fine $5,100.00

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

- # 12.1. **CASE 4601** - E&M PROPERTIES 2665 LLC - 2649 S PARK ROAD PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** Case Overview 4601

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	2641-2649 S Park Road, Pembroke Park, Fl	Fine Abated to $6,713.50 payable in 30 Days Or Reverts to $44,028.50	11/18/2022

- # 12.2. **CASE 4773** - GLADYS DUPRAT - 102 DAVID DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** Case Overview 4773

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	102 David Dr, Pembroke Park, Fl	Fine Abated to $139.00 payable in 30 Days Amnesty Program Reduction	11/18/2022

- # 12.3. **CASE 5280** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(e)(g)(k)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE**
Case Overview 5280

Respondent or Representative	Address	Order of Abatement	Date to Comply by
David Bouganim	4420 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $1,480.00 payable in 30 Days Or Reverts to $9,300.00	11/18/2022

- # 12.4. **CASE 6309** - FINE LINE INTERIORS INC - 2530 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** Case Overview 6309

Respondent or Representative	Address	Order of Abatement	Date to Comply by
	2530 SW 30 AVE Beach Blvd, Pembroke Park, Fl	Fine Abated to $1,480.00 payable in 30 Days Or Revert sto $9,300.00	11/18/2022

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

- # 13.1. **CASE 5375** - ROCAMORA,ENRIQUE - 5100 SW 41 ST, #220, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(b) - NUISANCES: DUTY IF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
Case Overview 5375

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Enrique Rocamora	5100 Sw 41 St Unit #220, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	01/17/2023

- # 13.2. **CASE 5613** - 2250 WAREHOUSE LLC - 2260 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5613

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Jaime Perananda – Carlos Salazar	2260 SW 30 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	01/17/2023

14. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

- # 14.1. **CASE 6810** - WILSON,MCNEIL WILSON,ANGELA. - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 6810

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Meniel Wilson	5511 SW 32 CT #1-2, Pembroke Park, Fl	Confirmed Fine $93,100.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
William Castellano	3196 W Hallandale Beach Blvd #142/144/146, Pembroke Park, Fl	Case Postponed to the Next Hearing Nov 16

- # 14.3. **CASE 6829** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA. - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(h)(l)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE - **FIRST OFFENSE** Case Overview 6829

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	4945 SW 41 ST, Pembroke Park, Fl	Confirmed Fine $6,100.00

- # 14.4. **CASE 6948** - BACKBONE HALLANDALE INVESTMENTS CORP. - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 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 6948

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
	2801 S Park Rd, Pembroke Park, Fl	Confirmed Fine $5,100.00

15. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

- # 15.1. **CASE 4769** - EDITH MONGE. - 101 DAVID DRIVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4769

Respondent or Representative	Address	Order of Abatement
Absent	101 David Drive, Pembroke Park, Fl	Fine Abated to $100.00 Amnesty Program Reduction

- # 15.2. **CASE 6722** - V & A MIAMI LLC. - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 12-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE** Case Overview 6722

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Kadir Puentes	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $3,873.50 payable in 30 Days Or Reverts to $9,300.00	11/18/2022

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

- # 16.1. **CASE 6980** - CICF III-FL2W01 LLC %CABOT PROPERTIES INC. - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6980

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Jesse Oppenheimer	3400 SW 20 St, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	12/18/2022

17. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

- # 17.1. **CASE 5832** - LUZ MARIA MOYA. - 3100 W HALLANDALE BEACH BLVD LOT 111, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 5832

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3100 W Hallandale Beach Blvd Lot 111, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	12/18/2022

- # 17.2. **CASE 6057** - SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR. - 104 S KEY DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6057

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	104 S Key Dr, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	11/18/2022

- # 17.3. **CASE 7126** - REEF PROPERTIES LLC. - 5521 SW 34 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE** Case Overview 7126

Respondent or Representative	Address	Final Order	Date to Comply by
Angelo Dalessandro	5521 SW 34 ST #1-2, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	01/17/2023

- # 17.4. **CASE 7127** - 4350 PS LLC. - 4350 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 7127

Respondent or Representative	Address	Final Order	Date to Comply by
Melanie Seymore	4350 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	01/17/2023

- # 17.5. **CASE 7193** - RHAYCOM LLC. - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7193

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5510 SW 32 St, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

- # 17.6. **CASE 7196** - JOHNSON,KATHRYN E. - 5520 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7196

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5520 SW 32 St, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	01/17/2023

- # 17.7. **CASE 7206** - PEMBROKE GARDENS LTD . - 3701 SW 48 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-32 - OVERLOADING; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE - **FIRST OFFENSE** Case Overview 7206

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

- # 17.8. **CASE 7457** - 3101 REALTY CORP. - 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(I) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7457

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3127 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	12/18/2022

18. FORMAL HEARING - BTR CODE OFFICER LISA CANNON

- # 18.1. **CASE 4640** - 3101 REALTY CORP. - 3107 W HALLANDALE BEACH BLVD # 103, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES- **FIRST OFFENSE** CASE OVERVIEW

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3107 W Hallandale Beach Blvd Lot 103, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	11/18/2022

19. ADJOURNMENT: 10:58 P.M

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Page

1. CALL TO ORDER: 904 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

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

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

- JOSELINE RAMIREZ
  - Case #1238 is added to the agenda for an abatement.

- ERIK RICHWAGEN
  - Case #6155 is being removed because is under an appeal.
  - Case #5610 is postponed to a further hearing.
  - Case #6164 the attorney is going to be calling over the phone.

5. PUBLIC HEARING

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

6. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Paco Velez	2501 SW 32nd Ter, Pembroke Park, Fl	Fine Abated to $9,600.00 30 Days Or Revert to $70,100.00	01/20/2023

7. HEARING TO EXTEND TIME - BUILDING OFFICIAL MIGUEL NUNEZ

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Attorney David Lazarus	1730 SW 30 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	02/19/2023

8. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3100 SW 24 Street, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	01/20/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3520 SW 20 St, Pembroke Park, Fl	15 Days $250 Per Diem $100 Admin Fee	01/05/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Claudia Alonso. - Richard Genten.	2150 SW 30 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	03/21/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3121 SW 21 St #675, Pembroke Park, Fl	30 Days $500 Per Diem $100 Admin Fee	01/20/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3250 Pembroke Rd, Pembroke Park, Fl	5 Days $0 Per Diem $100 Admin Fee	12/26/2022

- # 8.6. **CASE 7958** - INFINITY AZURE - 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIFTH OFFENSE** Case Overview 7958

Respondent or Representative	Address	Final Order	Date to Comply by
Gina Ortega	3351 SW 55th Ave, Pembroke Park, Fl	10 Days $500 Per Diem $100 Admin Fee	12/31/2022

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

- # 9.1. **CASE 4720** - MONICA SILVANA FERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 819, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4720

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Monica Fernandez	3140 W Hallandale Beach Blvd, Lot #819, Pembroke Park, Fl	Confirmed Fine $27,900.00

- # 9.2. **CASE 4763** - JESUS JAMIE RODRIGUEZ - 115 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4763

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Jesus Jaime Rodriguez	115 Lori Lane, Pembroke Park, Fl	Confirmed Fine $24,600.00

- # 9.3. **CASE 4880** - BASTY MENDOZA/ MARTHA COLAN - 2701 S PARK ROAD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4880

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Martha Colan	2701 S Park Road, Pembroke Park, Fl	Confirmed Fine $23,200.00

- # 9.4. **CASE 4881** - PENA ZENTINO, SAMUEL - 103 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4881

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	103 Lori Lane, Pembroke Park, Fl	Confirmed Fine $23,200.00

- # 9.5. **CASE 4884** - JACQUES BESSOUNDO - 109 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** Case Overview 4884

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	109 Lori Lane, Pembroke Park, Fl	Confirmed Fine $24,700.00

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

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Butand Sayssei	124 Lake Shore Dr, Pembroke Park, Fl	Fine Abated to $5,250.00 30 Days Or Revert to $56,600.00	01/20/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Sandra Cardona	3149 John P. Curci Drive, Bay 2-3, Pembroke Park, Fl	Fine Abated to $1,980 30 Days Or Revert to $13,300.00	01/20/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Attorney David Lazarus	1730 SW 30 Ave, Pembroke Park, Fl	Fine Abated to $663.00 30 Days Or Revert to $3,850.00	01/20/2023

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

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Nir Shallan - Abdul	2329 John P Lyons Ln, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	03/21/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Sonia Benshmael	2301 John P Lyons Ln, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	02/19/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Gina Ortega	5325 SW 32 Street, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	01/20/2023

12. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Michel Cote - Zita Dube	2731 SW 51 Ave #5 5, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	02/19/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3120 SW 19 St, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	01/20/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3990 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	03/21/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3700 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	03/21/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Arom Moscovireis	3400 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	02/19/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Claudia Alonso - Richard Genten	2150 SW 30 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	03/21/2023

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5510 SW 32 St, Pembroke Park, Fl	7 Days $250 Per Diem $100 Admin Fee	12/28/2022

13. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	3140 W Hallandale Beach Blvd Lot #903, Pembroke Park, Fl	Confirmed Fine $16,850.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Bill Mc Carly	4790 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $67,500.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Attorney Alex Monte by Phone	4100 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $97,600.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Peter Vay	3215 SW 52 Ave, Pembroke Park, Fl	Confirmed Fine $77,000.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
- William Castellano - Shawn Arbeiter	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	Postponed to the Next Hearing: 01/18/2023

14. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Nurisleidy Garcia	2401 SW 32 Ave, Pembroke Park, Fl	Fine Abated to $901.00 30 Days Or Revert to $5,108.50	01/20/2023

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

Respondent or Representative	Address	Order of Abatement
Absent	4420 W Hallandale Beach Blvd, Pembroke Park, Fl	Postponed to a Further Hearing.

15. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

15.1.

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

2. Case #4796 – Juliette Jedrzejeyk - 104 David Drive, Pembroke Park, Fl

3. Case #4886 was removed – Shawn Arbeiter – William Castellano - 3140 W Hallandale Beach Blvd, Pembroke Park, Fl

4.Case #5652 removed and postponed to 01/18/2023 – Osmil Rodriguez - 3000 W Hallandale Beach Blvd, Pembroke Park, Fl

7. Case #6155 was removed – Martyn Verster - 2503 John P Lyons Ln, Pembroke Park, Fl

16. ADJOURNMENT: 12:11 P.M.

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - DRAFT
9:00 AM - Wednesday, February 15, 2023 Council Chambers -
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:10 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

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

4. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)
- Case #7127 added to the agenda.
- Case #7153 added to the agenda.
- Case #7225 added to the agenda.
- Case #6536 postponed to the March hearing.

5. PUBLIC HEARING

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

6. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # 6.1. **CASE 5672** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3876-3880 PEMBROKE RD, PEMBROKE PARK FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** Case Overview 5672

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3876-3880 Pembroke Rd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	03/17/2023

- # 6.2. **CASE 6541** - BH 2550 LLC - 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 6541

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2550 SW 30 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	04/16/2023

- # 6.3. **CASE 6545** - SUSET FLEITAS/YUNIER HERNANDEZ RAMIREZ - 123 LORI LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 27-33 - MAINTENANCE - **FIRST OFFENSE** Case Overview 6545

Respondent or Representative	Address	Final Order	Date to Comply by
Yunier Hernandez	123 Lori Lane, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	05/16/2023

- # 6.4. **CASE 8076** - INFINITY AZURE LLC - #5425 SW 32 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **SITXH OFFENSE** Case Overview 8076

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5425 SW 32 Street, Pembroke Park, Fl	15 Days $500 Per Diem $100 Admin Fee	03/02/2023

- # 6.5. **CASE 8079** - INFINITY AZURE LLC - #5210 SW 32 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(b)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 27-33 - MAINTENANCE - **SEVENTH OFFENSE** Case Overview 8079

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5210 SW 32 Street, Pembroke Park, Fl	15 Days $500 Per Diem $100 Admin Fee	03/02/2023

- # 6.6. **CASE 8145** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(g)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** Case Overview 8145

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2950 SW 32 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	04/16/2023

- # 6.7. **CASE 8147** - OMAC REAL ESTATE LLC - 2991 SW 32 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES - **FIRST OFFENSE** Case Overview 8147

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2991 SW 32 Ave, Pembroke Park, Fl	15 Days $250 Per Diem $100 Admin Fee	03/02/2023

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

- # 7.1. **CASE 5549** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE** Case Overview 5549

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Claudina Thrope	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $60,850.00

- # 7.2. **CASE 7122** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** Case Overview 7122

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	3700 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $21,600.00

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $32,850.00

- # 7.4. **CASE 7359** - JUUCY HOLDINGS LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(e)(i)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** Case Overview 7359

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien
Absent	3520 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed Fine $21,600.00

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

- # 8.1. **CASE 4720** - MONICA SILVANA FERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 819, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4720

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Monica Fernandez - Hugo Rojas	3140 W Hallandale Beach Blvd Lot #819, Pembroke Park, Fl	Fine Abated to $2,795.00 payable in 30 Days Or Reverts to $29,950.00	03/17/2023

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	5443 Sw 41 St, Pembroke Park, Fl	Fine Abated to $1,125.00 payable in 90 Days Or Reverts to $11,250.00	05/16/2023

- # 8.3. **CASE 6014** - LYNN VAUDRY - 34 W LAKE CT PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** Case Overview 6014

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Lynn Vaudry	34 W Lake Ct, Pembroke Park, Fl	Fine Abated to $265.00 payable in 30 Days Or Reverts to $1,750.00	03/17/2023

- # 8.4. **CASE 7127** - 4350 PS LLC - 4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** Case Overview 7127

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	4350 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated to $188.00 payable in 30 Days Or Reverts to $1,250.00	03/17/2023

- # 8.5. **CASE 7153** - PARK 31ST CORP - 1975 S PARK RD, BAY 3 PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-22 - APPLICATION - **FIRST OFFENSE** Case Overview 7153

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	1975 S Park Rd Bay 3, Pembroke Park, Fl	Fine Abated to $875.00 payable in 30 Days Or Reverts to $5,200.00	03/17/2023

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

- # 9.1. **CASE 5471** - BNUMO INC - 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION - **FIRST OFFENSE** Case Overview 5471

Respondent or Representative	Address	Amended Final Order	Date to Comply by
David Boucavim	4444 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	05/16/2023

- # 9.2. **CASE 7225** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, UNIT B, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION;15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** Case Overview 7225

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	3192 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	05/16/2023

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

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	2035 SW 31 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	05/16/2023

10. TOWN'S MOTION TO AMEND ORDER'S

- # 10.1. **CASE 5646** - DAVID E ZELL TR/CELIA SANTANA - 2322 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AMEND - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** Case Overview 5646

Respondent or Representative	Address	Amended/Corrected Final Order	Date to Comply by
- Lilia Veliz -Celia Santana	2322 SW 31 Ave, Pembroke Park, Fl	Amended/Corrected Responded Names to Only Reflect the Mobile Homeowner's Name: Cecilia Santana, and Remove the Park Owner's Name: David Zell Tr	10/17/2022 (Amnesty Program)

- # 10.2. **CASE 5736** - DAVID E ZELL TR/MARCO FERNANDEZ - 2314 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AMEND - SECTION(s) 5-103(i)(j)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORGAE OF ABANDON PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE** Case Overview 5736

Respondent or Representative	Address	Amended/Corrected Final Order	Date to Comply by
Absent	2314 SW 31 Ave, Pembroke Park, Fl	Amended/Corrected Responded Names to Only Reflect the Mobile Homeowner's Name: Marco Fernandez, and Remove the Park Owner's Name: David Zell Tr	10/17/2022 (Amnesty Program)

11. ADJOURNMENT: 10:59 P.M

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

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

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

PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Folio

514229000280

Legal Description

Case Status Open **Case #** 5812 **Date Next Inspection** 3/29/2023

Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/5/2021		Notice of Violation	Hand Regular Mail
3/29/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/29/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to the Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/29/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/29/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	3/29/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BARRY CUNNINGHAM		CASE NO. 5812
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT 10:24 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

J. [illegible] 4/11/23
AFFIANT

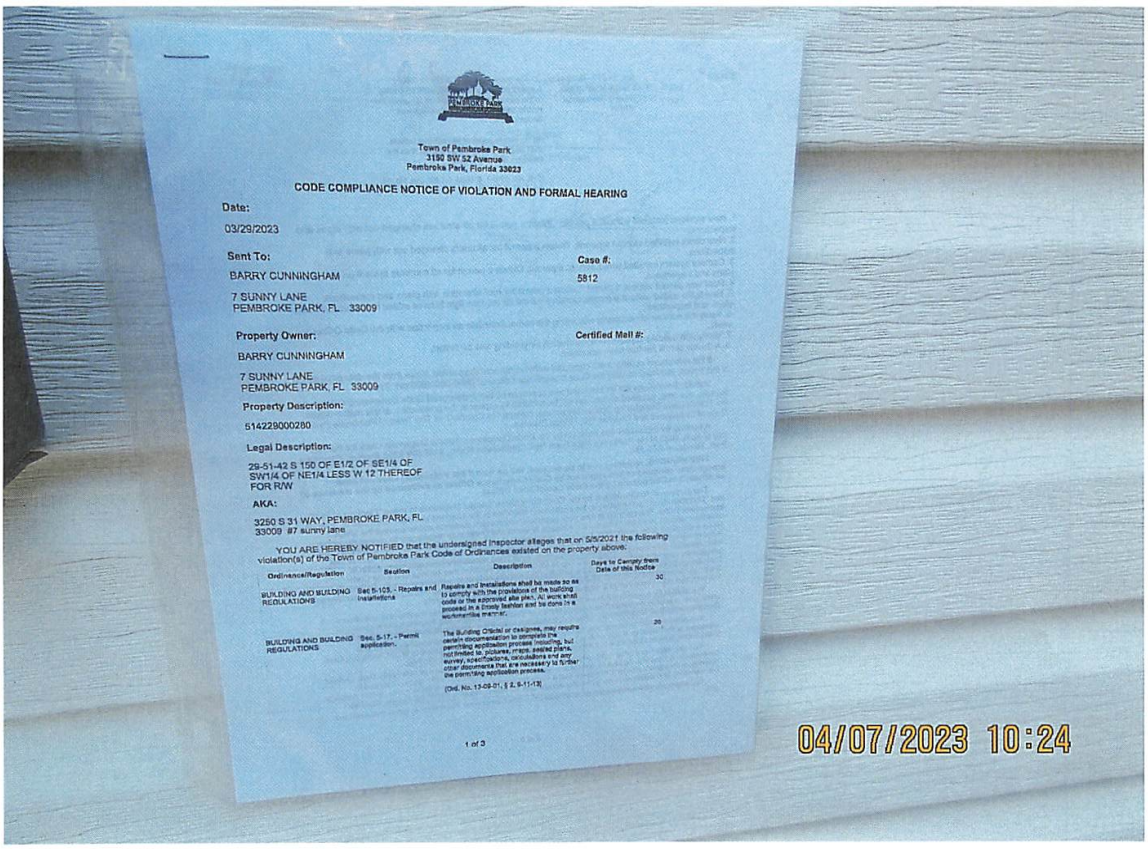
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


7
04/07/2023 10:24


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/29/2023
Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Case #:
5812
Property Owner:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229000280
Legal Description:
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W
AKA:
3250 S 31 WAY, PEMBROKE PARK, FL 33009 87 sunny lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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.
20
(Ord. No. 13-09-01, § 2, 9-11-13)
1 of 3
04/07/2023 10:24

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/29/2023

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer



3/29/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

vs.

BARRY CUNNINGHAM
3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane
Respondent(s)

Case #: 5812

On 3/29/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: BARRY CUNNINGHAM

Address: 7 SUNNY LANE PEMBROKE PARK, FL 33009

Folio: 514229000280

Site Address: 3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Legal Description: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/29/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/29/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 3/29/2023

Notes/Means of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections. In-complete.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections. In-complete.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections. In-complete.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections. In-complete.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections. Permit # 2111374-0 completed.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify. One family confirmed.
7. Verify with building department if the stairs & vinyl siding was permitted. Stairs permit #187438-0 Completed. Vinyl siding permit # 156471-0 completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

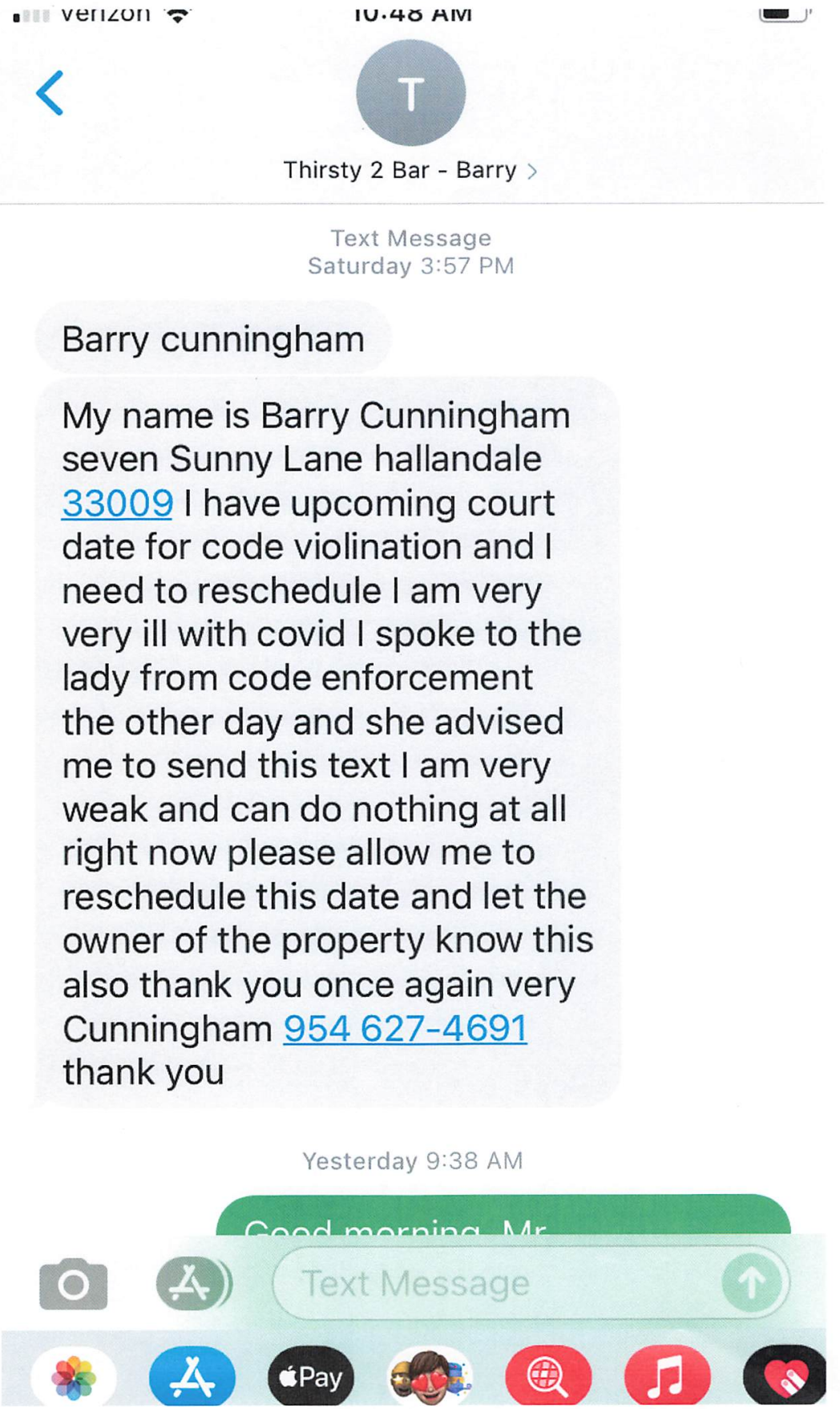
Code Enforcement Officer Signature

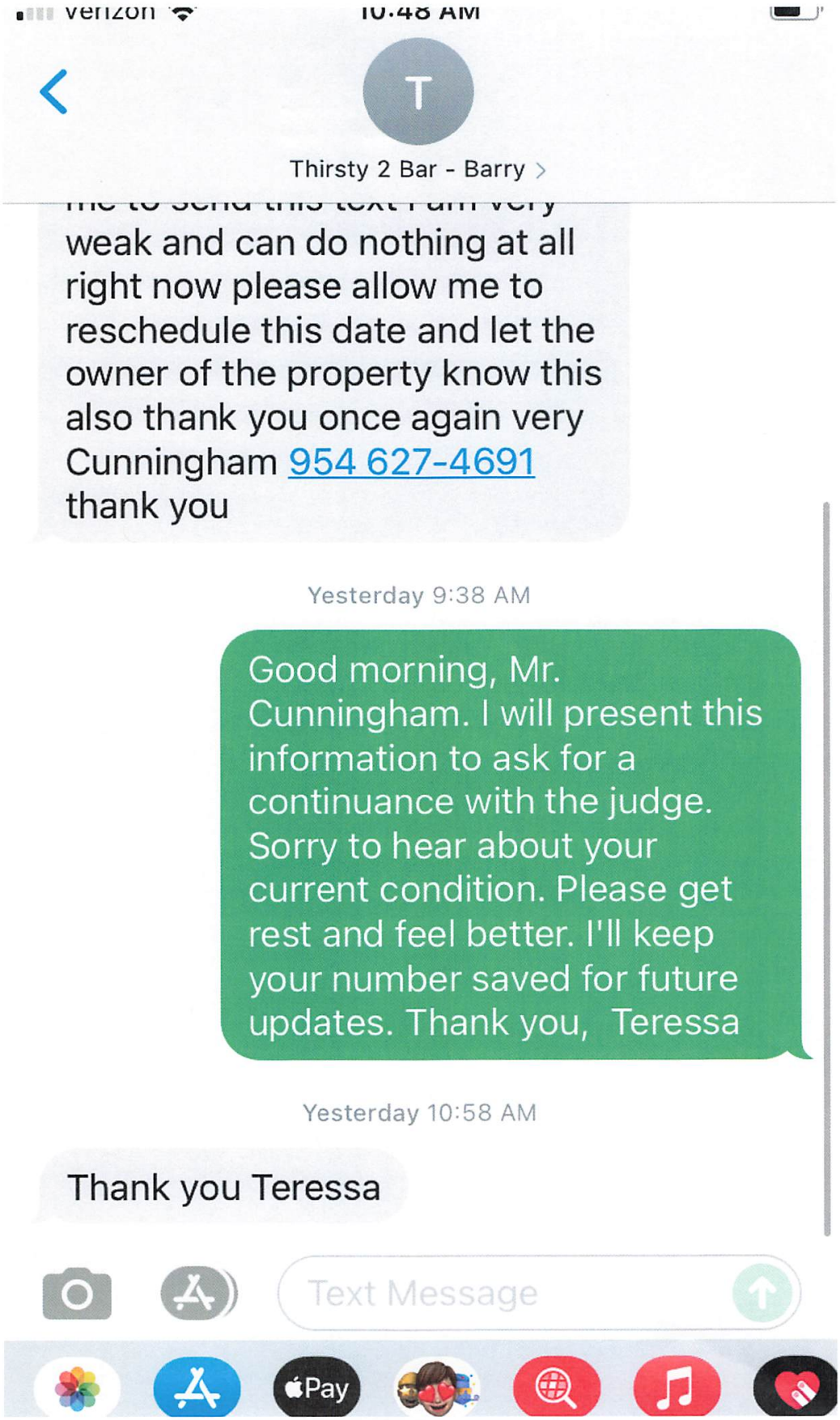
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/29/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Verizon
10:48 AM
T
Thirsty 2 Bar - Barry
Text Message
Saturday 3:57 PM
Barry cunningham
My name is Barry Cunningham seven Sunny Lane hallandale 33009 I have upcoming court date for code violination and I need to reschedule I am very very ill with covid I spoke to the lady from code enforcement the other day and she advised me to send this text I am very weak and can do nothing at all right now please allow me to reschedule this date and let the owner of the property know this also thank you once again very Cunningham 954 627-4691 thank you
Yesterday 9:38 AM
Text Message
Pay


Verizon
10:48 AM
T
Thirsty 2 Bar - Barry >
weak and can do nothing at all right now please allow me to reschedule this date and let the owner of the property know this also thank you once again very Cunningham 954 627-4691 thank you
Yesterday 9:38 AM
Good morning, Mr. Cunningham. I will present this information to ask for a continuance with the judge. Sorry to hear about your current condition. Please get rest and feel better. I'll keep your number saved for future updates. Thank you, Teressa
Yesterday 10:58 AM
Thank you Teressa
Text Message
Pay

Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Legal Description

Case Status Open **Case #** 5812 **Date Next Inspection** 9/15/2021

Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/5/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/15/2021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812

9590 9402 6610 1028 6965 28

2. Article Number *(Transfer from service label)*
21 0350 0001 0297 9284

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X A Kassler ☐ Agent ☐ Addressee

B. 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:

BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
NOH # 5812

9590 9402 6610 1028 6965 04

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9260

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Barry Cunningham ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* BARRY CUNNINGHAM | C. Date of Delivery 9-2-21

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
☐ 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 9291

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
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City,

AUG 31 2021 Postmark Here

P.A. THE SKEEN LAW GROUP
2450 HOLLYWOOD BLVD SUITE 105
HOLLYWOOD, FL 33020
NOH # 5812

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

7021 0350 0001 0297 9284

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

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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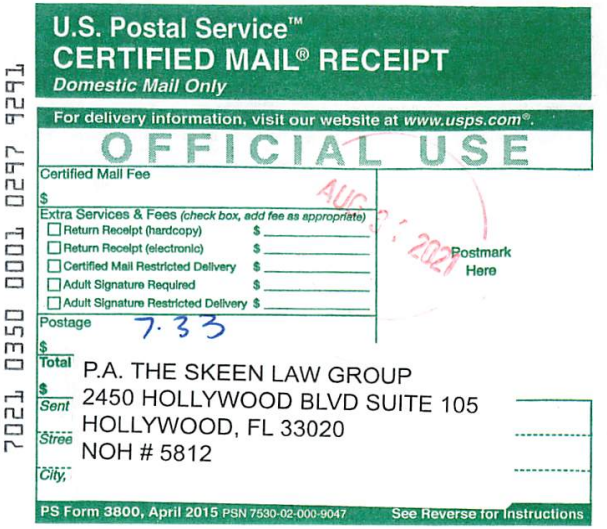
AUG 31 2021 Postmark Here

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812

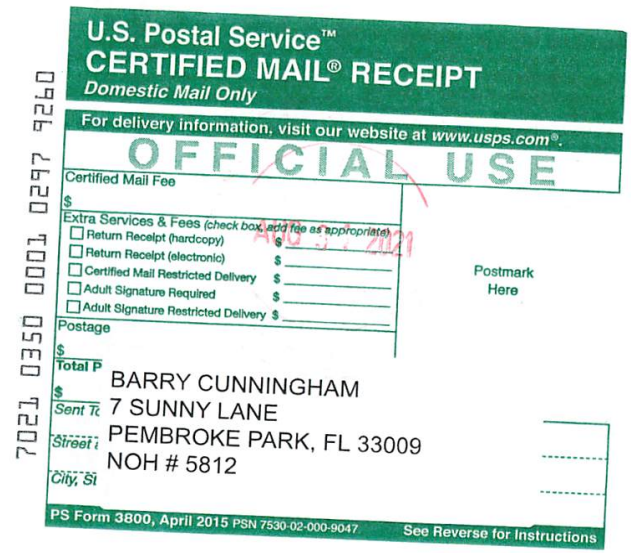
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



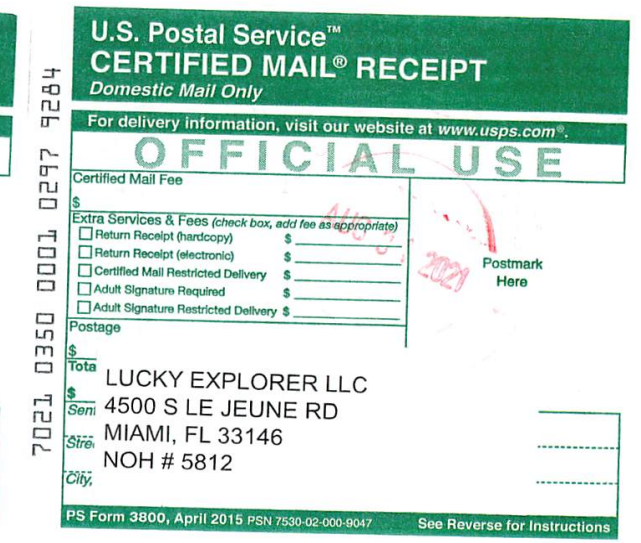
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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AUG 2021
7021 0350 0001 0297 9277
LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



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P.A. THE SKEEN LAW GROUP
2450 HOLLYWOOD BLVD SUITE 105
HOLLYWOOD, FL 33020
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



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BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



U.S. Postal Service™
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Postmark Here
AUG 2021
7021 0350 0001 0297 9284
LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

NOV #5812

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

Hasler
05/05/2021
US POSTAGE $C

01

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
Miami, FL 33146

NOV # 5812

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

Hasler
05/05/2021
US POSTAGE $C

01

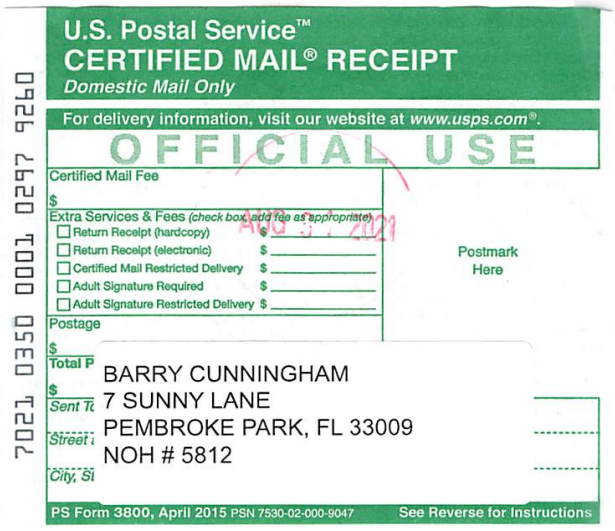
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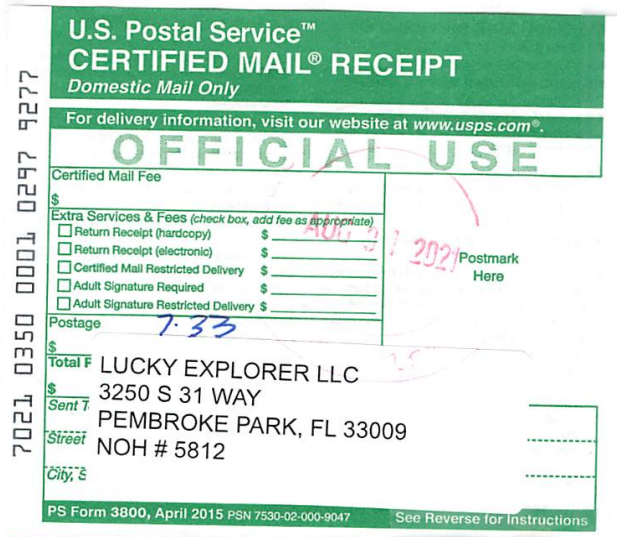
BARRY CUNNINGHAM

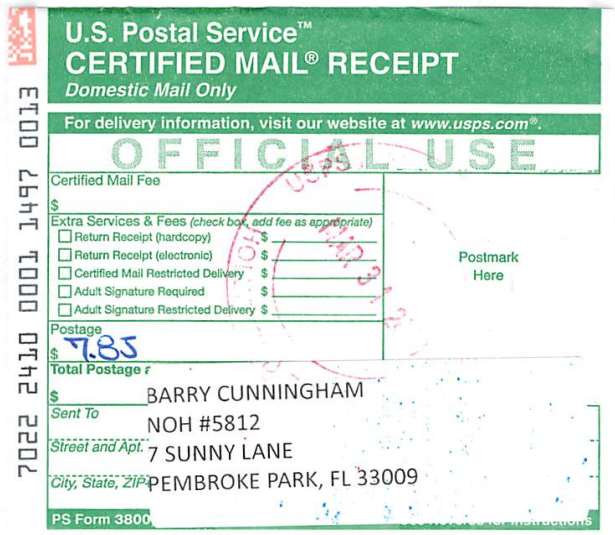
7 SUNNY LANE
PEMBROKE PARK, FL 33009

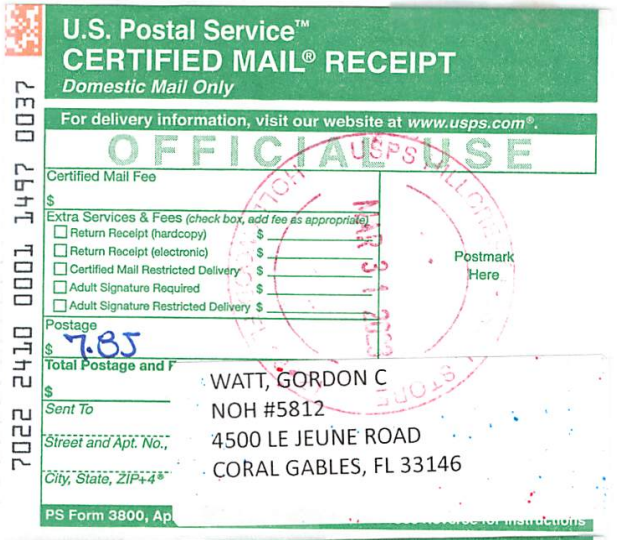
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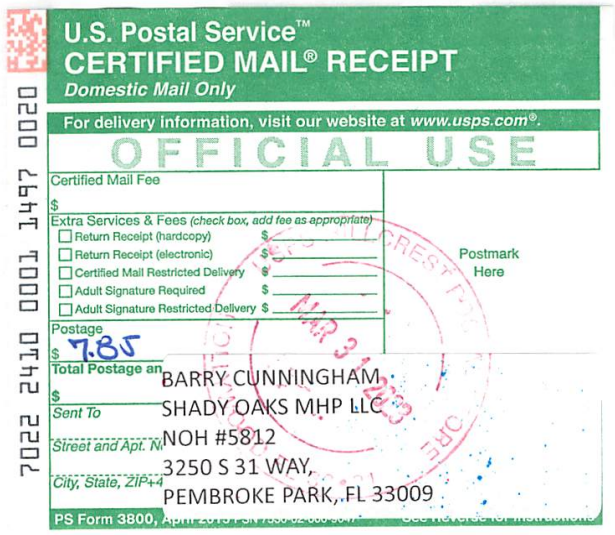
5812

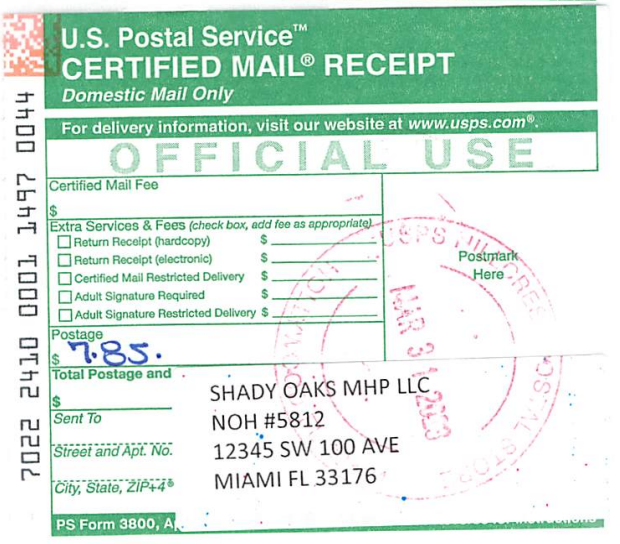

7021 0350 0001 0297 9260
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total P
Sent To
Street
City, St
Postmark Here
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0297 9277
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Street
City, S
Postmark Here
LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7022 2410 0001 1497 0013
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
BARRY CUNNINGHAM
NOH #5812
7 SUNNY LANE
PEMBROKE PARK, FL 33009
PS Form 3800


7022 2410 0001 1497 0037
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
WATT, GORDON C
NOH #5812
4500 LE JEUNE ROAD
CORAL GABLES, FL 33146
PS Form 3800, Ap


7022 2410 0001 1497 0020
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
BARRY CUNNINGHAM
SHADY OAKS MHP LLC
NOH #5812
3250 S 31 WAY,
PEMBROKE PARK, FL 33009
PS Form 3800,


7022 2410 0001 1497 0044
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
Postmark Here
SHADY OAKS MHP LLC
NOH #5812
12345 SW 100 AVE
MIAMI FL 33176
PS Form 3800, A



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3250 S 31 WAY, PEMBROKE PARK FL 33009	ID #	5142 29 00 0280
Property Owner	LUCKY EXPLORER LLC	Millage	0613
Mailing Address	4500 S LE JEUNE RD MIAMI FL 33146	Use	28
Abbr Legal Description	29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$485,610	$82,300	$567,910	$567,910	
2020	$485,610	$71,000	$556,610	$556,610	$12,012.64
2019	$218,520	$70,900	$289,420	$289,420	$6,319.20

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$567,910	$567,910	$567,910	$567,910
Portability	0	0	0	0
Assessed/SOH	$567,910	$567,910	$567,910	$567,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$567,910	$567,910	$567,910	$567,910

Sales History

Date	Type	Price	Book/Page or CIN
12/3/2019	WD-Q	$675,000	116225744
4/23/2013	QCD-T	$100	111524162
12/26/2002	QCD		34585 / 741
10/12/1994	QCD		22853 / 141
12/1/1970	WD	$75,000	

Land Calculations

Price	Factor	Type
$10.00	48,561	SF
Adj. Bldg. S.F. (Card, Sketch)		1570
Units		3
Eff./Act. Year Built: 1973/1963		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
LUCKY EXPLORER OF FLORIDA, LLC

Cross Reference Name

LUCKY EXPLORER, LLC

Filing Information

Document Number	M20000007634
FEI/EIN Number	84-3761582
Date Filed	08/31/2020
State	DE
Status	ACTIVE

Principal Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Mailing Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Registered Agent Name & Address

THE SKEEN LAW GROUP, P.A.
2450 HOLLYWOOD BLVD.
SUITE:105
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

WATT, GORDON
4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Title MGR

MORGAN, WILLIAM

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2021	03/15/2021

Document Images

03/15/2021 -- ANNUAL REPORT	View image in PDF format
08/31/2020 -- Foreign Limited	View image in PDF format

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer



8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BARRY CUNNINGHAM) CASE NO. 5812

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT **12:46** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

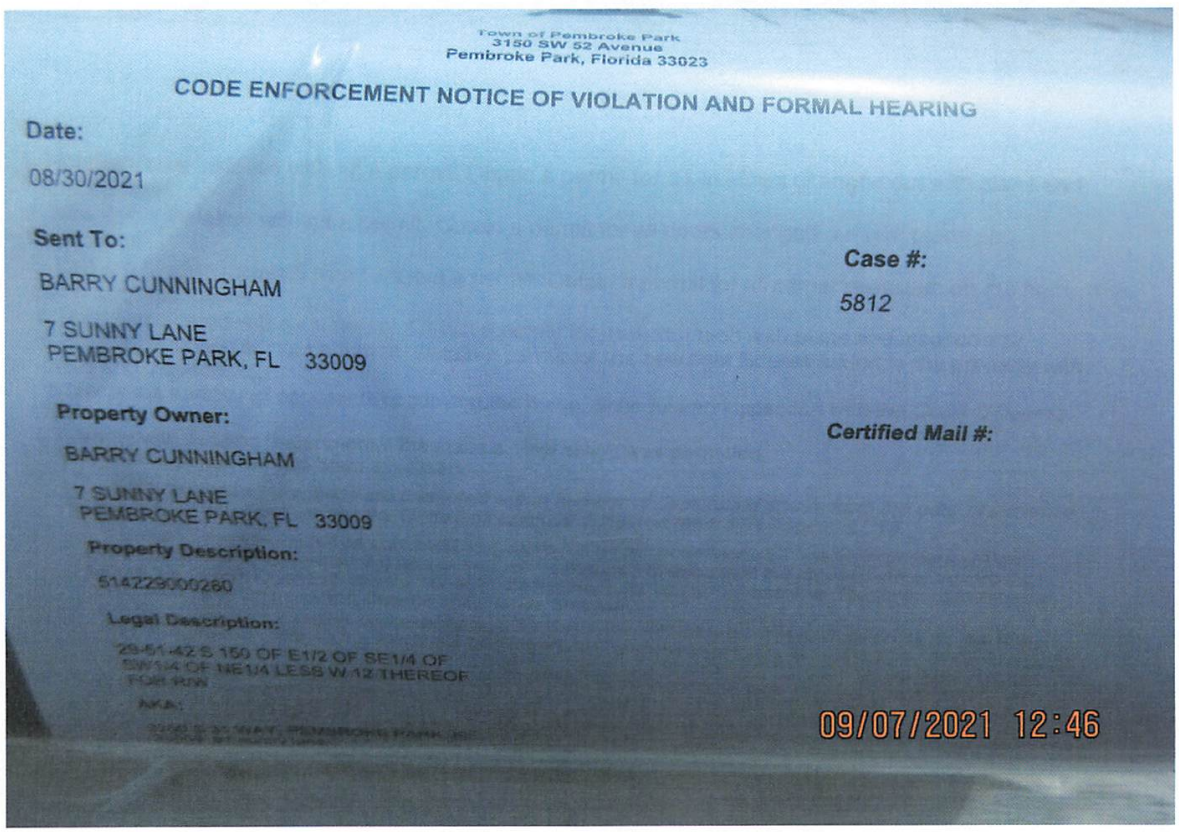
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by ~~Sept~~ Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


09/07/2021 12:48


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/30/2021
Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Case #:
5812
Property Owner:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229000260
Legal Description:
29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR RW
AKA:
09/07/2021 12:46


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/30/2021
Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Case #:
5012
Property Owner:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
Legal Description:
AKA:
09/07/2021 12:46


09/07/2021 12:46


EXPIRES
FLORIDA
09/07/2021 12:46


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09/07/2021 12:46


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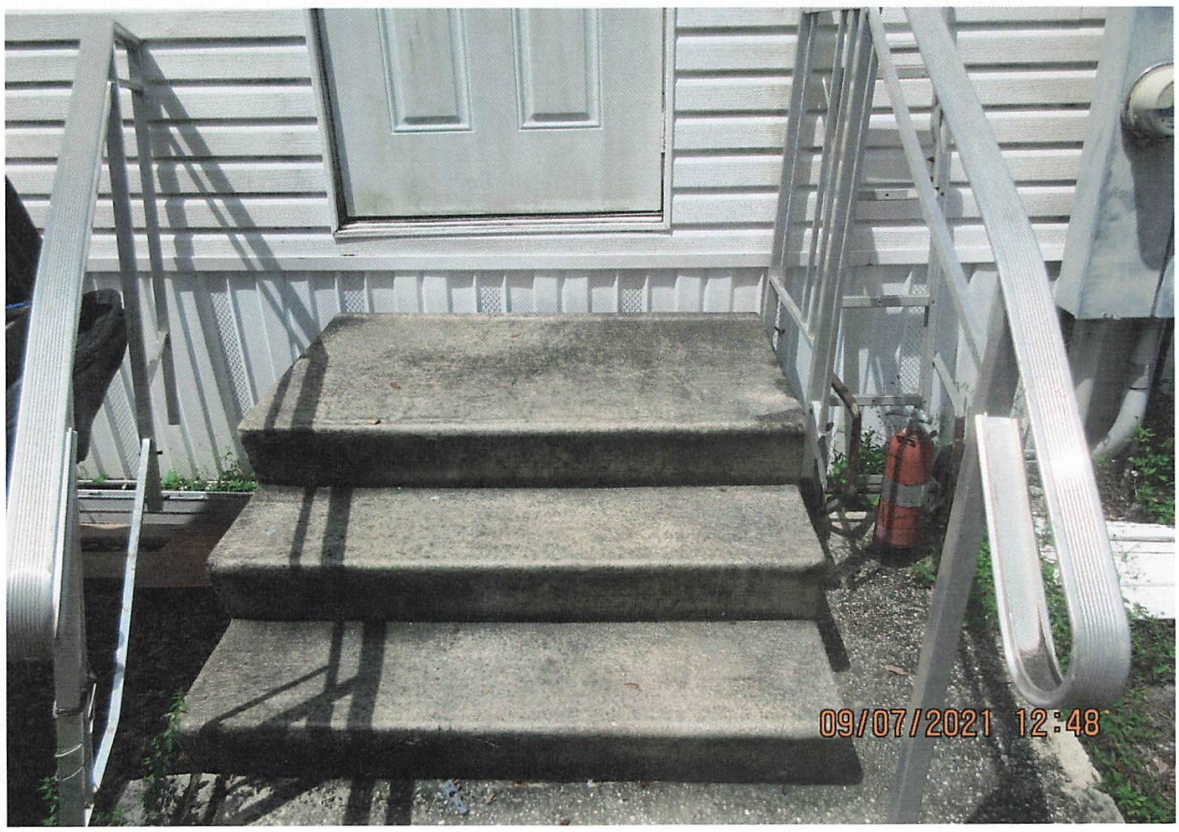

09/07/2021 12:46


09/07/2021 12:47


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09/07/2021 12:47


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09/07/2021 12:48


09/07/2021 12:48

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BARRY CUNNINGHAM 7 SUNNY LANE PEMBROKE PARK, FL 33009	5812	05/05/2021

Property Owner:	Property Description:	Certified Mail #:
BARRY CUNNINGHAM 7 SUNNY LANE PEMBROKE PARK, FL 33009	514229000280	

Legal Description:	AKA:
29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Means of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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

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 Barry cunningham

Date 5.4.2021

Site Address 7 sunny lane

Pembroke Park FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

New windows without permit + doors changed out. Cameras installed no permit, Roof Altered, prohibited outside storage, new light fixtures

Corrective Action(s)

verify the number of occupants in m/h + stairs + vinyl siding obtain permits for windows, door, light fixtures, cameras, altered roof columns. Remove prohibited storage items. verify number of occupants living in m/h + stairs + vinyl siding

☑ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

J. malcolm
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


05/04/2021 13:44


05/04/2021 13:40


05/04/2021 13:40


05/04/2021 13:40


05/04/2021 13:40

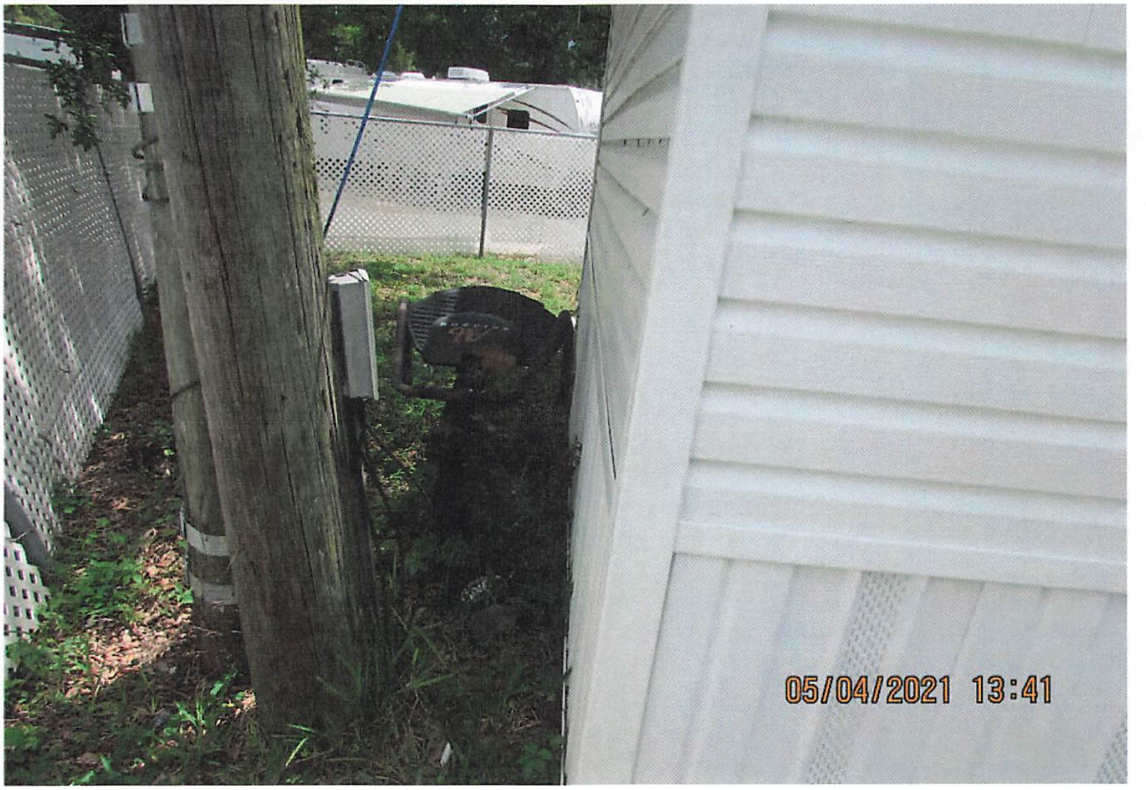

BOWFLEX
05/04/2021 13:40


FORZA
05/04/2021 13:41


05/04/2021 13:41


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05/04/2021 13:41


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05/04/2021 13:43

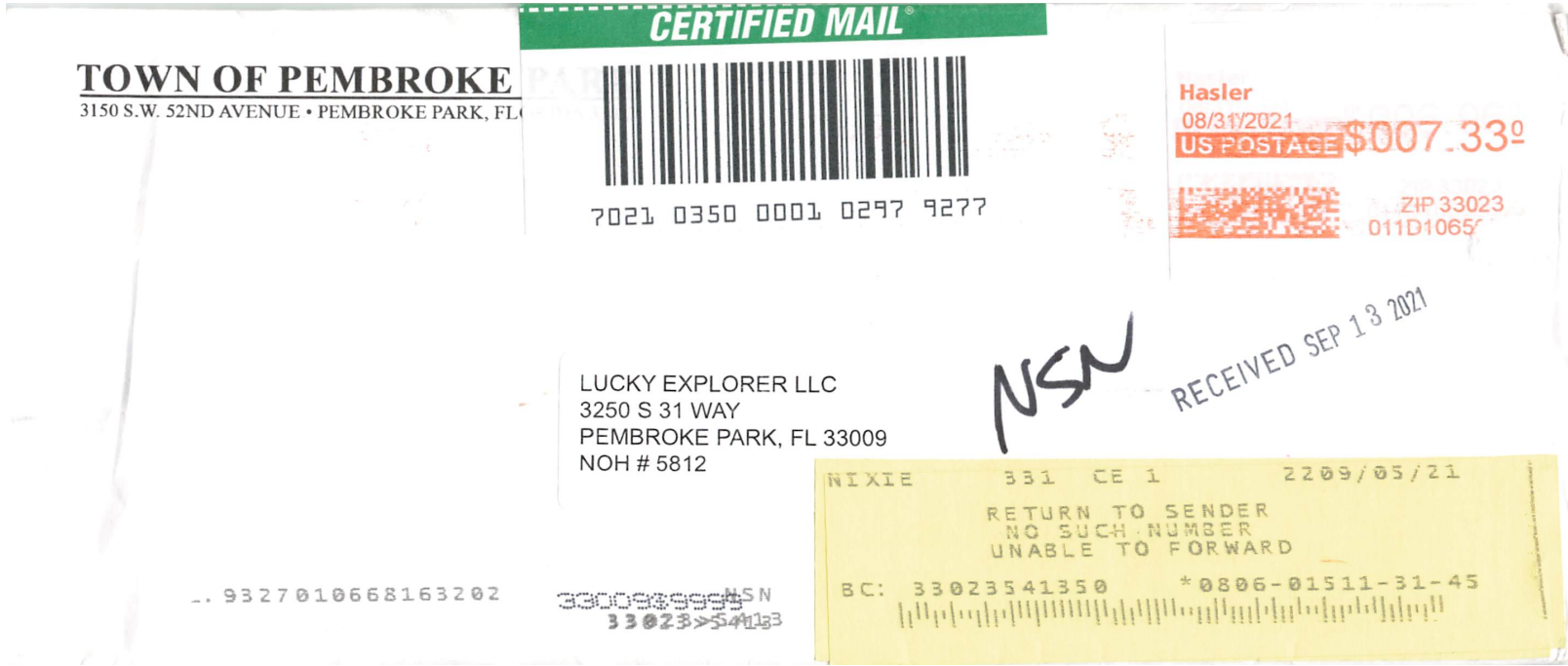

05/04/2021 13:43


05/04/2021 13:43


05/04/2021 13:43


05/04/2021 13:44


05/04/2021 13:44


CERTIFIED MAIL
TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL
7021 0350 0001 0297 9277
Hasler
08/31/2021
US POSTAGE $007.33⁰
ZIP 33023
011D1065
RECEIVED SEP 13 2021
NSN
LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812
NIXIE 331 CE 1 2209/05/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0806-01511-31-45
9327010668163202
33023>541183

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LUCKY EXPLORER LLC
3250 S 31 WAY
PEMBROKE PARK, FL 33009
NOH # 5812

9590 9402 6610 1028 6965 11

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

7021 0350 0001 0297 9277

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009

Folio

514220000290

Legal Description

Case Status Open **Case #** 7722 **Date Next Inspection** 4/19/2023

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/20/2022		Notice of Violation	Regular Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 4/19/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 7722

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:50 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Case #:

7722

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA: 3140 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING J.R.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 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 th
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)	

04/07/2023 10:50


612
MAIL
04/07/2023 10:50

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Case #:

7722

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

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20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	21
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Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

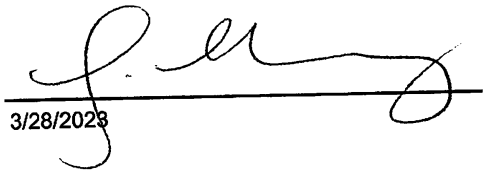
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



3/28/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

Respondent(s)

Case #:

7722

On 3/28/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/19/2023
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Notes/Means of Correction:

Applied for Business Tax Receipt but has not schedule any inspections. Contact the Building Dept. at 954-966-4600, ext. 182 to schedule inspections. Must complete all inspections to obtain BTR.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING

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Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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

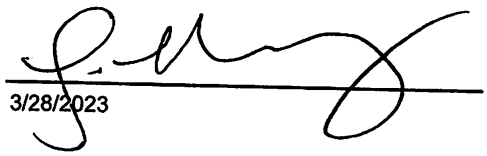
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Joseline Ramirez

Chief Code Compliance Officer



3/28/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

Respondent(s)

Case #:

7722

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Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	7722	10/20/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000290	

Legal Description:	AKA:
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	21
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	21

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	21

Notes/Means of Correction:

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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.

Lisa Cannon
BTR/Code Enforcement Officer

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 105901 612

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 5/10/2012

Business Owner Information (Residential Usage)

Business Name: Militant Shipping & Packaging

Business Owner/Corporation/Partnership:

Business Address: 3140 PEMB RD, 612

City/State/Zip: Pembroke Park/ FL /33009

Business Phone: 7863564903 **Other Phone:** **Fax #:**

E-Mail: militantsound@gmail.com **Contact Person's Name:** Paul Palmer

Parcel Information

Folio Number: **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3140 PEMB RD, 612

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

Limitations:



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0290
Millage	0613
Use	48-09

Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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	$417,950	$1,215,790	$1,633,740	$1,633,740	
2022	$417,950	$1,215,790	$1,633,740	$1,633,740	
2021	$417,380	$1,215,790	$1,633,170	$1,633,170	$35,120.67

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,633,740	$1,633,740	$1,633,740	$1,633,740
Portability	0	0	0	0
Assessed/SOH	$1,633,740	$1,633,740	$1,633,740	$1,633,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,633,740	$1,633,740	$1,633,740	$1,633,740

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 140
8/1/1990	TD*	$100	
10/1/1971	WD	$142,000	
9/1/1968	WD	$65,000	
2/1/1962	WD	$15,000	

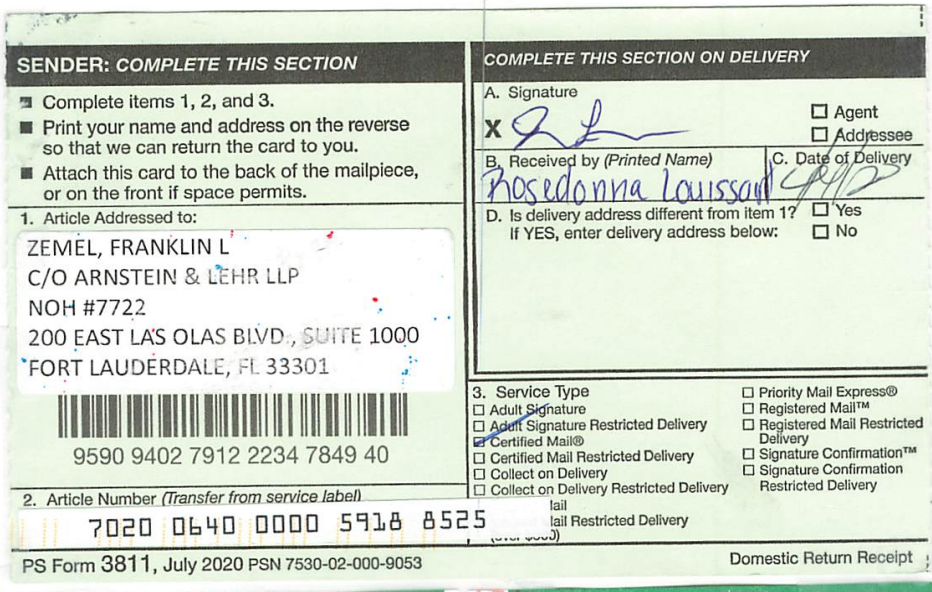
* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	207,177	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		81132
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
NOH #7722
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 7912 2234 7849 40

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

7020 0640 0000 5918 8525

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



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

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

OFFICIAL USE

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

Postmark Here
APR - 7 2023

PEMBROKE PARK WAREHOUSES
HOLDING
NOH #7722
3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0001 1497 0174



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

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

OFFICIAL USE

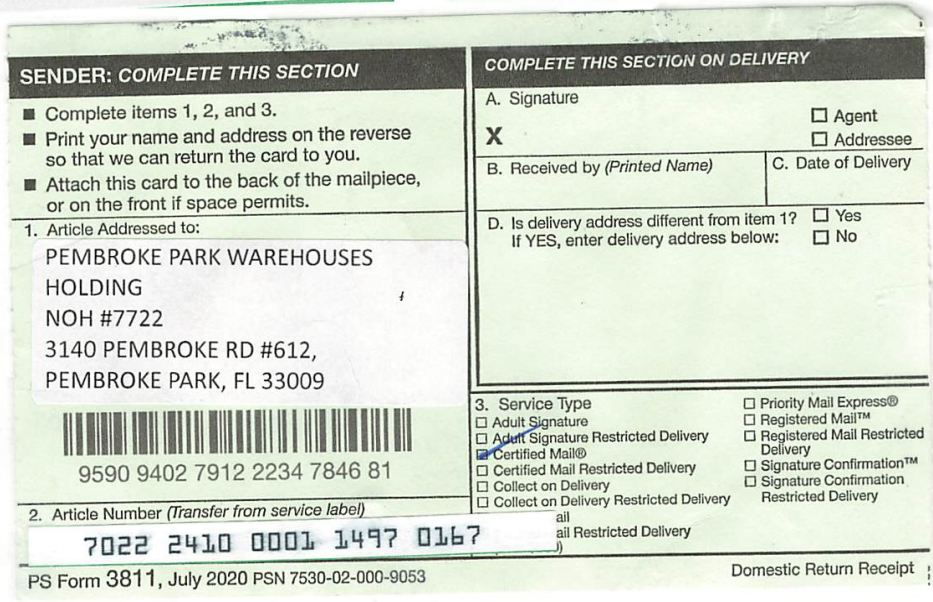
Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and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

Postmark Here
APR - 7 2023

PEMBROKE PARK WAREHOUSES
HOLDING
NOH #7722
3140 PEMBROKE RD #612,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

7022 2410 0001 1497 0167



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
NOH #7722
3140 PEMBROKE RD #612,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7846 81

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

7022 2410 0001 1497 0167

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

7020 0640 0000 5918 8525

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To ZEMEL, FRANKLIN L

Street and Apt. No. C/O ARNSTEIN & LEHR LLP

City, State, ZIP+4® NOH #7722
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Postmark Here

PS Form 3800, A

7020 0640 0000 5918 8518

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No. NOH #7722

City, State, ZIP+4® 3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021

Postmark Here

PS Form 3800, A

7020 0640 0000 5918 8501

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage a
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. NOH #7722

City, State, ZIP+ 3120 PEMBROKE RD #612,
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800,

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
PEMBROKE PARK WAREHOUSES
HOLDING
NOH #7722
3120 PEMBROKE RD #612,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7849 64

2. Article Number (Transfer from service label)
7020 0640 0000 5918 8501

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
#7722

Hasler FIRST-CLASS MAIL
10/20/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

MILITANT SHIPPING & PACKING
3140 PEMBROKE RD, 612
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Case # 7722

Hasler FIRST-CLASS MAIL
10/20/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

PEMBROKE PARK WAREHOUSES
HOLDINGS
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LN HALLANDALE BEACH, FL 33009	2565 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000055

Legal Description

Case Status Open **Case #** 7734 **Date Next Inspection** 3/29/2023

Notes 1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Town Hall to obtain BTR/CU at 954-966-4600, ext. 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/20/2022		Notice of Violation	Regular Mail
3/29/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/29/2023		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/29/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 3/29/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 3/29/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO. 7734
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 10:36 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/11/23
AFFIANT

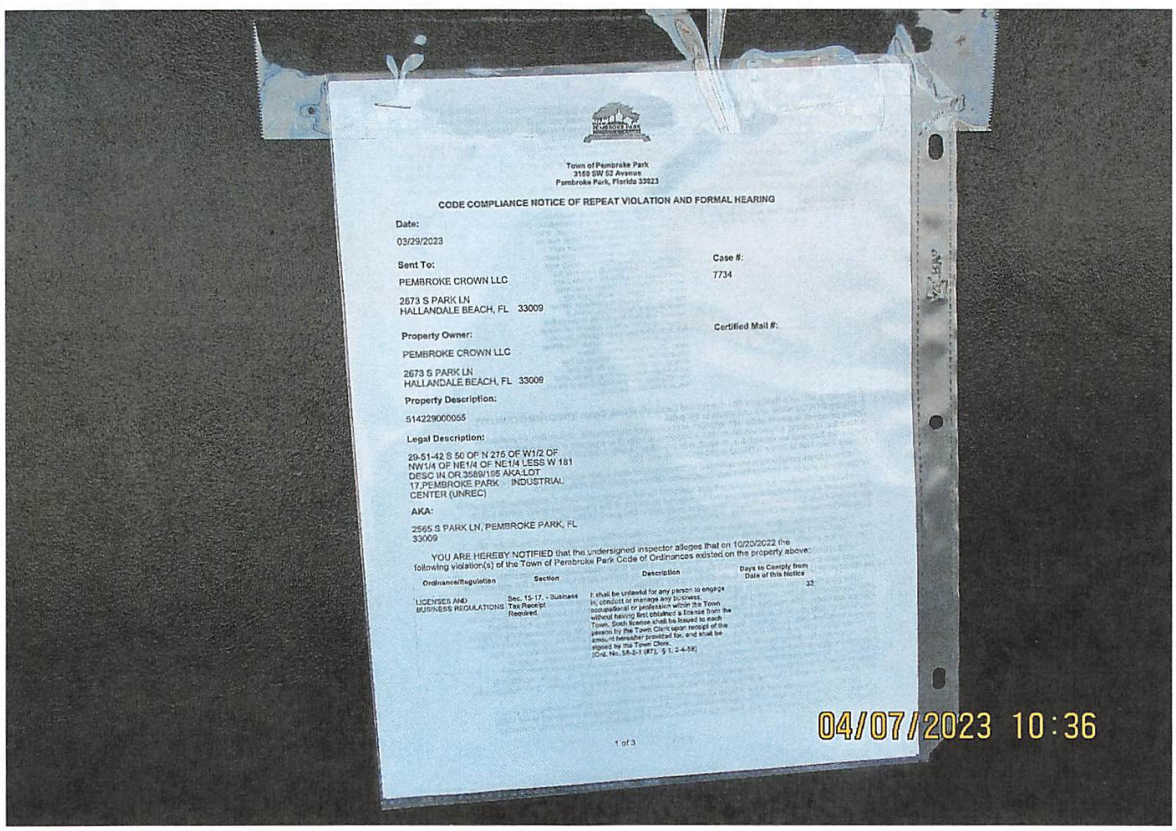
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


2565
Mail
04/07/2023 10:36


Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/29/2023
Case #:
7734
Sent To:
PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Owner:
PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH, FL 33009
Property Description:
514229000055
Legal Description:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA LOT 17 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2565 S PARK LN, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS
Sec. 15-17. - Business Tax Receipt Required.
It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the annual hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1; 2-4-58)
32
1 of 3
04/07/2023 10:36

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/29/2023

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

7734

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000055

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2565 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Town Hall to obtain BTR/CU at 954-966-4600, ext. 182

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

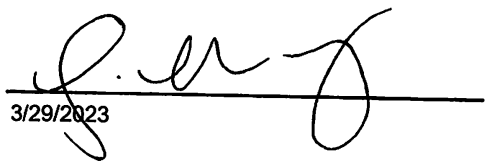
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



3/29/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7734

On 3/29/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN LLC
Address:	2673 S PARK LN HALLANDALE BEACH, FL 33009
Folio:	514229000055
Site Address:	2565 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/29/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 3/29/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 3/29/2023

Notes/Means of Correction:

109390 (ELE) - BTR Inspection 9/23/2022 9/23/2022 12:00 AM Joseph A Faris Jr Failed (774156) BTR ONLY
109391 (FIR) - BTR Inspection - Fire 9/22/2022 9/22/2022 12:00 AM Craig Braun Failed (774154) BTR ONLY
109392 (BUL) - BTR Business Occupancy Inspection 9/23/2022 9/22/2022 12:00 AM Miguel Nunez Failed (774155) BTR ONLY

No Current Business Tax Receipt, must pass and complete all inspections to obtain a BTR. Contact Town Hall at 954-966-4600.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/29/2023

Nazly Dardona CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

Voided

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/28/2022

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

7734

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000055

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2565 S PARK LN, PEMBROKE PARK, FL 33009 #H&G QUALITY

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	32

LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	32
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1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

Lisa Cannon

BTR/Code Enforcement
Officer

Lisa Cannon

10/28/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC 2673 S PARK LN HALLANDALE BEACH, FL 33009	7734	10/20/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC 2673 S PARK LN HALLANDALE BEACH, FL 33009	514229000055	

Legal Description:	AKA:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2565 S PARK LN, PEMBROKE PARK, FL 33009 #H&G QUALITY

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	32
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Notes/Means of Correction:

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

If the referenced violations are corrected within 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.

Lisa Cannon
BTR/Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2565-2573 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0055
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LN HALLANDALE BEACH FL 33009	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The 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	$53,820	$401,130	$454,950	$454,950	
2022	$53,820	$401,130	$454,950	$454,950	
2021	$53,820	$364,950	$418,770	$418,770	$9,005.49

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$454,950	$454,950	$454,950	$454,950
Portability	0	0	0	0
Assessed/SOH	$454,950	$454,950	$454,950	$454,950
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	$454,950	$454,950	$454,950	$454,950

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2016	WD*-E	$850,000	113679108
10/28/2013	WD*-E	$525,000	111897263
10/23/2003	SW*	$680,000	36328 / 1219
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,688	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Mailing Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Case# 7734

Hasler FIRST-CLASS MAIL
10/21/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

H&G QUALITY
2565 S PARK LANE
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Case # 7734

Hasler FIRST-CLASS MAIL
10/21/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH FL 33009

7020 0090 0001 3495 9997

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
$

Total Pos
$

Sent To **N.O.H. #7734**
PEMBROKE CROWN LLC

Street an **2676 S PARK LANE**

City, Stat **HALLANDALE BEACH, FL 33009**

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

7020 0090 0001 3495 9980

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

OFFICIAL USE

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

Postage
$

Total Po **N.O.H. 7734**
H&G QUALITY

Sent To **2656 S PARK LANE**

Street a **PEMBROKE PARK, FL 33023**

City, Sta

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:

N.O.H. #7734
H&G QUALITY
2565 S PARK LANE
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9665 93

2. Article Number *(Transfer from service label)* 7020 0090 0001 3495 9980

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:

N.O.H. 7734
PEMBOKE CROWN LLC
2676 S PARK LANE
HALLANDALE BEACH, FL 33009

9590 9402 6921 1104 9665 86

2. Article Number *(Transfer from service label)* 7020 0090 0001 3495 9997

COMPLETE THIS SECTION ON DELIVERY

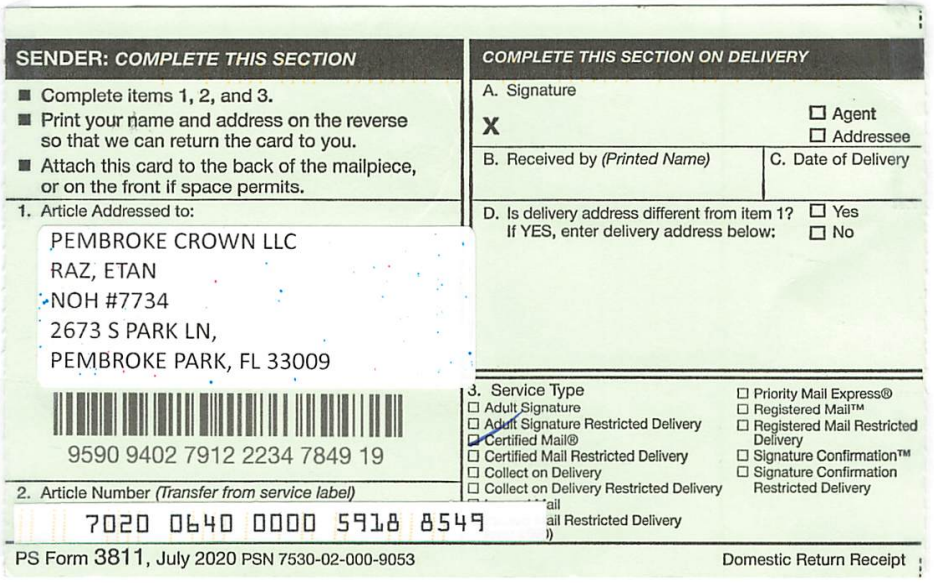
A. Signature
X ☐ Agent ☐ Addressee

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
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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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE CROWN LLC
RAZ, ETAN
NOH #7734
2673 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7849 19

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

7020 0640 0000 5918 8549

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

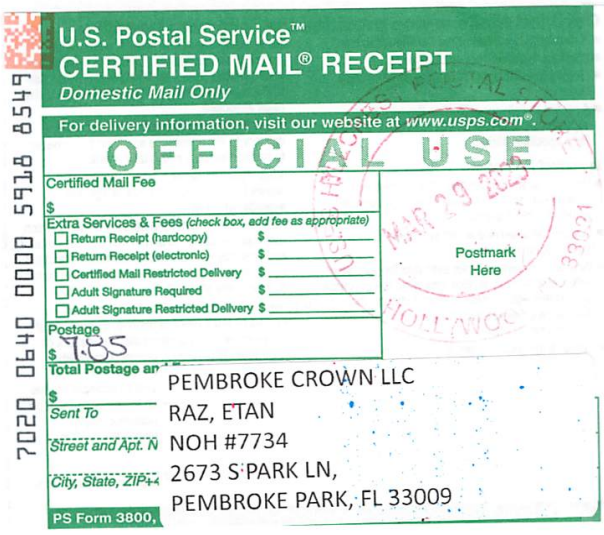
C. Date of Delivery

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

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC
RAZ, ETAN

Street and Apt. No. NOH #7734
2673 S PARK LN,

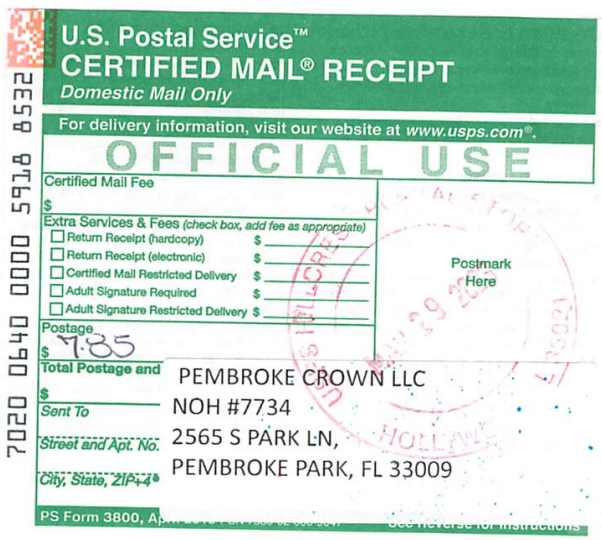
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

MAR 29 2023

7020 0640 0000 5918 8549



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC
NOH #7734

Street and Apt. No. 2565 S PARK LN,

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

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 8532

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

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


2565
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2565
09/16/2022 12:35


Milwaukee
09/16/2022 12:38


09/16/2022 12:38


PREMIUM
LEVELLA
09/16/2022 12:38


SPLIT TYPE AIR CONDITIONER
INDOOR MODEL
OUTDOOR MODEL
PAC123355A
PAC123355B
REFRIGERANT
R410A/0.9kg
COOLING CAPACITY
12000Btu/h
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE
DISCHARGE
4.2MPa
SUCTION
1.5MPa
WEIGHT/INDOOR
8.7kg
WEIGHT/OUTDOOR
25.4kg
POWER SOURCE
115V~ 60Hz, 1Ph
STANDARD RATING CONDITIONS
COOLING
CURRENT
9.6A
INPUT
1070W
HEATING
CURRENT
INPUT
RATED CURRENT
17.5A
RATED INPUT
1750W
OUTDOOR UNIT RESISTANCE CLASS
IP24
INDOOR UPC: 715688086930
OUTDOOR UPC: 715688086947
PREMIUM
LEVELLA.
09/16/2022 12:38


09/16/2022 12:39


09/16/2022 12:39


09/16/2022 12:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #G, H, I, J

Folio

514229070020

Legal Description

Case Status Open **Case #** 8359 **Date Next Inspection** 4/19/2023

Notes

1. Operating without a Business Tax Receipt/Certificate of Use, each unit location requires a Business Tax Receipt/Certificate of Use. Business was expanded and commenced before the issuance of a BTR/CU in unit G,H,I. Obtain a BTR/CU at Town Hall (954) 966-4600.
2. Installed about 18 plus video booth with electrical without a permit. Obtain plans for permit and complete and inspections.
3. Installed electrical cameras without a permit within all units. Obtain plans for permit and complete and inspections.
4. Installed electrical outlets without a permit within all units. Obtain plans for permit and complete and inspections.
5. Installed magnetic or security locks without a permit within all units. Obtain plans for permit and complete and inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/31/2023		Notice of Violation	Certified Mail
3/31/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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: 4/19/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/19/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MURRAY FAMILY ASSOCIATES LLP	CASE NO. 8359
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: MURRAY FAMILY ASSOCIATES LLP

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3192 W HALLANDALE BEACH BLVD #G, H, I, J, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MURRAY FAMILY ASSOCIATES LLP AT 10:13 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/12/23
AFFIANT

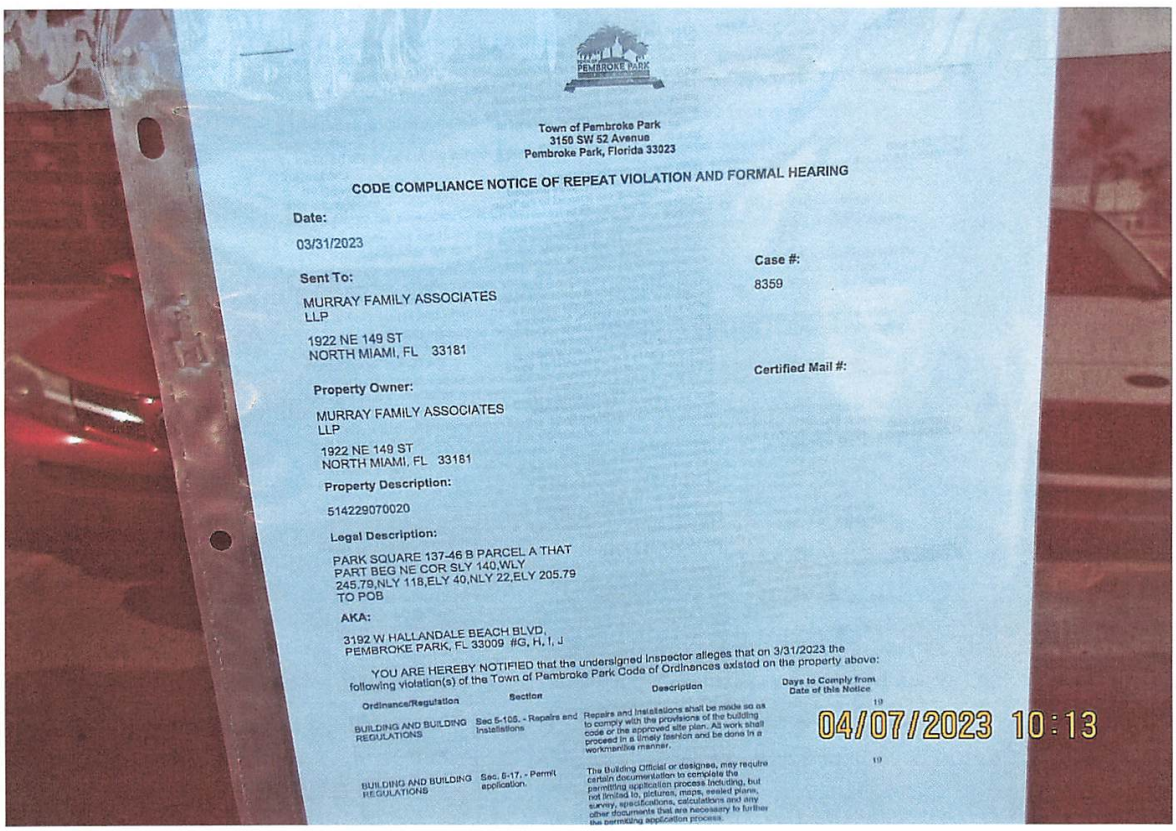
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of April, 2023, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public · State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/31/2023

Case #:

8359

Sent To:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Owner:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description:

514229070020

Legal Description:

PARK SQUARE 137-46 B PARCEL A THAT
PART BEG NE COR SLY 140,WLY
245.79,NLY 118,ELY 40,NLY 22,ELY 205.79
TO POB

AKA:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #G, H, I, J

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	10

04/07/2023 10:13

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/31/2023

Sent To:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

8359

Property Owner:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
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Certified Mail #:

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PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

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5. Installed magnetic or security locks without a permit within all units. Obtain plans for permit and complete and inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

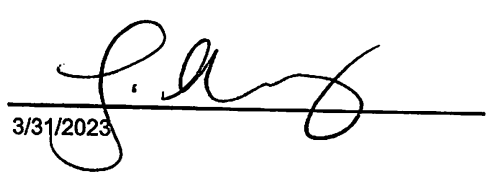
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



3/31/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3192 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	MURRAY FAMILY ASSOCIATES LLP
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181

ID #	5142 29 07 0020
Millage	0613
Use	11-03

Abbr Legal Description	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 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*	$373,250	$814,750	$1,188,000	$1,188,000	
2022	$373,250	$814,750	$1,188,000	$1,188,000	$25,091.03
2021	$373,250	$415,670	$788,920	$788,920	$16,965.40

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,188,000	$1,188,000	$1,188,000	$1,188,000
Portability	0	0	0	0
Assessed/SOH	$1,188,000	$1,188,000	$1,188,000	$1,188,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,188,000	$1,188,000	$1,188,000	$1,188,000

Sales History

Date	Type	Price	Book/Page or CIN
9/10/2021	WD*-E	$3,000,000	117581194
9/13/2021	DR*-T	$100	117581193
12/20/2010	SW*-D	$1,250,000	47603 / 616
2/5/1998	WD	$625,000	27669 / 488

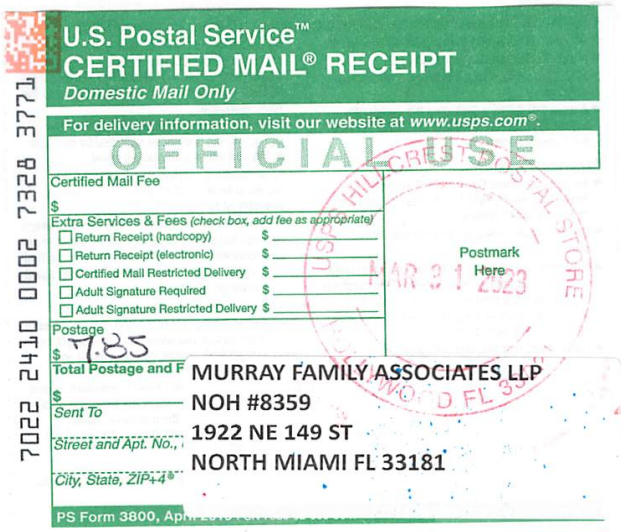
* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	33,932	SF
Adj. Bldg. S.F. (Card, Sketch)		9402
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

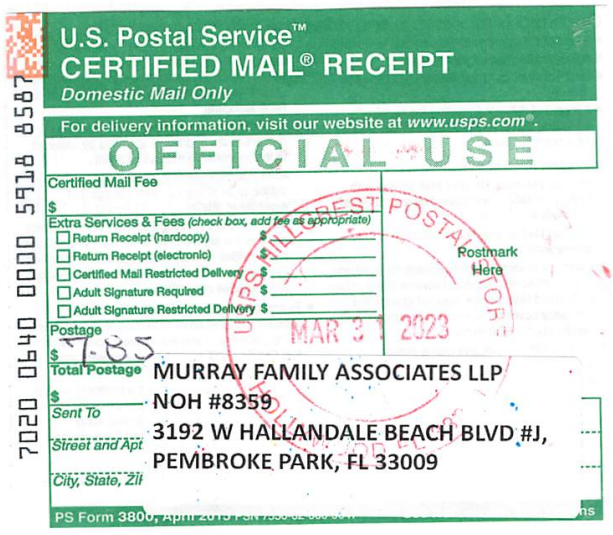
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

MURRAY FAMILY ASSOCIATES LLP
NOH #8359
1922 NE 149 ST
NORTH MIAMI FL 33181

Postmark Here
MAR 31 2023

PS Form 3800, Apr

7022 2410 0002 7328 3771



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

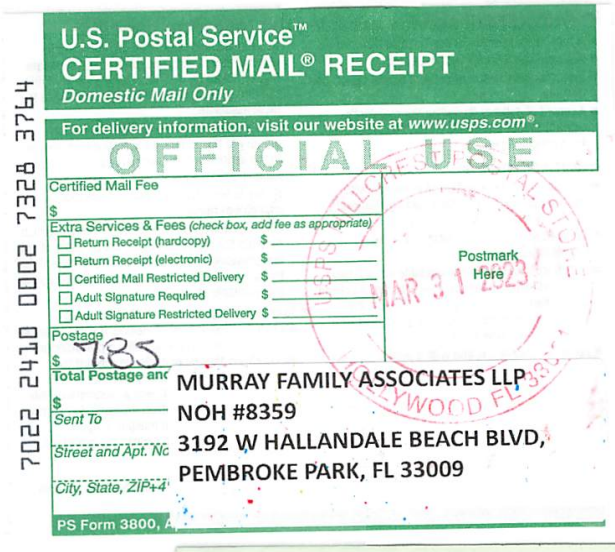
Total Postage
$
Sent To
Street and Apt
City, State, Zi

MURRAY FAMILY ASSOCIATES LLP
NOH #8359
3192 W HALLANDALE BEACH BLVD #J,
PEMBROKE PARK, FL 33009

Postmark Here
MAR 31 2023

PS Form 3800, April

7020 0640 0000 5918 8587



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

For delivery information, 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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

MURRAY FAMILY ASSOCIATES LLP
NOH #8359
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Postmark Here
MAR 31 2023

PS Form 3800, A

7022 2410 0002 7328 3764



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
NOH #8359
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7848 10

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3771

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
4/4/23

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

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

Domestic Return Receipt


SMOKE SHOP
OPEN
3192 J
10/20/2022 14:52


XPRESSIONS
10/20/2022 14:53


BUTT TOYS
10/20/2022 14:58


Breakfast in bed
10/20/2022 14:59


10/20/2022 14:59


ATM
NO SEXUAL ACTIVITY WILL BE TOLERATED
10/20/2022 14:59


THE PROVOCATEUR
ATM
10/20/2022 14:59


10/20/2022 15:00


10/20/2022 15:00


NO SMOKING
10/20/2022 15:00


10/20/2022 15:01


10/20/2022 15:01


10/20/2022 15:01


10/20/2022 15:01


10/20/2022 15:01


10/20/2022 15:01


10/20/2022 15:02


10/20/2022 15:02


10/20/2022 15:02


EXIT
10/20/2022 15:02


10/20/2022 15:02


RESTROOM
10/20/2022 15:03

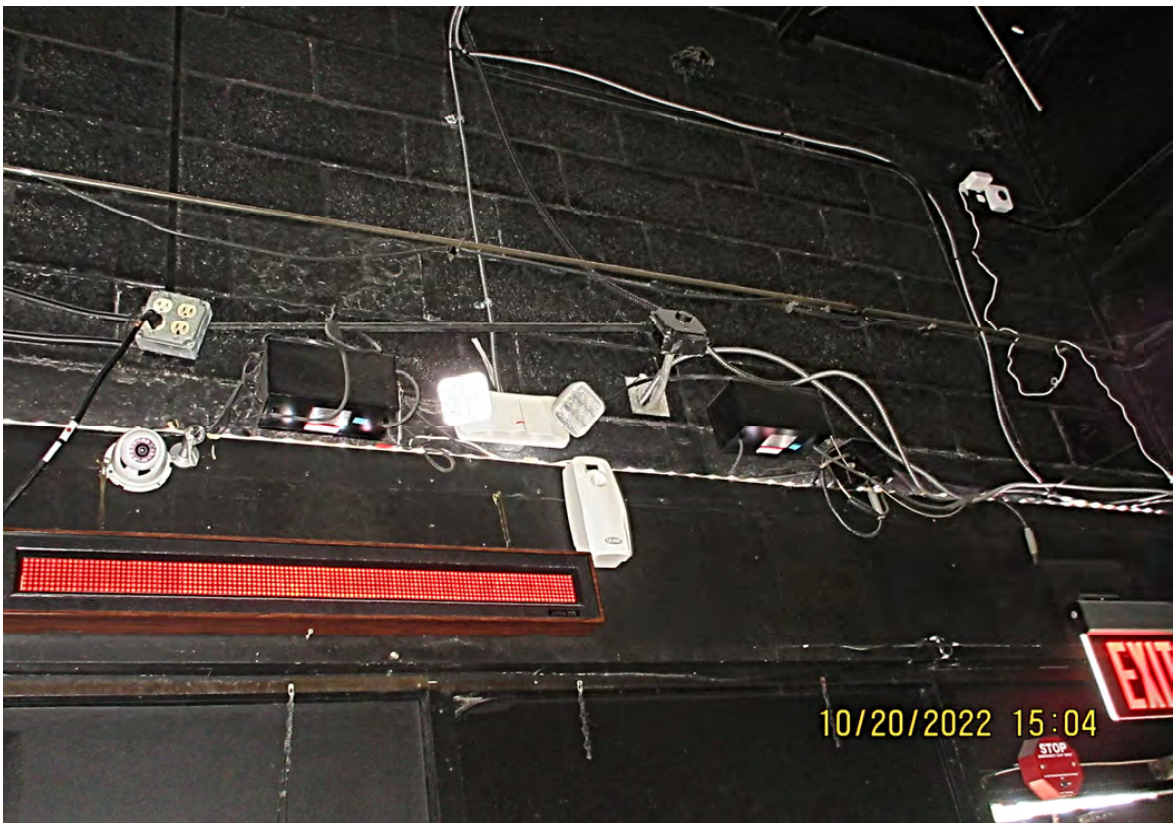

10/20/2022 15:03

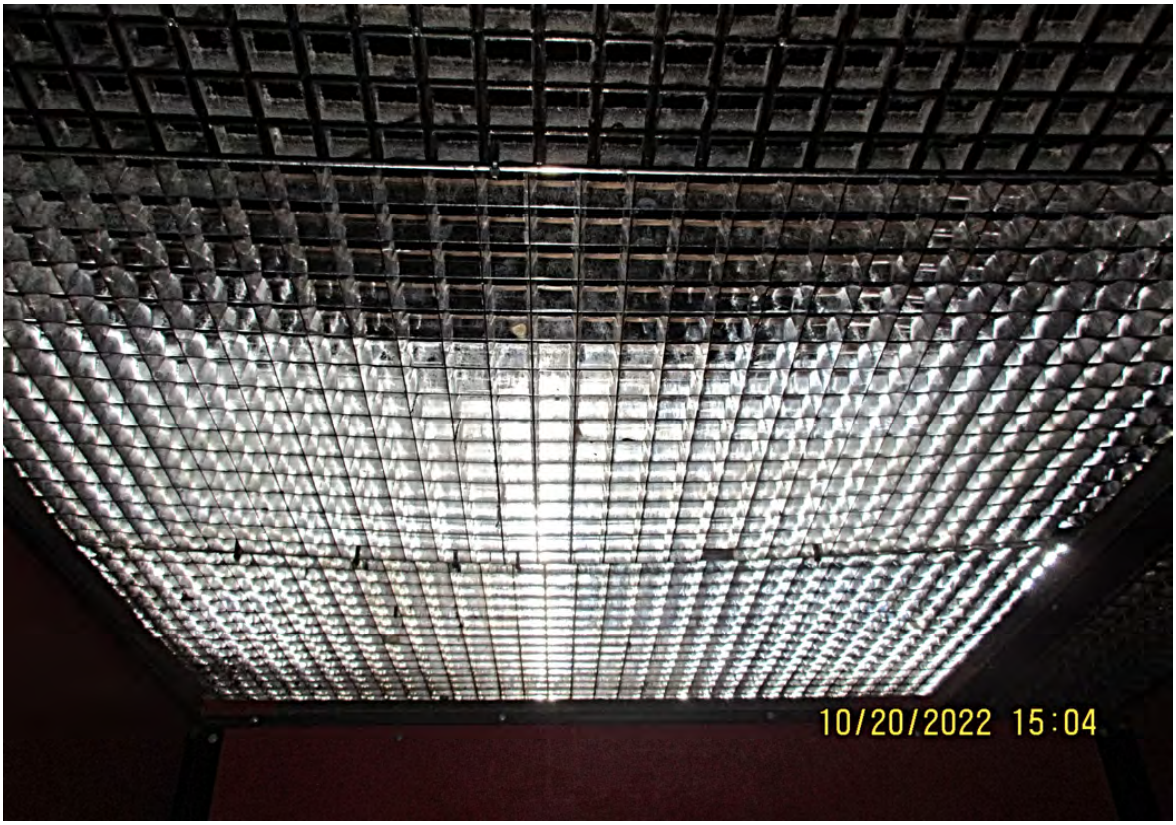

16
10/20/2022 15:03


10/20/2022 15:03


10/20/2022 15:04

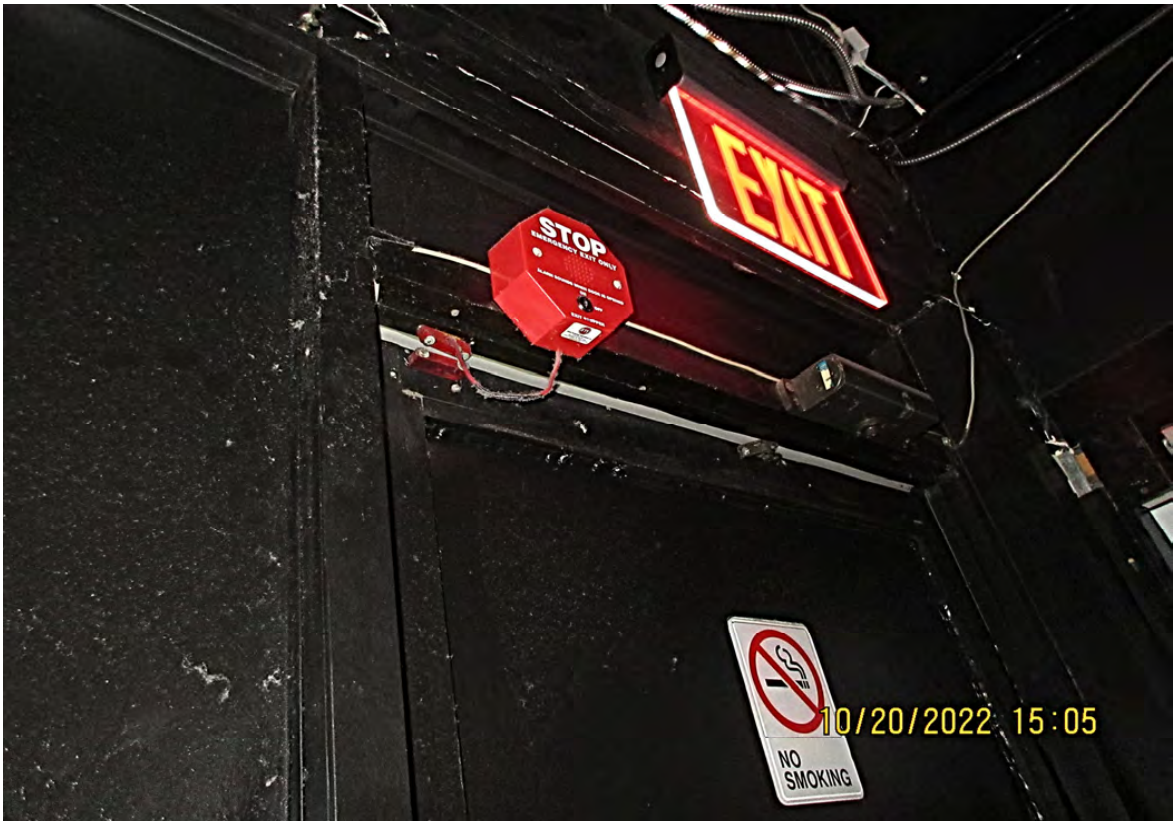

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10/20/2022 15:04


10/20/2022 15:04


10/20/2022 15:04


10/20/2022 15:05

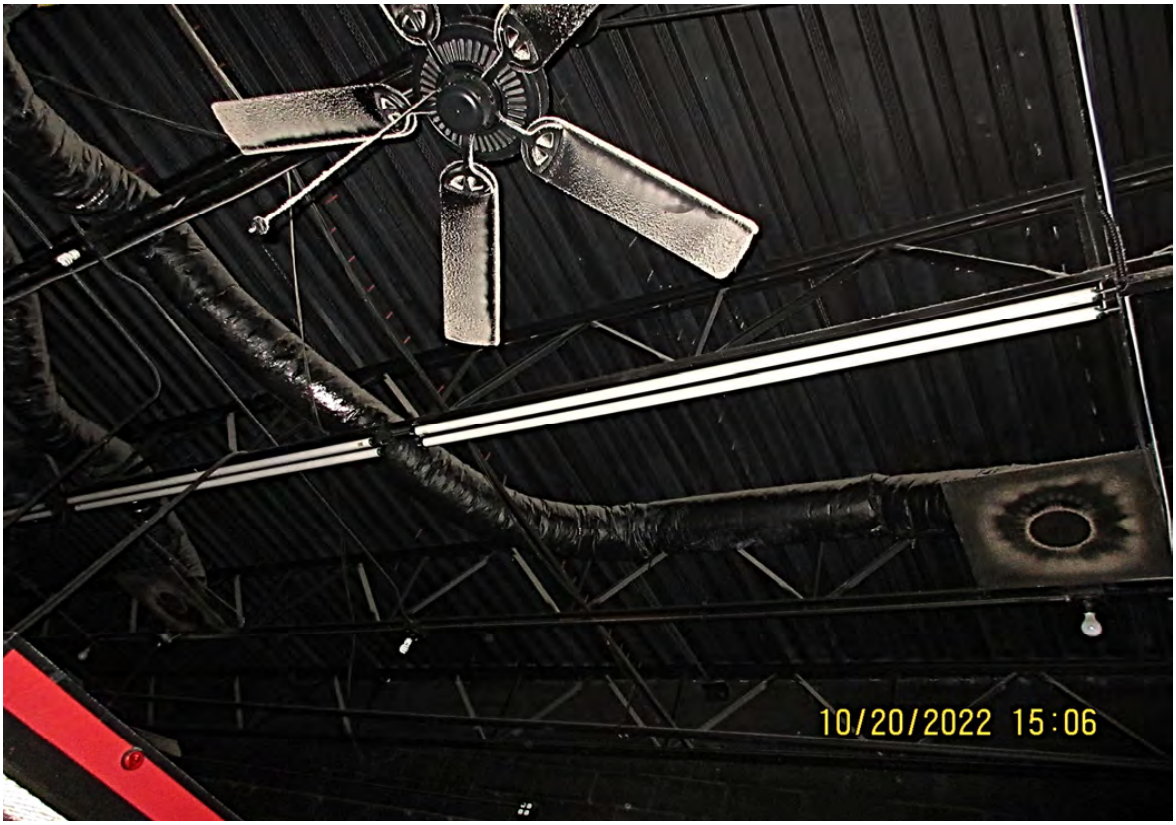

EXIT
STOP
NO SMOKING
10/20/2022 15:05


10/20/2022 15:06


43 44 45 46 47 48 49
50 51 52 53 54 55 56
61 62 63
10/20/2022 15:06


10/20/2022 15:06


10/20/2022 15:06


10/20/2022 15:06


EMPLOYEES ONLY
FETISH
10/20/2022 15:09


10/20/2022 15:09


MAGAZINES
10/20/2022 15:10


PDX
PDX
10/20/2022 15:10


LINGERIE
WHITE LABEL
10/20/2022 15:10


Leg Avenue
10/20/2022 15:10


Leg Avenue
10/20/2022 15:11


PERFECT 10 BOOTY
10/20/2022 15:11


10/20/2022 15:11


10/20/2022 15:14

TOWN OF PEMBROKE PARK

3150 SW 52`AVENUE • PEMBROKE PARK, FLORIDA 33023 • (954) 966-4600 EXT. 214 • (954) 966-5186 FAX

APPLICATION FOR BUSINESS TAX RECEIPT (Formerly Known as Occupational License)

FILL IN ALL BLANKS. (ALLOW 3-5 DAYS PROCESSING TIME)

Date of application: [redacted] 8-28-09

License type: ( ) New ( ) Transfer Ownership ( ) Change Location (√) Other UPDATE INFO-BUS NAME

Name: (Doing Business As) X-PRESSIONS ADULT BOUTIQUE, INC. Phone # ( ) _____

Business Name DON PHILPO Phone # ( ) _____

Business Address 3192 W HALLANDALE BCH BLVD Bldg _____ Unit/Bay _____ Zip Code 33009

Mailing Address [redacted] SAME City/State/Zip _____

Type of Ownership: ( ) Individual ( ) Partnership ( ) Corporation ( ) Other _____

List below Officers/Managers at the local location.

Name	Title	Phone # (with area code)

Describe in detail the nature of your business ADULT BOOKS/VIDEOS - RETAIL SALES

COMPLETE THE FOLLOWING, IF APPLICABLE: Service Station (# of pumps)_____ Food Facility (# of seats)_____

Using trucks (# of) _____ ** attached a copy of each vehicle registration Manufacturer/Assembly (# of employees)_____

I hereby certify that the above information is true and correct, and is in compliance with all applicable code requirements; and further I understand the any misstatement of information contained in this application may cause my tax receipt to be revoked or not issued.

Signature (SEE ORIGINAL) Date _____

Title _____ ** Submit a copy of Driver's License/Identification Card for signature verification

THE FOLLOWING INFORMATION MUST BE COMPLETED OR A COPY SUBMITTED WITH YOUR APPLICATION.

(Contact the License Department if you have questions.)

Articles of Incorporation/Fictitious Name Certificate

Federal Identification/Social Security Number _____

Insurance Certificate, if not insured (Signature) _____ *(Date)*_____

Square Feet of Area _____

Bill of Sale/Closing Statement, ***if applicable***

Professional and/or State License/Registration/Certificate, ***if applicable***

*Wholesale/Retail (Circle one) - INVENTORY AVERAGE $*_____, ***If applicable***

*Other*_____

OFFICE USE ONLY

This form was accepted in the Business Tax Receipt Dept. by (Name) Michelle Travers-Smith (Date) 8-28-09

BUSINESS TAX: YEARLY $ 52.50 ½ YEAR $_____ TRANSFER FEE $_____ SQ FT_____

BUSINESS TAX ACCOUNT NUMBER 136004 CODE 1010 ZONING_____

BUSINESS DESCRIPTION ADULT BOOKS/VIDEOS - RETAIL RESTRICTION SALES

ADMINISTRATIVE APPROVAL (PREVIOUS LICENSE) DATE_____

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 tax receipt shall be issued to each person by the Town Clerk upon receipt of the required amount and shall be signed by the Town Clerk (Article II, Section 15-17).

UPDATED 9-4-09

TOWN OF PEMBROKE PARK
3150 S.W. 52 AVENUE
PEMBROKE PARK, FLORIDA 33023
BROWARD: (305) 966-4600 DADE: (305) 624-1969

APPLICATION FOR OCCUPATIONAL LICENSE

PLEASE FILL IN ALL BLANKS.
THIS FORM WILL BE RETURNED IF NOT COMPLETED.

DATE OF APPLICATION: 6-27-96

LICENSE TYPE: ( ) NEW LICENSE (✓) TRANSFER OWNER ( ) TRANSFER LOCATION
OWNERSHIP: ( ) INDIVIDUAL ( ) PARTNERSHIP (✓) CORPORATION ( ) OTHER_____

NAME OF BUSINESS X PRESSIONS BOOK & VIDEO INC PHONE #954 986-2225
ADDRESS 3192 W. HALLANDALE B. BLVD BAY I 2 J PEMBROKE PARK, FL 33023

APPLICANT'S NAME DON PHILPOT PHONE #(305) 956-9276
TITLE PRESIDENT
(THE APPLICANT MUST BE A MANAGER/OFFICER OF THE COMPANY)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: SALE of VIDEOS MAGAZINES, NOVELITIES
IF A RESTAURANT NUMBER OF SEATS___; SERVICE STATION NUMBER OF PUMPS___; MANUFACTURER NUMBER OF EMPLOYEES___; AND USE OF TRUCKS NUMBER_____ (ATTACH REGISTRATION FOR EACH VEHICLE).

ATTACHMENTS MARKED (X) ARE REQUIRED TO BE SUBMITTED WITH APPLICATION

(X) ARTICLES OF INCORPORATION
( ) INVENTORY (AVERAGE)$_____
( ) PROFESSIONAL/STATE LICENSE
( ) HEALTH DEPARTMENT CERTIFICATE
(X) PHOTO ID_____
( ) OTHER_____

DO YOU HAVE INSURANCE? ✓ IF YES, SUBMIT A COPY OF CERTIFICATE
___ IF NO, SIGN CONFIRMING THE FOLLOWING STATEMENT

WE DO NOT HAVE FIRE INSURANCE AT THE BUSINESS ADDRESS LISTED ABOVE.

(SIGNATURE)_____ (TITLE) N/A
(PRINT SIGNATURE) N/A (DATE) N/A

ARE YOU THE OWNER OF THE BUILDING/PROPERTY? NO, IF NO, LIST NAME, ADDRESS AND PHONE NUMBER OF OWNER, AND HAVE OWNER/AGENT COMPLETE AUTHORIZATION FORM (ATTACHED).

OWNER OR AGENT STUART BERNSTEIN PHONE 781-4500
ADDRESS 150 SW 12th AVE CITY, STATE, ZIP POMPANO BEACH FL

SANITATION COMPANY N/A PHONE_____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND IS IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS; AND FURTHER I UNDERSTAND THAT ANY MISSTATEMENT OF INFORMATION CONTAINED IN THIS APPLICATION MAY CAUSE MY LICENSE TO BE REVOKED.

NOTICE: IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENGAGE IN, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION 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 REQUIRED AMOUNT AND SHALL BE SIGNED BY THE TOWN CLERK (ARTICLE II, SECTION 15-17). I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING.

SIGNATURE Don Philpot DATE 6-27-96

==========

OFFICE USE ONLY

LICENSE FEE: YEARLY $ 50. ½ YEAR $_____ TRANSFER FEE $ 3.00

PRELIMINARY OCCUPATIONAL LICENSE APPROVAL REQUIRED: ✓ YES, SEE ATTACHED ___ NO

ADMINISTRATION APPROVAL (previous license) DATE_____

LICENSE ACCOUNT# 2000136004
BUSINESS DESCRIPTION (Retail - Adult Books / Videos CATEGORY CODE 1997

==========

3/94

6/27/96 (N)

OWNER'S AUTHORIZATION TO ISSUE OCCUPATIONAL LICENSE

I, Stuart Bernstein (PRINT NAME), CERTIFY THAT I AM THE OWNER/AGENT

OF PREMISES AT (ADDRESS) 3192 West Hallandale Bch Blvd.

(BUILDING #)____(BAY #) I & J PEMBROKE PARK, FL (ZIP CODE) 33025,

AND HAVE LEASED SAID PREMISES TO X Pressions Book & Video, Inc.

FOR THE PURPOSE OF A Book store

I UNDERSTAND THAT THE BUILDING WILL BE INSPECTED BY THE TOWN OF PEMBROKE PARK INSPECTORS AND I AGREE THAT ANY VIOLATIONS:

( ) WILL BE CORRECTED BY ME

(✓) WILL BE CORRECTED BY THE ABOVE NAMED LESSEE

I ALSO UNDERSTAND THAT NO ALTERATIONS OR ADDITIONS WILL BE MADE WITHIN OR TO THE PREMISES UNTIL THE PROPER PERMITS HAVE BEEN PROCURED. IN ADDITION, NO SIGNS WILL BE ALTERED, OR INSTALLED UPON THE PREMISES WITHOUT THE PROPER PERMITS BEING PULLED.

Manager
(OWNER/AGENT SIGNATURE) _____ 6/24/95 (DATE)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF June 27, 19 96.

CAROL L. WINGERT
MY COMMISSION # CC 317806
EXPIRES: September 22, 1997
Bonded Thru Notary Public Underwriters

(NOTARY SIGN, SEAL, STAMPS)

Carol L Wingert
(NOTARY SIGNATURE)

6/93

TOWN OF PEMBROKE PARK
3150 S.W. 52 AVENUE
PEMBROKE PARK, FLORIDA 33023
BROWARD: (305) 966-4600 DADE: (305) 624-1969

APPLICATION FOR OCCUPATIONAL LICENSE

PLEASE FILL IN ALL BLANKS.
THIS FORM WILL BE RETURNED IF NOT COMPLETED.

DATE OF APPLICATION: 10/6/94

LICENSE TYPE: ( ) NEW LICENSE (X) TRANSFER OWNER ( ) TRANSFER LOCATION
OWNERSHIP: (X) INDIVIDUAL ( ) PARTNERSHIP ( ) CORPORATION ( ) OTHER_____

NAME OF BUSINESS X-PRESSIONS - III PHONE # 986-0025
ADDRESS 3192 W. HALLANDALE BCH. BLVD. BAY 1/3 PEMBROKE PARK, FL. 33023

APPLICANT'S NAME ROBERT STARKMAN PHONE # 748-4478
TITLE VICE PRESIDENT
(THE APPLICANT MUST BE A MANAGER/OFFICER OF THE COMPANY)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: RETAIL ADULT BOOKS AND VIDEO
IF A RESTAURANT NUMBER OF SEATS___; SERVICE STATION NUMBER OF PUMPS___; MANUFACTURER NUMBER OF EMPLOYEES___; AND USE OF TRUCKS NUMBER_____ (ATTACH REGISTRATION FOR EACH VEHICLE).

ATTACHMENTS MARKED (X) ARE REQUIRED TO BE SUBMITTED WITH APPLICATION

( ) ARTICLES OF INCORPORATION ( ) HEALTH DEPARTMENT CERTIFICATE
( ) INVENTORY (AVERAGE)$_____ (X) PHOTO ID_____
( ) PROFESSIONAL/STATE LICENSE ( ) OTHER_____

DO YOU HAVE INSURANCE? ___ IF YES, SUBMIT A COPY OF CERTIFICATE
X IF NO, SIGN CONFIRMING THE FOLLOWING STATEMENT

WE DO NOT HAVE FIRE INSURANCE AT THE BUSINESS ADDRESS LISTED ABOVE.

(SIGNATURE) R Stark (TITLE) V.P.
(PRINT SIGNATURE) ROBERT STARKMAN (DATE) 10/6/94

ARE YOU THE OWNER OF THE BUILDING/PROPERTY? NO, IF NO, LIST NAME, ADDRESS AND PHONE NUMBER OF OWNER, AND HAVE OWNER/AGENT COMPLETE AUTHORIZATION FORM (ATTACHED).

X OWNER OR AGENT PARK SQUARE ASSOC. PHONE 781-4500
ADDRESS 450 SW 12 AVE, 201 CITY, STATE, ZIP POMPANO, FL 33069

X SANITATION COMPANY N/A PHONE_____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND IS IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS; AND FURTHER I UNDERSTAND THAT ANY MISSTATEMENT OF INFORMATION CONTAINED IN THIS APPLICATION MAY CAUSE MY LICENSE TO BE REVOKED.

NOTICE: IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENGAGE IN, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION 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 REQUIRED AMOUNT AND SHALL BE SIGNED BY THE TOWN CLERK (ARTICLE II, SECTION 15-17). I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING.

SIGNATURE R Stark DATE 10/6/94

==========

OFFICE USE ONLY

LICENSE FEE: YEARLY $ 50.00 ½ YEAR $_____ TRANSFER FEE $ 3.00

PRELIMINARY OCCUPATIONAL LICENSE APPROVAL REQUIRED: ___ YES, SEE ATTACHED ___ NO

ADMINISTRATION APPROVAL (PREVIOUS LICENSE DATE 10-6-94

LICENSE ACCOUNT# 2000186004 CATEGORY CODE 1990
BUSINESS DESCRIPTION RETAIL - ADULT BOOKS/VIDEOS

==========

3/94 10-6-94

TOWN OF PEMBROKE PARK
3150 S.W. 52 AVENUE
PEMBROKE PARK, FLORIDA 33023
BROWARD: (305) 966-4600 DADE: (305) 624-1969

APPLICATION FOR OCCUPATIONAL LICENSE

PLEASE FILL IN ALL BLANKS.
THIS FORM WILL BE RETURNED IF NOT COMPLETED.

DATE OF APPLICATION: 6-30-94

LICENSE TYPE: (X) NEW LICENSE ( ) TRANSFER OWNER ( ) TRANSFER LOCATION
OWNERSHIP: (X) INDIVIDUAL ( ) PARTNERSHIP ( ) CORPORATION ( ) OTHER_____

NAME OF BUSINESS X-PRESSIONS III PHONE #_____
ADDRESS 3192 W. HALLANDALE BCH. BLVD BAY I & J PEMBROKE PARK, FL 33023

APPLICANT'S NAME KENNETH KLABACHA PHONE # 631-3028
TITLE OWNER
(THE APPLICANT MUST BE A MANAGER/OFFICER OF THE COMPANY)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: ADULT BOOK AND VIDEO RETAIL SALES
IF A RESTAURANT NUMBER OF SEATS___; SERVICE STATION NUMBER OF PUMPS___; MANUFACTURER NUMBER OF EMPLOYEES___; AND USE OF TRUCKS NUMBER_____ (ATTACH REGISTRATION FOR EACH VEHICLE).

ATTACHMENTS MARKED (X) ARE REQUIRED TO BE SUBMITTED WITH APPLICATION

( ) ARTICLES OF INCORPORATION
(X) INVENTORY (AVERAGE)$ 3,000.00
( ) PROFESSIONAL/STATE LICENSE
( ) HEALTH DEPARTMENT CERTIFICATE
(X) PHOTO ID_____
( ) OTHER_____

DO YOU HAVE INSURANCE? ___ IF YES, SUBMIT A COPY OF CERTIFICATE
X IF NO, SIGN CONFIRMING THE FOLLOWING STATEMENT

WE DO NOT HAVE FIRE INSURANCE AT THE BUSINESS ADDRESS LISTED ABOVE.

(SIGNATURE) Kenneth Klabacha (TITLE) OWNER
(PRINT SIGNATURE) KENNETH KLABACHA (DATE) 6-30-94

ARE YOU THE OWNER OF THE BUILDING/PROPERTY? NO, IF NO, LIST NAME, ADDRESS AND PHONE NUMBER OF OWNER, AND HAVE OWNER/AGENT COMPLETE AUTHORIZATION FORM (ATTACHED).

OWNER OR AGENT PARK SQUARE ASSOC. PHONE 781-4500
ADDRESS 150 S.W. 12TH AVE # 201 CITY, STATE, ZIP POMPANO BEACH FL 33069

SANITATION COMPANY N/A PHONE_____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND IS IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS; AND FURTHER I UNDERSTAND THAT ANY MISSTATEMENT OF INFORMATION CONTAINED IN THIS APPLICATION MAY CAUSE MY LICENSE TO BE REVOKED.

NOTICE: IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENGAGE IN, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION 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 REQUIRED AMOUNT AND SHALL BE SIGNED BY THE TOWN CLERK (ARTICLE II, SECTION 15-17). I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING.

SIGNATURE Kenneth Klabacha DATE 6-30-94

==========

OFFICE USE ONLY

LICENSE FEE: YEARLY $ 50.00 ½ YEAR $ 25.00 TRANSFER FEE $_____

PRELIMINARY OCCUPATIONAL LICENSE APPROVAL REQUIRED: ✓ YES, SEE ATTACHED ___ NO

ADMINISTRATION APPROVAL RG Ley DATE_____

LICENSE ACCOUNT# 20001860 CATEGORY CODE 1990 - RETAIL SALES
BUSINESS DESCRIPTION RETAIL - ADULT BOOKS/VIDEO

==========

3/94

JUL 0 2 1994

OWNER'S AUTHORIZATION TO ISSUE
OCCUPATIONAL LICENSE

I, ROBERT BERNSTEIN (PRINT NAME), CERTIFY THAT I AM THE OWNER/AGENT OF PREMISES AT (ADDRESS) 3192 W. HALLANDALE (BUILDING #)_____(BAY #) I & J PEMBROKE PARK, FL (ZIP CODE) 33009, AND HAVE LEASED SAID PREMISES TO KENNETH KLABACHA FOR THE PURPOSE OF ADULT BOOK AND VIDEO SALES

I UNDERSTAND THAT THE BUILDING WILL BE INSPECTED BY THE TOWN OF PEMBROKE PARK INSPECTORS AND I AGREE THAT ANY VIOLATIONS:

( ) WILL BE CORRECTED BY ME

(X) WILL BE CORRECTED BY THE ABOVE NAMED LESSEE

I ALSO UNDERSTAND THAT NO ALTERATIONS OR ADDITIONS WILL BE MADE WITHIN OR TO THE PREMISES UNTIL THE PROPER PERMITS HAVE BEEN PROCURED. IN ADDITION, NO SIGNS WILL BE ALTERED, OR INSTALLED UPON THE PREMISES WITHOUT THE PROPER PERMITS BEING PULLED.

(OWNER/AGENT SIGNATURE) 6/30/94 (DATE)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS DAY OF June 30, 1994.

CAROL L. WINGERT
MY COMMISSION # CC 317806
EXPIRES: September 22, 1997
Bonded Thru Notary Public Underwriters

(NOTARY SIGN, SEAL, STAMPS) Carol L Wingert (NOTARY SIGNATURE)

6/93

THIS IS NOT AN OCCUPATIONAL LICENSE.
You may not engage in, conduct or manage any business without obtaining an Occupational License from the Town.
If you have insurance Pembroke Park must be listed as the city.

TOWN OF PEMBROKE PARK
PRELIMINARY OCCUPATIONAL LICENSE APPROVAL

PLEASE PRINT OR TYPE INFORMATION.

NAME OF BUSINESS: EX-PRESSIONS III

ADDRESS: 3192 HALLANDALE BEACH BLVD. BLDG. _____ BAY/UNIT I & J

CONTACT PERSON: KENNETH KLABACHA

TELEPHONE NUMBERS: (305) 631-3028 PAGER (___) _____ (A MINIMUM OF ONE) (NUMBER IS REQUIRED)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: ADULT BOOKS & VIDEO - RETAIL SALES

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND FURTHER I UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION CONTAINED ON THIS FORM MAY RESULT IN THE OCCUPATIONAL LICENSE BEING DENIED.

SIGNATURE Kenneth Klabacha DATE 6-20-94

PRINT SIGNATURE KENNETH KLABACHA TITLE OWNER

ALL FEES ARE NON-REFUNDABLE

BUILDING DEPT. **$50.00** PAID ON 6/23/94 RECEIVED BY JCW
FIRE DEPT. **$50.00** PAID ON 6/23/94 RECEIVED BY JCW

SPECIAL NOTE: THE TOWN DOES NOT PERMIT THE DISPLAY, REPAIR OR STORAGE OF ANYTHING OUTSIDE THE BUILDING(S) FOR ANY PURPOSE OTHER THAN TEMPORARY PARKING.

THIS INFORMATION MUST BE APPROVED BY THE FOLLOWING DEPARTMENTS BEFORE THE OCCUPATIONAL LICENSE IS ISSUED: BUILDING, FIRE, PLANNING AND ZONING.

FOR INFORMATION CONTACT THE OCCUPATIONAL LICENSE DEPARTMENT AT (305) 966-4600.

==========

OFFICE USE ONLY

(EACH INSPECTOR MUST SIGN ORIGINAL FORM IN THE OCCUPATIONAL LICENSE DEPT.)

DEPARTMENT: **PLANNING/ZONING** INSPECTION: ✓ APPROVED ___ DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: _____ DATE 7-6-94
COMMENTS:

DEPARTMENT: **FIRE** INSPECTION: ✓ APPROVED ___ DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: Dale A Green DATE 6/28/94
COMMENTS:

DEPARTMENT: **BUILDING** INSPECTION: ✓ APPROVED ___ DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: _____ DATE 6-27-94
COMMENTS:

3/23/94

Bill of Sale

Know All Men By These Presents, That this 27th day of September , 1994 A.D., **That** KENNETH KLABACHA

of the County of Broward , State of Florida , **first party,** and GEORGE R. KEELER and ROBERT I. STARKMAN

whose address is: 3192 W. Hallandale Beach Blvd., Pembrook Park, FL 33306

of the County of Broward , State of Florida , **second party.**

Witnesseth that the FIRST PARTY, for and in consideration of the sum of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00) DOLLARS, and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S heirs and assigns forever, the following goods and chattels:

250 shares of common stock of X-Pressions III, Inc., a Florida corporation to George R. Keeler.

250 shares of common stock of X-Pressions III, Inc., a Florida corporation to Robert I. Starkman.

First Party warrants that there are no outstanding corporate debts other than usual and customary debts which will be paid when due by First Party, or pro-rated between First and Second Parties, as appropriate.

To Have and to Hold the same unto second party, and the second party's heirs, personal representatives, successors and assigns forever.

AND the first party covenants with the second party, and the second party's heirs, personal representatives, successors and assigns that the first party is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the first party has good right to sell and transfer said property, goods and chattels; and that the first party will warrants and defend the sale and transfer of the said property, goods and chattels hereby made to the second party, and the second party's heirs, personal representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon the first party and the first party's heirs, personal representatives, successors and assigns.

In Witness Whereof, the first party has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: Paul M. Bloomgarden
Witness

Kenneth Klabacha (Seal)
KENNETH KLABACHA

Fredda Fierro
Printed Name: Fredda Fierro
Witness

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27th day of September, 1994 by KENNETH KLABACHA

who is personally known to me or who has produced his Florida drivers license as identification and who did take an oath.

This Document Prepared By:
PAUL M. BLOOMGARDEN, P.A.
Attorney at Law
8551 West Sunrise Blvd. Suite 100-A
Ft. Lauderdale, FL 33322

P. M. BLOOMGARDEN
MY COMMISSION # CC 250594
EXPIRES: January 30, 1997
Bonded Thru Notary Public Underwriters

Printed Name: Paul M. Bloomgarden
NOTARY PUBLIC
My Commission Expires:



FLORIDA DRIVER LICENSE
The Sunshine State

ROBERT IRA STARKMAN
8020 NW 51 COURT
LAUDERHILL, FL 33351-0000

05-29-64 M 6-00

DOB: 03-22-1994
S362-769-64-189-0 EXPIRES 05-29-2000
CLASS: E
SAFE DRIVER 00-00-0000

R0394048564

9:30

THIS IS NOT AN OCCUPATIONAL LICENSE.
You may not engage in, conduct or manage any business without obtaining an Occupational License from the Town.
If you have insurance Pembroke Park must be listed as the city.

TOWN OF PEMBROKE PARK
PRELIMINARY OCCUPATIONAL LICENSE APPROVAL

PLEASE PRINT OR TYPE INFORMATION.

NAME OF BUSINESS: EX-PRESSIONS III

ADDRESS: 3192 HALLANDALE BEACH BLVD. BLDG. _____ BAY/UNIT I & J

CONTACT PERSON: KENNETH KLABACHA

TELEPHONE NUMBERS: (305) 631-3028 PAGER (___) _____ (A MINIMUM OF ONE) (NUMBER IS REQUIRED)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: ADULT BOOKS & VIDEO - RETAIL SALES

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND FURTHER I UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION CONTAINED ON THIS FORM MAY RESULT IN THE OCCUPATIONAL LICENSE BEING DENIED.

SIGNATURE Kenneth Klabacha DATE 6-20-94

PRINT SIGNATURE KENNETH KLABACHA TITLE OWNER

ALL FEES ARE NON-REFUNDABLE

BUILDING DEPT. **$50.00** PAID ON 6/23/94 RECEIVED BY JCW
FIRE DEPT. **$50.00** PAID ON 6/23/94 RECEIVED BY JCW

SPECIAL NOTE: THE TOWN DOES NOT PERMIT THE DISPLAY, REPAIR OR STORAGE OF ANYTHING OUTSIDE THE BUILDING(S) FOR ANY PURPOSE OTHER THAN TEMPORARY PARKING.

THIS INFORMATION MUST BE APPROVED BY THE FOLLOWING DEPARTMENTS BEFORE THE OCCUPATIONAL LICENSE IS ISSUED: BUILDING, FIRE, PLANNING AND ZONING.

FOR INFORMATION CONTACT THE OCCUPATIONAL LICENSE DEPARTMENT AT (305) 966-4600.

==========

OFFICE USE ONLY

(EACH INSPECTOR MUST SIGN ORIGINAL FORM IN THE OCCUPATIONAL LICENSE DEPT.)

DEPARTMENT: **PLANNING/ZONING** INSPECTION: ___APPROVED ___DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: _____ DATE _____
COMMENTS:

DEPARTMENT: **FIRE** INSPECTION: ___APPROVED ___DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: _____ DATE _____
COMMENTS:

DEPARTMENT: **BUILDING** INSPECTION: ✓ APPROVED ___DENIED FOR THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: [signature] DATE 6-27-94
COMMENTS:

3/23/94

THIS IS NOT AN OCCUPATIONAL LICENSE
You may not engage in, conduct or advertise any business
without obtaining an Occupational License from the Town.
If you have questions contact the Park Police as listed on the city

TOWN OF [illegible] PARK
APPLICATION FOR OCCUPATIONAL LICENSE APPROVAL

PLEASE PRINT OR TYPE INFORMATION

NAME OF BUSINESS: [illegible]

ADDRESS: 3192 HALLANDALE BEACH BLVD. PALM BEACH COUNTY, FLA.

CONTACT PERSON: KENNETH KLABACHA

TELEPHONE NUMBER: (305) 631-3025 (A MINIMUM OF 3 FIRE INSPECTIONS ARE REQUIRED)

DESCRIBE IN DETAIL THE TYPE AND NATURE OF YOUR BUSINESS: ADULT BOOKS & VIDEO - RETAIL SALES

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AND FURTHER I UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION CONTAINED ON THIS FORM MAY RESULT IN THE OCCUPATIONAL LICENSE BEING DENIED.

SIGNATURE Kenneth Klabacha DATE 6-23-94

PRINTED NAME KENNETH KLABACHA TITLE [illegible]

ALL FEES ARE NON REFUNDABLE

$ 0.00 PAID ON 6/23/94 RECEIVED BY [illegible]
$50.00 PAID ON 6/23/94 RECEIVED BY [illegible]

SIGN ORDINANCE: THE TOWN DOES NOT PERMIT THE DISPLAY, REPAIR OR MAINTENANCE OF SIGNS WITHIN THE BUILDING(S) FOR ANY PURPOSE OTHER THAN IDENTIFICATION.

THIS APPLICATION MUST BE APPROVED BY THE FOLLOWING DEPARTMENTS BEFORE A LICENSE CAN BE ISSUED: BUILDING, FIRE, PLANNING AND ZONING.

DO NOT CONTACT THE OCCUPATIONAL LICENSE DEPARTMENT FOR APPROVALS.

IF ANY INSPECTION MUST STOP ORIGINAL FORM IN THE OCCUPATIONAL LICENSE DEPARTMENT.

DEPARTMENT: PLANNING/ZONING INSPECTION: X APPROVED [illegible]
THE FOLLOWING REASONS: B-1 ok for RETAIL sales

AUTHORIZING SIGNATURE: [illegible] DATE 7/6/94
COMMENTS:

DEPARTMENT: FIRE INSPECTION: ✓ APPROVED [illegible]
THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: [illegible] DATE [illegible]
COMMENTS:

DEPARTMENT: BUILDING INSPECTION: ✓ APPROVED DENIED FOR
THE FOLLOWING REASONS:

AUTHORIZING SIGNATURE: [illegible] DATE 6-27-94
COMMENTS:

3/23/94



FLORIDA DRIVER LICENSE
The Sunshine State

KENNETH J KLABACHA
2845 RIVERLAND DRIVE
FT LAUDERDALE, FL 33312-0000

03-29-47 M 5-11

K412-510-47-109-0
CLASS: E
SAFE DRIVER

05-03-1994
03-29-2001
00-00-0000

R0294079152

OWNER'S AUTHORIZATION TO ISSUE
OCCUPATIONAL LICENSE

I, _____, CERTIFY THAT I AM THE OWNER/AGENT
(PRINT NAME)

OF PREMISES AT (ADDRESS)_____

(BUILDING #)_____(BAY #)_____ PEMBROKE PARK, FL (ZIP CODE)_____,

AND HAVE LEASED SAID PREMISES TO_____

FOR THE PURPOSE OF_____

I UNDERSTAND THAT THE BUILDING WILL BE INSPECTED BY THE TOWN OF PEMBROKE PARK INSPECTORS AND I AGREE THAT ANY VIOLATIONS:

( ) WILL BE CORRECTED BY ME

( ) WILL BE CORRECTED BY THE ABOVE NAMED LESSEE

I ALSO UNDERSTAND THAT NO ALTERATIONS OR ADDITIONS WILL BE MADE WITHIN OR TO THE PREMISES UNTIL THE PROPER PERMITS HAVE BEEN PROCURED. IN ADDITION, NO SIGNS WILL BE ALTERED, OR INSTALLED UPON THE PREMISES WITHOUT THE PROPER PERMITS BEING PULLED.

_____ _____
(OWNER/AGENT SIGNATURE) (DATE)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS DAY OF _____, 19_____.

_____ _____
(NOTARY SIGN, SEAL, STAMPS) (NOTARY SIGNATURE)

6/93

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY): 6-24-96

PRODUCER

DANIA INSURANCE
801 S. FEDERAL HIGHWAY
DANIA, FLORIDA 33004
(305) 929-0300

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

XPRESSIONS BOOK & VIDEO INC.
3192 W Hallandale Beach Blvd.
Pembroke Park, FL 33032

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A: ARIES INSURANCE COMPANY
COMPANY LETTER B:
COMPANY LETTER C:
COMPANY LETTER D:
COMPANY LETTER E:

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY				GENERAL AGGREGATE	$ 300,000
A	X COMMERCIAL GENERAL LIABILITY	BC13304/960396	6/19/96	6/19/97	PRODUCTS-COMP/OP AGG.	$
	CLAIMS MADE X OCCUR.				PERSONAL & ADV. INJURY	$
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	$ 300,000
					FIRE DAMAGE (Any one fire)	$ 50,000
					MED. EXPENSE (Any one person)	$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	$
	ANY AUTO					
	ALL OWNED AUTOS				BODILY INJURY (Per person)	$
	SCHEDULED AUTOS					
	HIRED AUTOS				BODILY INJURY (Per accident)	$
	NON-OWNED AUTOS					
	GARAGE LIABILITY				PROPERTY DAMAGE	$
	EXCESS LIABILITY				EACH OCCURRENCE	$
	UMBRELLA FORM				AGGREGATE	$
	OTHER THAN UMBRELLA FORM					
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS	
					EACH ACCIDENT	$
					DISEASE—POLICY LIMIT	$
					DISEASE—EACH EMPLOYEE	$
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Book & Magazines Store

CERTIFICATE HOLDER

City of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

D. Stewart

ACORD 25-S (7/90)

©ACORD CORPORATION 1990

FLORIDA
The Sunshine State
DRIVER LICENSE
DON PHILPOT
11214
ORLANDO FL 32821-9186
08-11-47 M 5-08 A
P413-160-47-291-0
08-16-91
08-11-97
CLASS: D
SAFE DRIVER
MTCY ALSO
00-00-00
H0192 19235

Mr. Philpot

CLOSING STATEMENT

SELLER:	X-PRESSIONS IV, INC., a Florida corporation
BUYER:	X-PRESSIONS BOOK & VIDEO, INC., a Florida corporation
DATE OF CLOSING:	April 19, 1996
PROPERTY:	THE ASSETS OF X-PRESSIONS IV, INC.

SELLER'S CREDITS

Purchase Price	$150,000.00
Security Deposit	2,500.00
April payment - Promissory Note	2,534.21
Secretary of State - Certificate of Status re: X-Pressions Book and Video, Inc.	8.75
Capital Connections (fee to obtain Certificate of Status)	25.50
Total Seller's Credits	$ 155,068.46

BUYER'S CREDITS

Promissory Note and Security Agreement	$ 125,000.00
Deposit paid to Seller	1,000.00
Personal property tax based on 1995 taxes of $417.25 (January 1, 1996 through February 29, 1996)	68.40
Total Buyer's Credits	$ 126,068.40
DUE FROM BUYER	$ 29,000.06

BUYER:

X-PRESSIONS BOOK & VIDEO, INC.
a Florida corporation

By Don Philpot
DON PHILPOT, President

SELLER:

X-PRESSIONS IV, INC.
a Florida corporation

By Theodore Gaswirth
THEODORE GASWIRTH, President

BILL OF SALE, ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS that X-PRESSIONS IV, INC., a Florida corporation, of the County of Broward and State of Florida, party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States, paid by X-PRESSIONS BOOK AND VIDEO, INC., a Florida corporation, County of Broward and State of Florida, a party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part and its assigns, the following goods and chattels located at 3192 West Hallandale Beach Blvd., Bays I and J, Pembroke Park, Broward County, Florida:

1. All property and other rights listed on the inventory attached hereto and made a part hereof as **Exhibit "A"**.

2. All supplies, materials, equipment, machinery, furniture, fixtures, contracts, trade names, licenses, telephone numbers, and yellow page advertisements.

3. All contracts, licenses, agreements, guarantees, warranties, all governmental permits and approvals, and any other intangible personal property or intangible rights of any nature whatsoever pertaining to the above-described property and the business being purchased and sold hereunder.

4. All right, title and interest in and to the names "X-PRESSIONS BOOK AND VIDEO" and "X-PRESSIONS", without any representation or warranty as to the right to use said names.

PARTY OF THE FIRST PART DOES HEREBY COVENANT AND AGREE THAT IT WILL DULY EXECUTE AND DELIVER ANY DOCUMENTS, TRANSFERS OR ASSIGNMENTS TO THE PARTY OF THE SECOND PART AS MAY BE REASONABLY REQUESTED AT ANY TIME BY WAY OF FURTHER ASSURANCE OR MORE PARTICULAR DESCRIPTION OF A PROPERTY AND/OR ASSET HEREBY INTENDED TO BE CONVEYED, ASSIGNED OR OTHERWISE TRANSFERRED.

TO HAVE AND TO HOLD the same unto the said party of the second part, and its assigns forever.

AND X-PRESSIONS IV, INC. does hereby covenant to and with the said party of the second part, and its assigns, that X-PRESSIONS IV, INC. is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that X-PRESSIONS IV, INC. will warrant and defend the sale of said property, goods and chattel hereby made to the said party of the second part and its assigns

against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, X-PRESSIONS IV, INC. has hereunto set its hand and seal this 17 day of April, 1996.

Signed, sealed and delivered
in the presence of:

X-PRESSIONS IV, INC.

By: _____
THEODORE GASWIRTH
President

_____
Printed Name

_____
Printed Name

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17 day of April, 1996 by THEODORE GASWIRTH, President and Secretary of X-PRESSIONS IV, INC., a Florida corporation, on behalf of the Corporation. He is personally known to me (X) or he produced _____ as identification (X) and he did (X) did not (X) take an oath. He executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Corporation and the seal affixed thereto is the true Corporate Seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of April, 1996.

_____
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

OFFICIAL NOTARY SEAL
ROBERT M SCHWARTZ
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC466537
MY COMMISSION EXP JUNE 13,1999

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

March 14, 1996

X-PRESSIONS BOOK & VIDEO, INC.
3192 W. HALLANDALE BEACH BLVD., BAYS I &
PEMBROKE PARK, FL

The Articles of Incorporation for X-PRESSIONS BOOK & VIDEO, INC. were filed on March 14, 1996, effective March 13, 1996, and assigned document number P96000023044. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H96000003604.

A corporation annual report will be due this office between January 1 and May 1 of the year following the calendar year of the file date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at the address given below.

Sharon Tala
Document Specialist Supervisor
New Filings Section
Division of Corporations Letter Number: 296A00011511

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of X-PRESSIONS BOOK & VIDEO, INC., a Florida corporation, filed on March 14, 1996 effective March 13, 1996, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H96000003604. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is P96000023044.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Fourteenth day of March, 1996

Authentication Code: 296A00011511-031496-P96000023044-1/1

Sandra B. Mortham

Sandra B. Mortham
Secretary of State

CR2EO22 (1-95)

ARTICLES OF INCORPORATION
OF
X-PRESSIONS BOOK & VIDEO, INC.

We, the undersigned, being of legal age, do hereby associate for the purpose of becoming a corporation under the laws of the State of Florida authorizing the formation of corporations.

ARTICLE I

The name of the corporation shall be X-PRESSIONS BOOK & VIDEO, INC.

ARTICLE II

The general nature of the business and the object and purposes proposed to be transacted and carried on are to be engaged in are any and all activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows: 500 shares at $1.00 par value.

ARTICLE IV

This corporation shall exist perpetually unless sooner dissolved according to the law and said corporation's existence shall commence on the date of subscription and acknowledgment of this Certificate of Incorporation.

ARTICLE V

The initial street address of said corporation shall be at 3192 West Hallandale Beach Blvd. Bays I & J, Pembroke Park, Florida.

ARTICLE VI

The number of directors of this corporation shall not be less than one (1) nor more than seven (7). The corporation shall initially have one (1) Director.

ARTICLE VII

The corporation shall be managed by a Board of Directors unless the stockholders shall by a majority vote hereafter determine that the corporation shall be managed by the stockholders. If the corporation is managed by Directors, the exact number of Directors shall be determined by the stockholders from time to time, but at no time shall there be less than one (1) director. At no time shall the corporation be managed by the stockholders unless there is at least one (1) stockholder.

ARTICLE VIII

Any restrictions imposed by the corporation on the sale or other disposition of its shares and on the transfer thereof must be noted conspicuously on each certificate representing shares to which the restriction applies.

ARTICLE IX

The name and addresses of the first Board of Directors of this corporation, who shall hold office for the first year or until their successors are elected shall be:

NAMES	ADDRESSES	OFFICE
DON PHILPOT	3192 West Hallandale Beach Blvd. Bays I & J Pembroke Park, Florida	Pres./Treas./ Sec.

ARTICLE X

These Articles may be amended, when approved by a majority of the Directors and stockholders.

The corporation shall indemnify directors or officers, or subscribers and their heirs, and assigns, against all expenses, actually and necessarily incurred in connection with the defense or settlement of any claim action, suit or proceeding in which they be reason of being or having been directors or officers, except in relation to matters as to which any such directors or officer shall be adjudged to be liable for gross negligence or willful misconduct in the performance of duty. Such indemnification shall be in addition to any other rights to which the indemnification may be entitled under the law, or by-law, agreement, vote of stockholders, or otherwise.

The private property of the Stockholders shall not be subject to the payment of the corporate debts in any extent whatever.

ARTICLE XI INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is DON PHILPOT, 3192 West Hallandale Beach Blvd., Bays I & J, Pembroke Park, Florida.

ARTICLE XII

The Registered Agent to accept service of process within this State for said corporation shall be: DON PHILPOT, 3192 West Hallandale Beach Blvd., Bays I & J, Pembroke Park, Florida.

Having been named to accept service of process for the above stated corporation at the place designated, herein, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act to keeping open said office.

Don P. Philpot
DON PHILPOT

IN WITNESS WHEREOF, we, the undersigned, being the original subscribers to the capital stock hereinabove named and the incorporators, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, do make and file this Certificate, hereby declaring and certifying that the facts herein stated are true and do respectively agree to take the number of shares hereinabove set forth, and hereunto set our hands and seals this _____ day of March, 1996.

Don P. Philpot
DON PHILPOT
Incorporator

STATE OF FLORIDA:
COUNTY OF DADE :

BEFORE ME the undersigned authority personally appeared, DON PHILPOT, Incorporator to me well known and known by me to be the individual described in, and who executed the foregoing Certificate of Incorporation, and who has acknowledged before me that he executed the same for the purposes therein expressed.

V personally known or
produced Fla Drivers License as identification

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal at Dade County, Florida on this 13th day of March, 1996.

My commission expires:

Notary Public, State of Florida

Valerie Tompkins
Public, State of Florida
Commission No. CC 475821
Commission Expires 06/22/99
1-800-3-NOTARY Service & Bonding Co.

Valerie Tompkins
Notary Public, State of Florida
Commission No. CC 475821
My Commission Expires 06/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023 • BROWARD (954) 966-4600 • FAX (954) 966-5186

Howard P. Clark, Jr.
Mayor

Annette Wexler
Vice Mayor

Theresa Ciummo
Clerk Commissioner

John P. Lyons
Commissioner

Emma Shoaff
Commissioner

Dr. Robert A. Levy
Town Ad ministrator

Christopher J. Ryan
Town Attorney

July 15, 1998

Mr. Jason Wool
X-pressions Book and Video
3192 West Hallandale Beach Blvd.
Pembroke Park, Florida 33009

Re: X-pressions Book and Video
Our File Number: 13232E

Dear Mr. Wool:

This letter is in response to your recent inquiry regarding the relocation of the above listed business. You my transfer the occupational license from the current location of X-pressions Book and Video to a new business location on the condition that the zoning classification for the new location is the same as the current location, and that the new premises comply with all building, fire, and health safety related code requirements of the Town of Pembroke Park.

The Pembroke Park Town Commission is considering the adoption of a new ordinance relating to adult entertainment establishments located within the town. In the event the Town Commission adopts an adult entertainment ordinance, your business will be required to comply with all provisions of the adult entertainment ordinance which relate to your business.

Sincerely yours,

CHRISTOPHER J. RYAN

CJR/cn
cc: Robert A. Levy
Town Administrator

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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No Events | No Name History | Submit

Detail by Entity Name

Florida Profit Corporation

X-PRESSIONS ADULT BOUTIQUE, INC.

Filing Information

Document Number	P07000109160
FEI/EIN Number	261167242
Date Filed	10/02/2007
State	FL
Status	ACTIVE

Principal Address

3192 W HALLANDALE BCH BLVD
BAY I & J
PEMBROKE PARK FL 33009

Mailing Address

126 CLARENCE POWERS ROAD
ROCK HOLES KY 40759

Registered Agent Name & Address

PHILPOT, DON
3192 W HALLANDALE BCH BLVD BAY I & J
PEMBROKE PARK FL 33009 US

Officer/Director Detail

Name & Address

Title DP

PHILPOT, DON
3192 W HALLANDALE BCH BLVD BAY I & J
PEMBROKE PARK FL 33009

Title DV

BUTTERY, BRENDA
3192 W HALLANDALE BCH BLVD BAY I & J
PEMBROKE PARK FL 33009

Annual Reports

Report Year	Filed Date
2008	07/17/2008
2009	04/29/2009

Document Images

04/29/2009 -- ANNUAL REPORT	View image in PDF format
07/17/2008 -- ANNUAL REPORT	View image in PDF format
10/02/2007 -- Domestic Profit	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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No Events **No Name History** Submit

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DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation
X-PRESSIONS ADULT BOUTIQUE, INC.

Filing Information

Document Number	P07000109160
FEI/EIN Number	26-1167242
Date Filed	10/02/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/21/2015

Principal Address

3192 W HALLANDALE BCH BLVD
BAY I & J
PEMBROKE PARK, FL 33009

Mailing Address

126 CLARENCE POWERS ROAD
ROCKHOLDS, KY 40759

Changed: 04/22/2010

Registered Agent Name & Address

Buttery, Brenda
3192 W HALLANDALE BCH BLVD
BAY I & J
PEMBROKE PARK, FL 33009

Name Changed: 04/30/2013

Address Changed: 04/30/2013

Officer/Director Detail

Name & Address

Title DP

BUTTERY, BRENDA
3192 W HALLANDALE BCH BLVD BAY I & J
PEMBROKE PARK, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez Batista	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

Folio

514229000300

Legal Description

Case Status Open **Case #** 4862 **Date Next Inspection** 4/19/2023

Notes Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/21/2020		Notice of Violation	Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
2/23/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
3/21/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 4/19/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/19/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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: 4/19/2023
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: 4/19/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/19/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$32,050.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$32,150.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$32,150.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FRAMMY NUNEZ BATISTA CASE NO. 4862

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAMMY NUNEZ BATISTA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #524, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FRAMMY NUNEZ BATISTA AT 10:31 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/11/23
AFFIANT

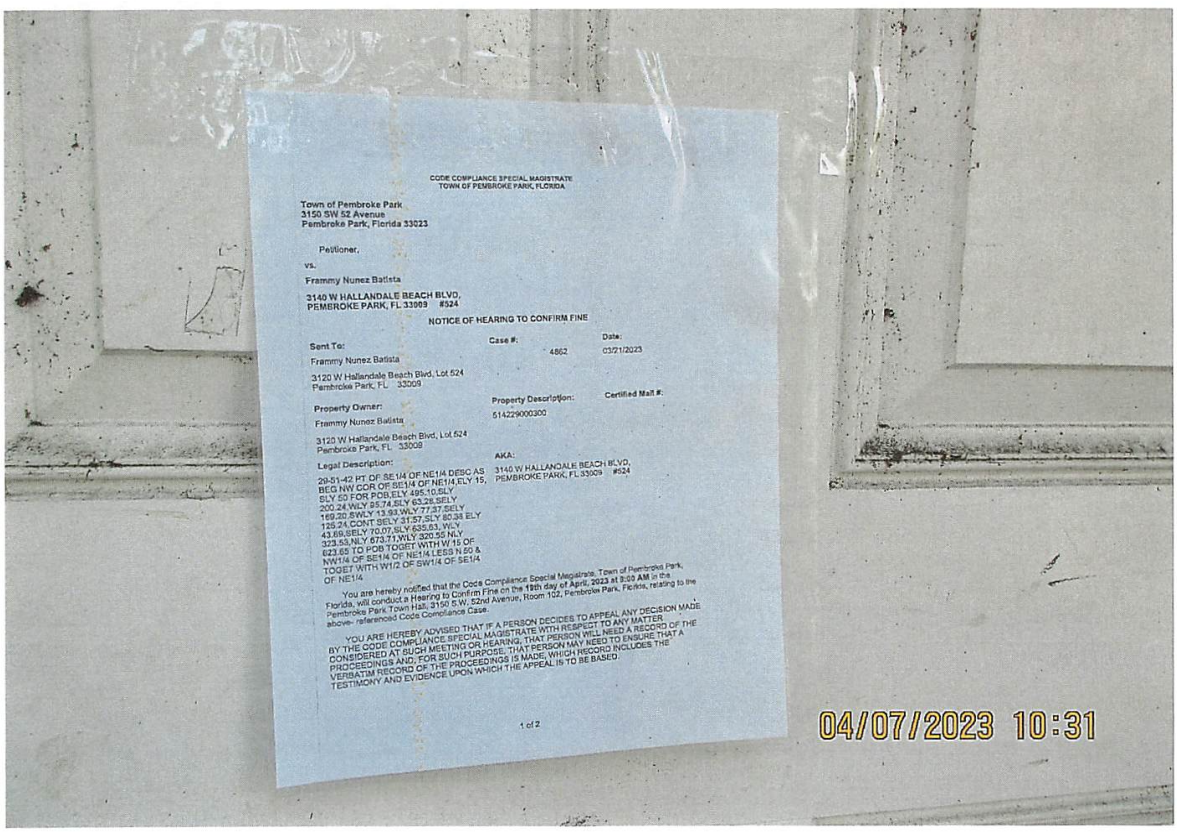
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NOTARY PUBLIC STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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


524
04/07/2023 10:30


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Frammy Nunez Batista
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
4862
Date:
03/21/2023
Frammy Nunez Batista
3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009
Property Owner:
Property Description:
514229000300
Certified Mail #:
Frammy Nunez Batista
3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009
Legal Description:
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524
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 485.10,SLY 200.24,WLY 85.74,SLY 63.26,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.34 ELY 43.69,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 622.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 60 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of April, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND; FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
04/07/2023 10:31

Town of Pembroke Park

INVOICE

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

DATE: March 28, 2023
INVOICE # 435
FOR:

Case # 4862
FAMMY NUNEZ
3140 W HALLANDALE BEACH
BLVD LOT #524,
PEMBROKE PARK, FL 33009

Bill To:

FAMMY NUNEZ
3140 W HALLANDALE BEACH
BLVD LOT #524,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
646	Day(s) of Per Diem from (07/12/2021-04/19/2023)	$ 50.00	$ 32,300.00
		Balance	$ 32,400.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Frammy Nunez Batista

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Frammy Nunez Batista 3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	4862	03/21/2023

Property Owner:	Property Description:	Certified Mail #:
Frammy Nunez Batista 3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

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

Sincerely,

Joseline Ramirez

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

Folio

514229000300

Legal Description

Case Status Open **Case #** 4862 **Date Next Inspection** 2/23/2023

Notes Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
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4/27/2021	4/13/2021	Final Order	Certified Mail
2/23/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property 3/3/23 Certified Mail 2/23/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
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Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 2/23/2023
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: 2/23/2023
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ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 2/23/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$30,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$30,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$30,400.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
FRAMMY NUNEZ	CASE NO. 4862
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAMMY NUNEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT #524, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FRAMMY NUNEZ AT 10:05 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

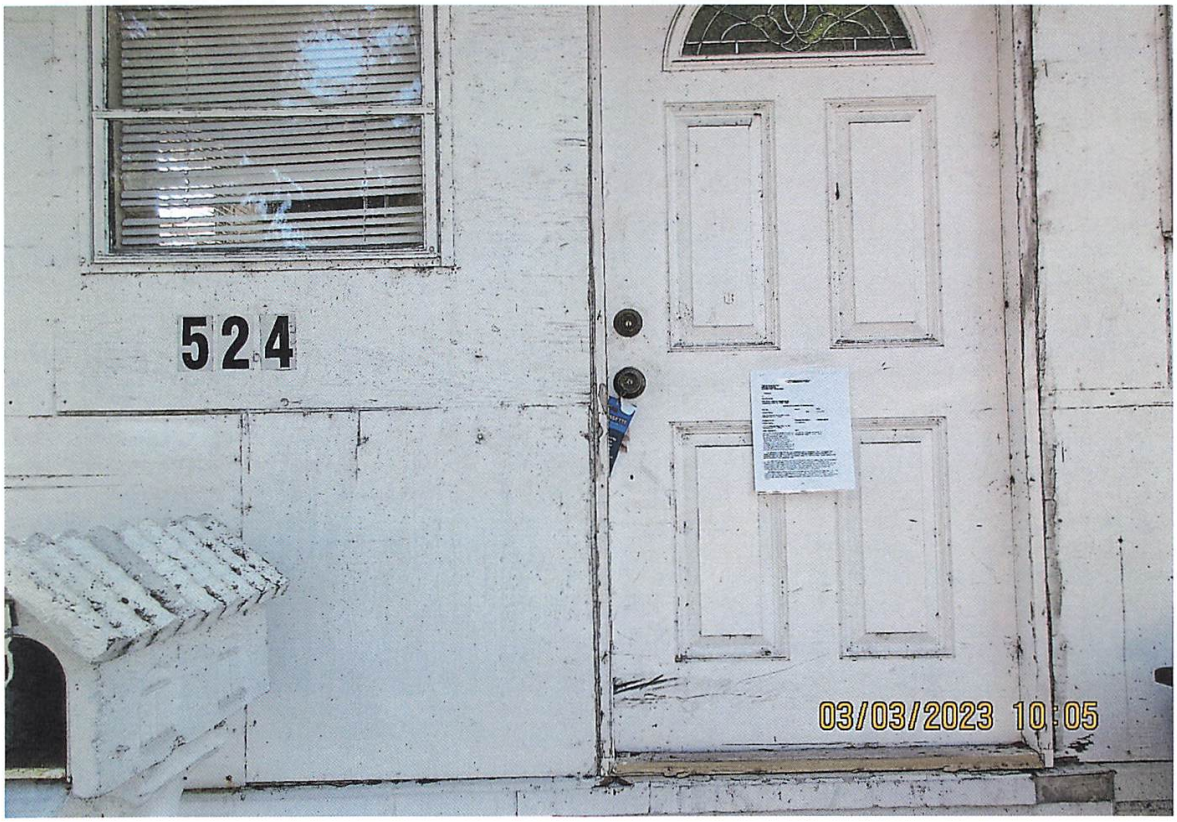
3/6/23
AFFIANT

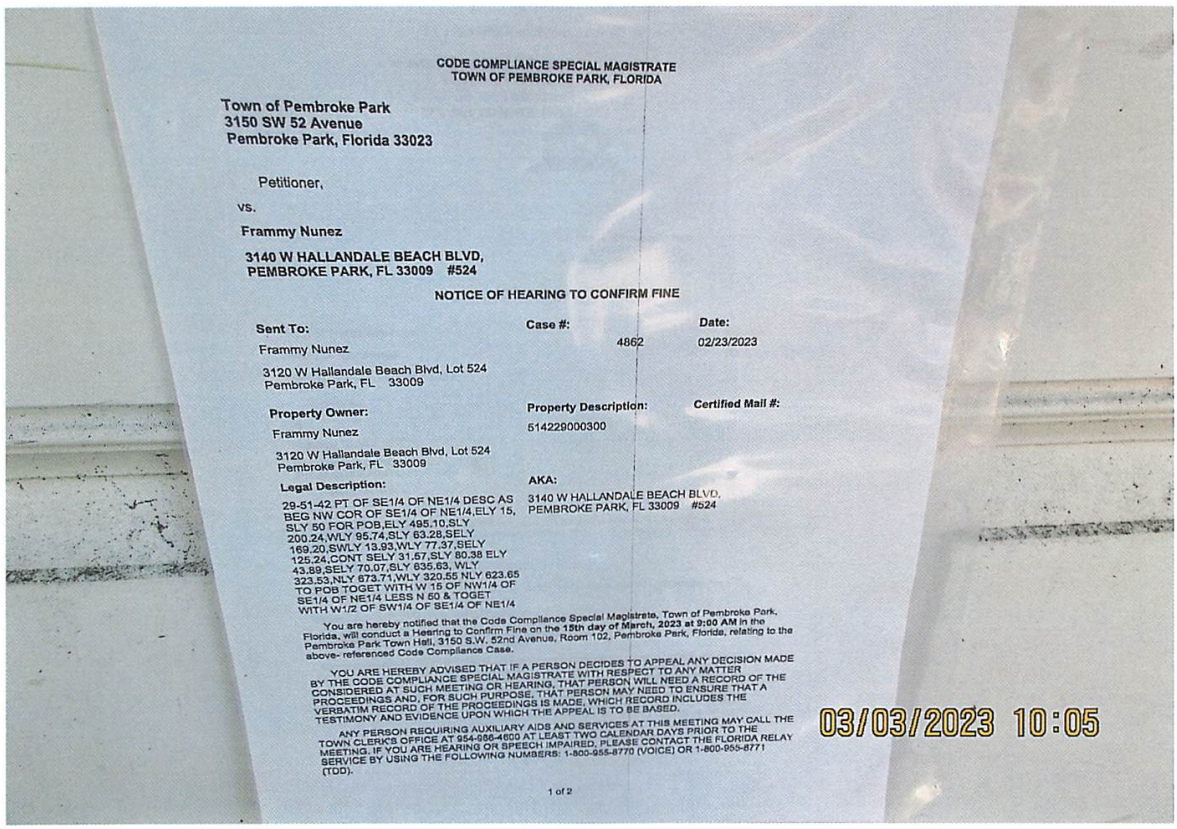
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 2022 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Frammy Nunez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Case #:
4862

Date:
02/23/2023

Property Owner:
Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Property Description:
514229000300

Certified Mail #:

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 873.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 60 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN 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).

03/03/2023 10:05

1 of 2

Town of Pembroke Park

INVOICE

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

DATE: March 2, 2023
INVOICE # 435
FOR:

Case # 4862
FAMMY NUNEZ
3140 W HALLANDALE BEACH
BLVD LOT #524,
PEMBROKE PARK, FL 33009

Bill To:
FAMMY NUNEZ
3140 W HALLANDALE BEACH
BLVD LOT #524,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
611	Day(s) of Per Diem from (07/12/2021-03/15/2023)	$ 50.00	$ 30,550.00
		Balance	$ 30,650.00

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. FRAMMY NUNEZ Respondent(s)	)	Case No.: 4862

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3120 W HALLANDALE BEACH BLVD, LOT 524, PEMBROKE PARK, FL 33009

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

FOLIO NO.: 514229000300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)5-105 **WITHIN NINETY (90) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13TH day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: APRIL 27th, 2021.

Notary Public, state of Florida

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Frammy Nunez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Frammy Nunez	4862	02/23/2023
3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Frammy Nunez	514229000300	
3120 W Hallandale Beach Blvd, Lot 524 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 #524

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4862
Petitioner,)
)
vs.)
)
FRAMMY NUNEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3120 W HALLANDALE BEACH BLVD, LOT 524, PEMBROKE PARK, FL 33009

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

FOLIO NO.: 514229000300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)5-105 **WITHIN NINETY (90) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13TH day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

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

Town of Pembroke Park
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.

Frammy Nunez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #524

Respondent(s)

Case #:

4862

On 2/23/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Frammy Nunez
Address:	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	2/23/2023
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.	2/23/2023
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 dwellings 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...	2/23/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/23/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	2/23/2023

Notes/Means of Correction:

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit. Completed.
Damaged awning in front of home. Completed.
Permit #1910510-0 Completed for demo of Addition, shed, awnings, roof over and electrical.
Process #96745 under plan review for addition - must be 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 2/23/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

Legal Description

Description

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Case Status Open **Case #** 4862 **Date Next Inspection** 4/13/2021

Notes Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/21/2020		Notice of Violation	Hand/Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
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: 4/13/2021
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: 4/13/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4862

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAMMY NUNEZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 524, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED FRAMMY NUNEZ AT 4:35 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


524
04/06/2021 17:31

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

1910510
PERMIT NO.
B-91453
APPLICATION NO.
AMT DUE

PERMIT TYPE: STRUCTURAL					
JOB NAME: FRAMMY NUNEZ					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 524					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9546566662	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: IMPRECO CORP					
MAIL ADDRESS: 20200 W COUNTRY CLUB DR #109					
CITY STATE ZIP: AVENTURA VA 33180					
PHONE: 7862622305	**FAX:**	**EMAIL:** DANIELSERRANO1958@GMAIL.COM			
CERT. COMPENTENCY: CGC1516768		**STATE REGISTRATION: N/A**			
LOT: 524	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000300		SUBDIVISION: HOLIDAY MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 1500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL ADDITION, SHED, AWNINGS, & ROOF OVERS AS PER PICS.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

(Please Complete Second Page)

BUILDING PERMIT STATUS

Permit Number: 1910510-0

Job Address: 3120 W HALLANDALE BEACH BLVD LOT 524

Job Name: FRAMMY NUNEZ

Permit Status: Permit Complete

Permit Issued Date:3/27/2020 1:42:43 PM

Submitted Into Plan Review Date:3/16/2020 11:09:39 AM

Application Date: 3/16/2020 11:07:11 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	3/24/2020 12:06:58 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1910510-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
84074	3/16/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	permit processed & routed to plan review. & emailed process number to frammy_28@hotmail.com; danielserrano1958@gmail.com; julioelectriccorp@yahoo.com			
84255	3/24/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	asbestos certificate - scanned into the file			
84264	3/24/2020	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification emailed to 'Daniel Serrano' <danielserrano1958@gmail.com> permit ready for pick up			
85702	7/8/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: full permit packet			
Structural				
84092	3/16/2020	Miguel A Nunez	Miguel A Nunez	Denied
	B-91453 (Demo) *First Review - 03/16/2020* *1) Provide "Asbestos" certificate for the demolition, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive– Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3*			
84256	3/24/2020	Miguel A Nunez	Miguel A Nunez	Approved
	B-91453 (Demo) *First Review - 03/16/2020* *Second Review - 03/24/2020* *Approved*			

Electrical

84098	3/17/2020	Don W Jhonson	Don W Jhonson	Approved

Demo Shed and electrical connections. ok

Zoning

84258	3/24/2020	Todd Larson	Todd Larson	Approved

R203 Permit Messages For Permit (1910510-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
85006	Final Building Inspection	5/27/2020	Pass
	Rear Demo done		
Electrical Inspection			
84959	Final Electrical	5/21/2020	Pass
Zoning Inspection			
84960	Final Zoning	5/21/2020	Pass
	back portion removed		


524
01/17/2020 04:59


524
01/17/2020 04:59

Febrero 19, 2020

A quien pueda interesar

Por este medio quiero pedir una extensión del caso número 4862, ya que no pude recibir la carta que ustedes enviaron porque la señora que vivía ahí me está llevando todo el correo que me llega. Cosa que tendré que tomar carta en el asunto ya que me estoy viendo afectada.
Disculpen los inconvenientes que esto les pueda causar, agradecería si pudieran darme la extensión.
30 days.

Frammy Nunez Batista

Gracias

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Case #:

4862

Property Owner:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
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 #524

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 13th day of April, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

3/5/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

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

Description

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Case Status Open **Case #** 4862 **Date Next Inspection** 7/16/2020

Notes Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Document Type
1/21/2020	Notice of Violation - 30 days to comply
7/16/2020	Notice of Formal Hearing

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: 7/16/2020

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/16/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 7/16/2020
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: 7/16/2020
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: 7/16/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/16/2020
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 7/16/2020

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2020

Sent To:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Case #:

4862

Property Owner:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
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 #524

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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
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ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Code Enforcement Officer

7/1/2020

Permit #1910510-0

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Case #:

4862

Date:

01/21/2020

Property Owner:

Frammy Nunez

3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/21/2020 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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Notes/Means of Correction:

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

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

Joseline Ramirez
Code Enforcement Officer



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

Sent To:	**Case #:**	**Date:**
Frammy Nunez 3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	4862	1/21/2020 12:00:00 AM

Property Owner:	**Property Description:**
Frammy Nunez 3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	514229000300

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

Mailing Purposes Only


01/17/2020 05:05


524
01/17/2020 04:59


524
01/17/2020 04:59


524
01/17/2020 05:00



X







4


01/17/2020 05:01


01/17/2020 05:02



X




01/17/2020 05:03


01/17/2020 05:03


524
01/17/2020 05:00


01/17/2020 05:00


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:02


01/17/2020 05:03


01/17/2020 05:03


01/17/2020 05:03


07/14/2020 03:44


01/17/2020 05:03


01/17/2020 05:05


07/14/2020 03:44


07/14/2020 03:44


07/14/2020 03:44


524
04/06/2021 17:31


524
04/06/2021 17:31


SE VENDE
FOR SALE
524
07/14/2020 03:44


524
07/14/2020 03:44


07/14/2020 03:43


07/14/2020 03:43


07/14/2020 03:42


07/14/2020 03:43


07/14/2020 03:45


07/14/2020 03:42


07/14/2020 03:42


07/14/2020 03:42


524
SE VENDE
FOR SALE
07/14/2020 03:44


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:31



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Hasler FIRST-CLASS MAIL
01/22/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
Frammy Nunez
3120 W Hallandale Beach Blvd, Lot 524
Pembroke Park, FL 33009

Case #:
4862

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

Hasler FIRST-CLASS MAIL
01/22/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33023
NOV#4862



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

Postmark Here

CORPORATION SERVICE COMPANY
HET #7858, HCF #4862
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, A

7020 0640 0000 5918 8433



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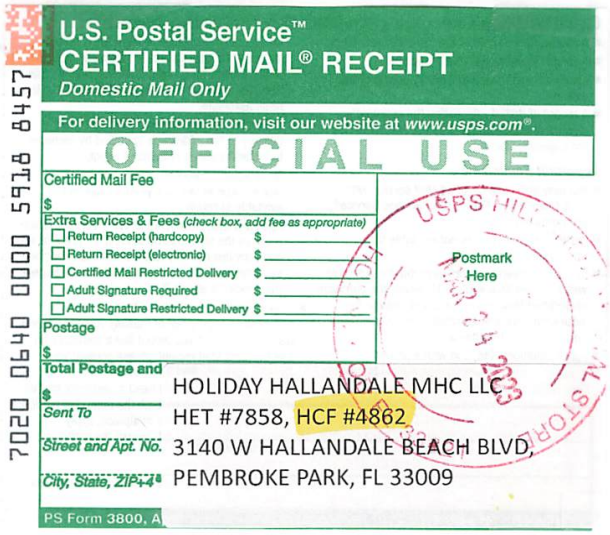
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt.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

Postmark Here

HOLIDAY HALLANDALE MHC LLC
HET #7858, HCF #4862
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

7020 0640 0000 5918 8440



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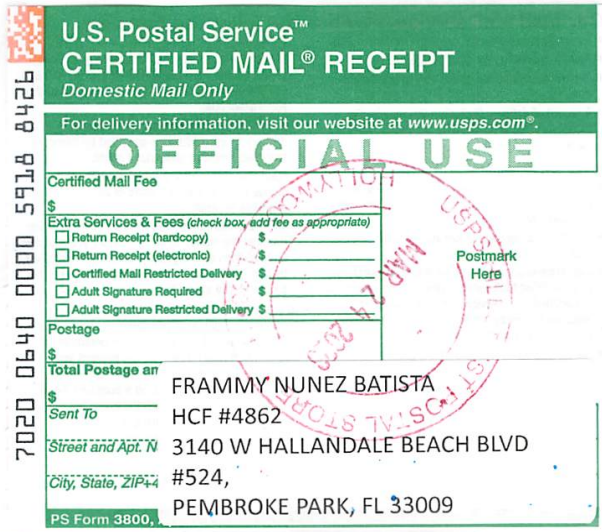
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt.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

Postmark Here

HOLIDAY HALLANDALE MHC LLC
HET #7858, HCF #4862
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

PS Form 3800, A

7020 0640 0000 5918 8457



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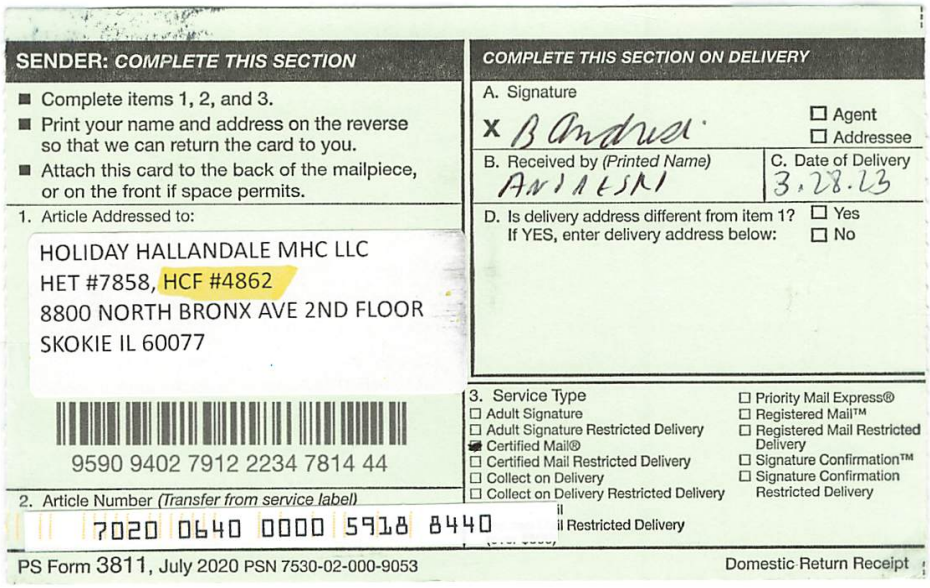
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

FRAMMY NUNEZ BATISTA
HCF #4862
3140 W HALLANDALE BEACH BLVD
#524,
PEMBROKE PARK, FL 33009

PS Form 3800,

7020 0640 0000 5918 8426



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HET #7858, HCF #4862
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7814 44

2. Article Number (Transfer from service label)
7020 0640 0000 5918 8440

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Andrus
☐ Agent
☐ Addressee

B. Received by (Printed Name)
ANDRESI

C. Date of Delivery
3.28.23

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

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

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


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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
7.65
Postmark Here
7021 0350 0001 0297 5767
Holiday Mobile Home Park
FO #4720 #4863 #4862
8800 N Bronx AVE 2 FL
Skokie, IL 60077
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.65
Total Postage and Fee
$
Sent To
Street and Apt. No., or
City, State, ZIP+4®
Postmark Here
7021 0350 0001 0297 6047
Holiday Mobile Home Park
FO #4720 #4863 #4862
3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047



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

Postage
$

Total Postage
$ 7.05

Sent To
Holiday Mobile Home Park

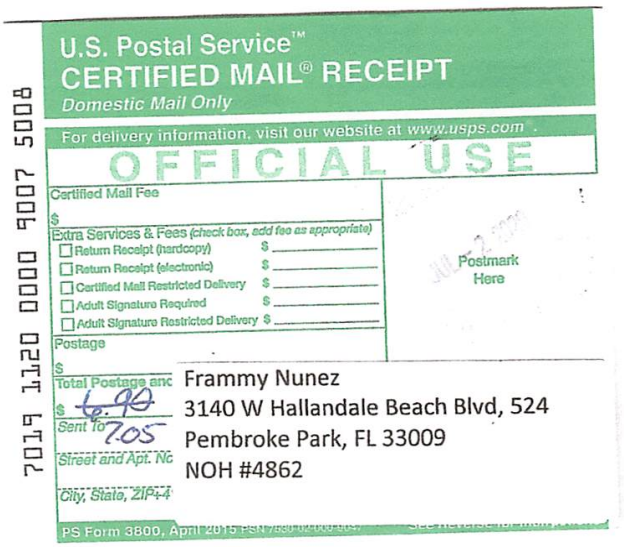
Street and Apt
3140 W Hallandale Beach Blvd

City, State, Zi
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4863 NOH
NOH 4720

Postmark Here

7019 1120 0000 9007 5589

PS Form 380



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

Postage
$

Total Postage and
$ 6.90

Sent To
7.05

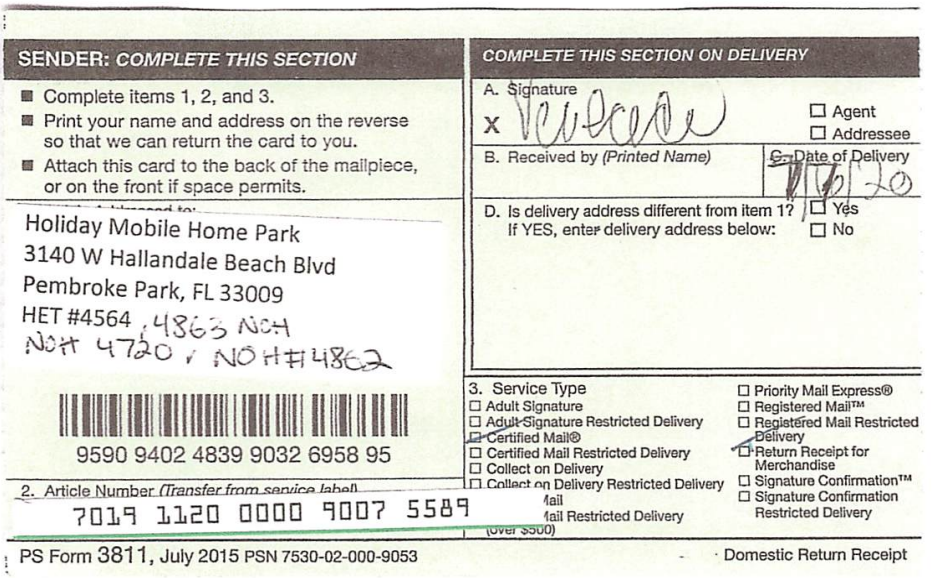
Street and Apt. No
Frammy Nunez
3140 W Hallandale Beach Blvd, 524

City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4862

Postmark Here

7019 1120 0000 9007 5008

PS Form 3800, April 2015 PSN



SENDER: COMPLETE THIS SECTION

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720, NOH #4862

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
11/6/20

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

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

FRAMMY NUNEZ
HCF #4862
3140 W HALLANDALE BEACH BLVD
#524,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7757 19

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

7022 2410 0002 7328 8516

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [signature] C. Date of Delivery 2/1/23

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ail Restricted Delivery
0)

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF #4862
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7757 26

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

7022 2410 0002 7328 8509

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/28/23

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☑ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ ail Restricted Delivery
0)

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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
HCF #4862, #7157
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7756 72

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

7022 2410 0002 7328 8363

COMPLETE THIS SECTION ON DELIVERY

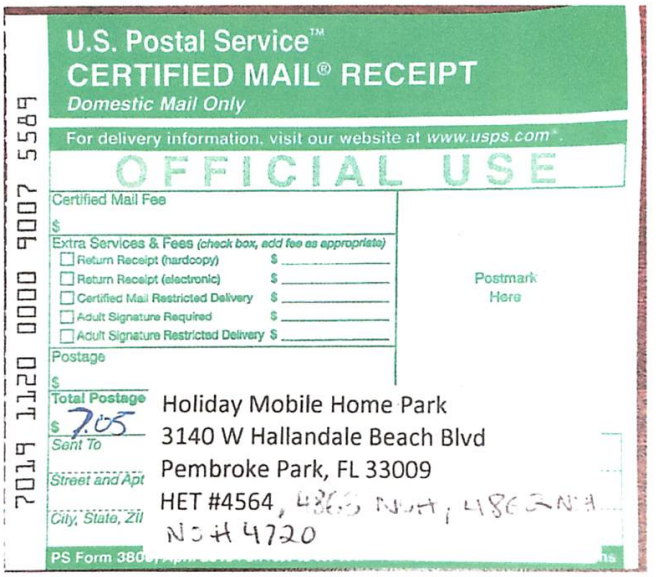
A. Signature
X [signature] ☐ Agent ☐ Addressee

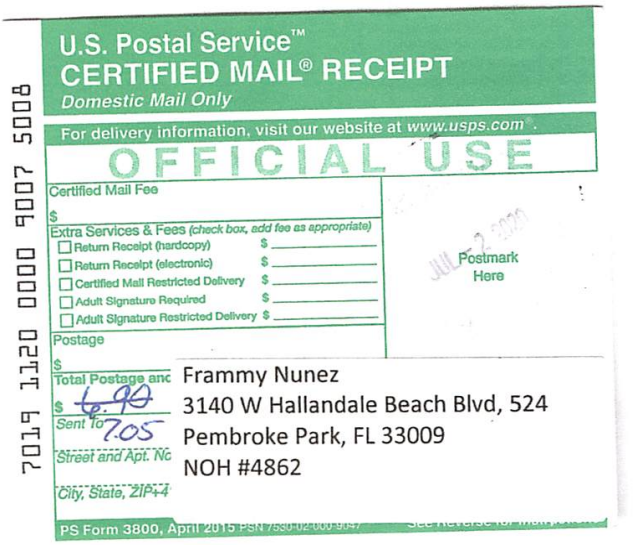
B. Received by *(Printed Name)* Sara Lea C. Date of Delivery

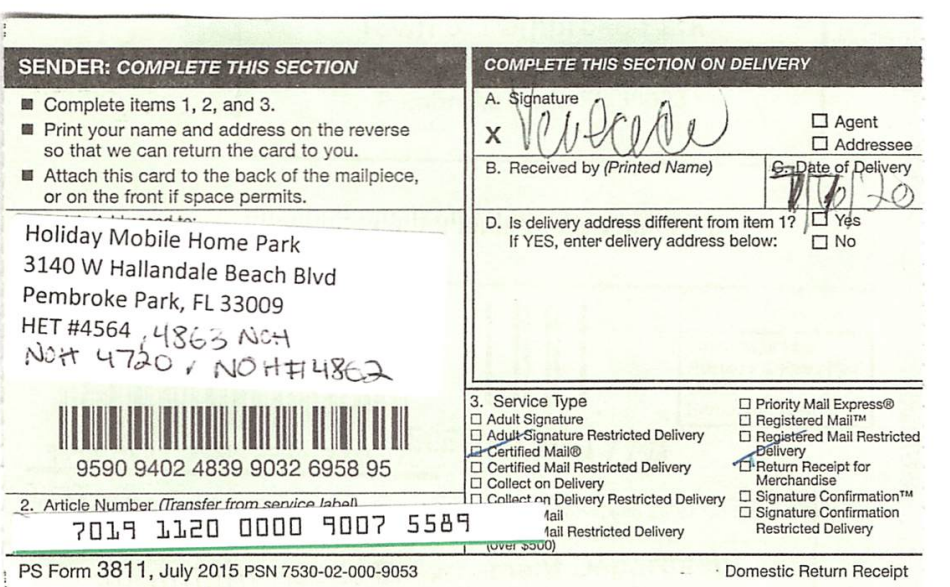
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

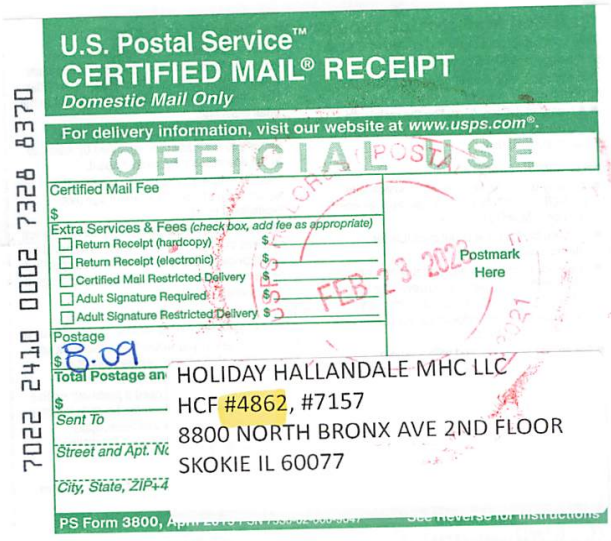
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation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

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
7.05
Sent To
Street and Apt
City, State, Zi
Postmark Here
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4863 NOH
NOH 4720
7019 1120 0000 9007 5589


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
6.90
Sent To
705
Street and Apt. No
City, State, ZIP+4
Postmark Here
Frammy Nunez
3140 W Hallandale Beach Blvd, 524
Pembroke Park, FL 33009
NOH #4862
PS Form 3800, April 2015
7019 1120 0000 9007 5008


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720, NOH #4862
9590 9402 4839 9032 6958 95
2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589
COMPLETE THIS SECTION ON DELIVERY
A. Signature
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
Yes
If YES, enter delivery address below:
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt



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

Postmark Here

FEB 23 2023

HOLIDAY HALLANDALE MHC LLC
HCF #4862, #7157
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800,

7022 2410 0002 7328 8370



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

OFFICIAL USE

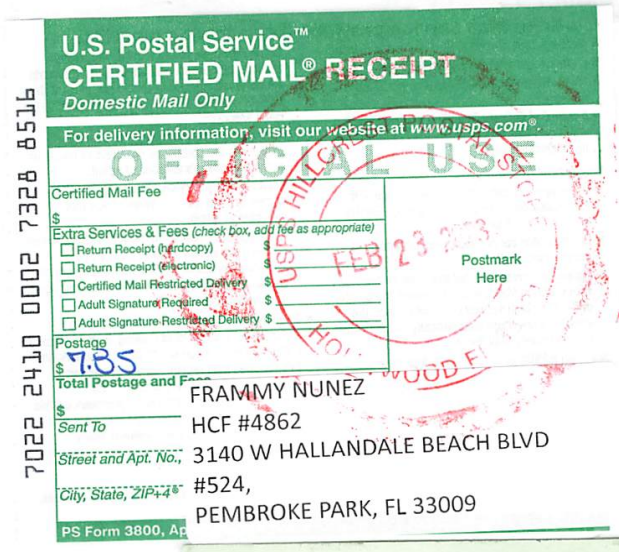
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.09
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

CORPORATION SERVICE COMPANY
HCF #4862, #7157
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800,

7022 2410 0002 7328 8363



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

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

OFFICIAL USE

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

Postmark Here

FEB 23 2023

FRAMMY NUNEZ
HCF #4862
3140 W HALLANDALE BEACH BLVD
#524,
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0002 7328 8516



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

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

OFFICIAL USE

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

Postmark Here

FEB 23 2023

HOLIDAY HALLANDALE MHC LLC
HCF #4862
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800,

7022 2410 0002 7328 8509



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF #4862, #7157
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7757 88

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8370

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

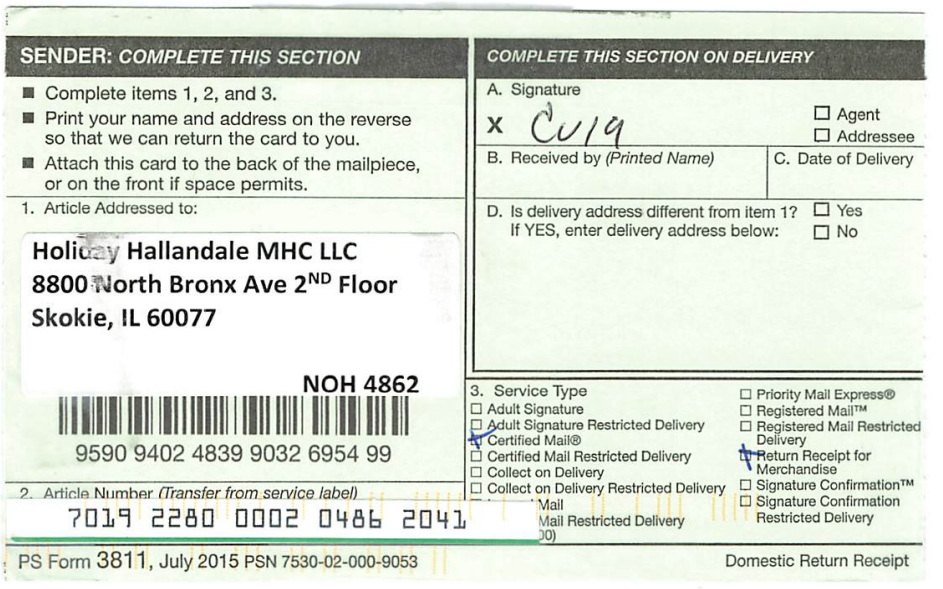
B. Received by (Printed Name)
Katim

C. Date of Delivery
3.2.23

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4862

9590 9402 4839 9032 6954 99

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2041

COMPLETE THIS SECTION ON DELIVERY

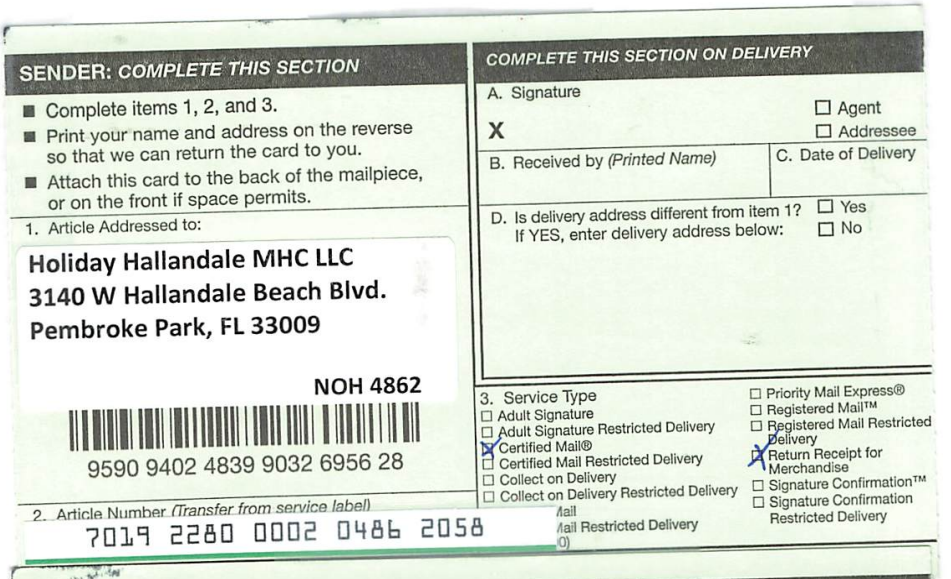
A. Signature
X Cvl9 ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009

NOH 4862

9590 9402 4839 9032 6956 28

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2058

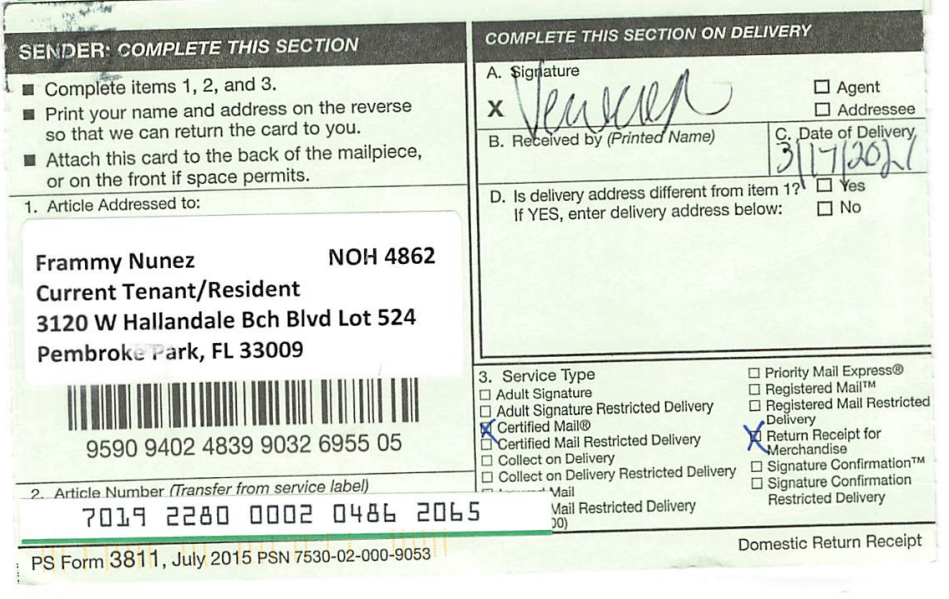
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Frammy Nunez NOH 4862
Current Tenant/Resident
3120 W Hallandale Bch Blvd Lot 524
Pembroke Park, FL 33009

9590 9402 4839 9032 6955 05

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2065

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3/17/2021

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

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

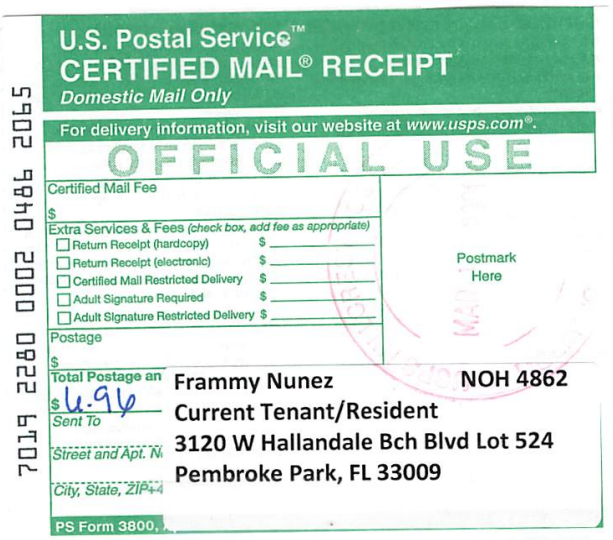
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 7.05
Sent To
Street and Apt
City, State, Zi
PS Form 380
Postmark Here
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4862 NOH
NOH 4720
7019 1120 0000 9007 5589



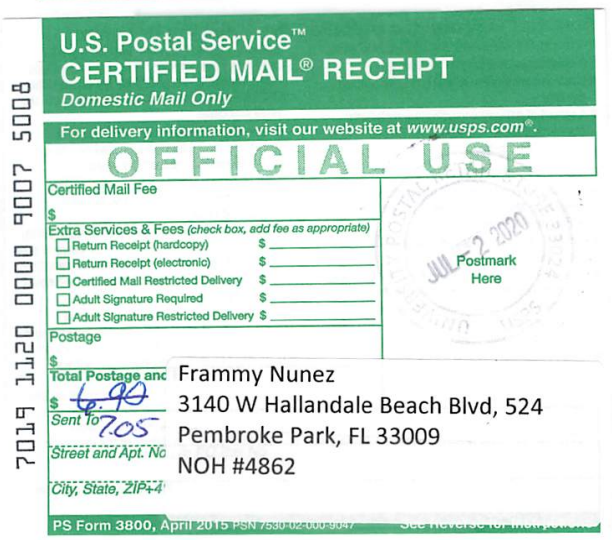
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.96
Sent To
Street and Apt. Nc
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
NOH 4862
See Reverse for Instructions
7019 2280 0002 0486 2058



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
Frammy Nunez
Current Tenant/Resident
3120 W Hallandale Bch Blvd Lot 524
Pembroke Park, FL 33009
NOH 4862
7019 2280 0002 0486 2065



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4
PS Form 3800, Ap
Postmark Here
Holiday Hallandale MHC LLC
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077
NOH 4862
7019 2280 0002 0486 2041



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 6.90
Sent To 7.05
Street and Apt. No
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
JUL 2 2020
Frammy Nunez
3140 W Hallandale Beach Blvd, 524
Pembroke Park, FL 33009
NOH #4862
7019 1120 0000 9007 5008

Case Overview

Property/Incident Information

Owner	Address	Site Address
LESSARD,CLAUDINE T LESSARD,SERGE	102 S KEY DR #616 PEMBROKE PARK, FL 33009	102 S KEY DR, PEMBROKE PARK, FL 33009 616

Folio

514229NN3780

Legal Description

Case Status Open **Case #** 5808 **Date Next Inspection** 4/19/2023

Notes

1. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/5/2021		Notice of Violation	Posted to Property
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/30/2023		Affidavit of Non-Compliance	Certified Mail
3/30/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$25,950.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$26,050.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$26,050.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LESSARD, CLAUDINE T LESSARD, SERGE CASE NO. 5808

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LESSARD, CLAUDINE T LESSARD, SERGE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 102 S KEY DR #616, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LESSARD, CLAUDINE T LESSARD, SERGE AT 10:19 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

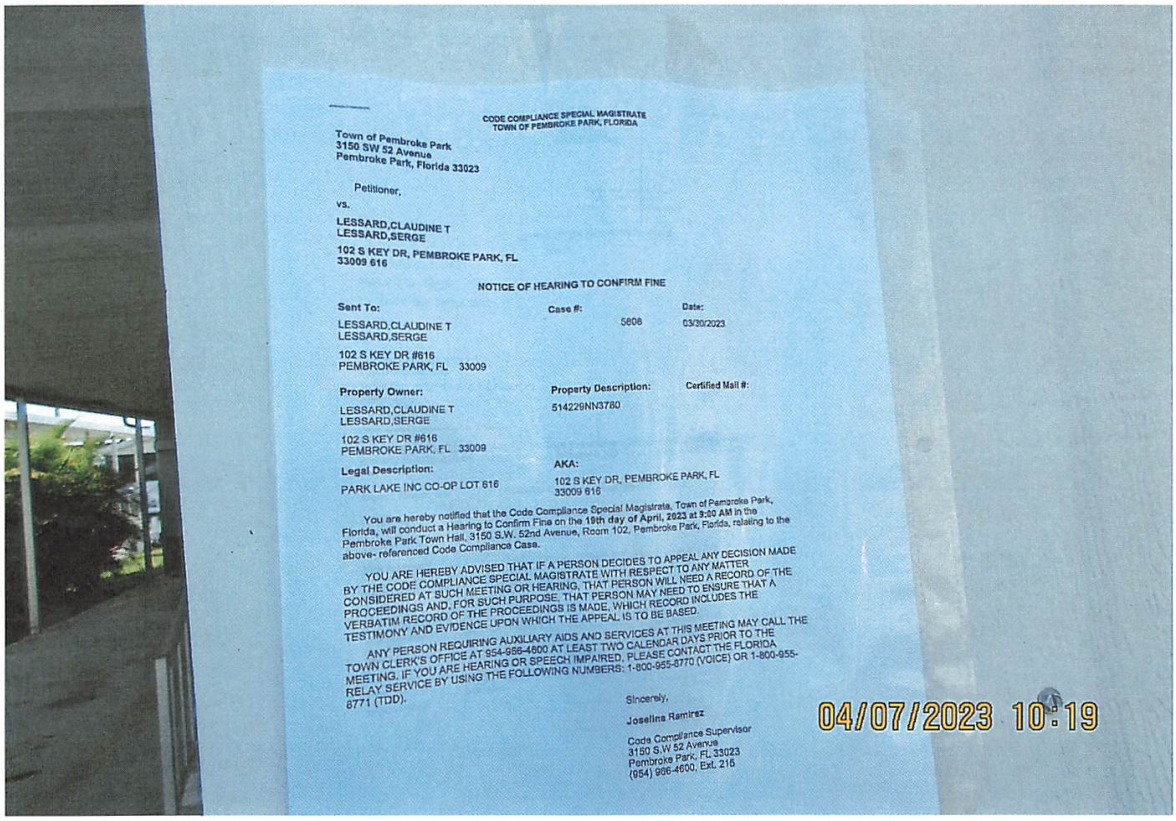
4/12/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of April, 2023, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LESSARD,CLAUDINE T
LESSARD,SERGE

102 S KEY DR, PEMBROKE PARK, FL
33009 616

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	5606	03/30/2023

Property Owner:	Property Description:	Certified Mail #:
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	

Legal Description:

PARK LAKE INC CO-OP LOT 616

AKA:

102 S KEY DR, PEMBROKE PARK, FL
33009 616

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

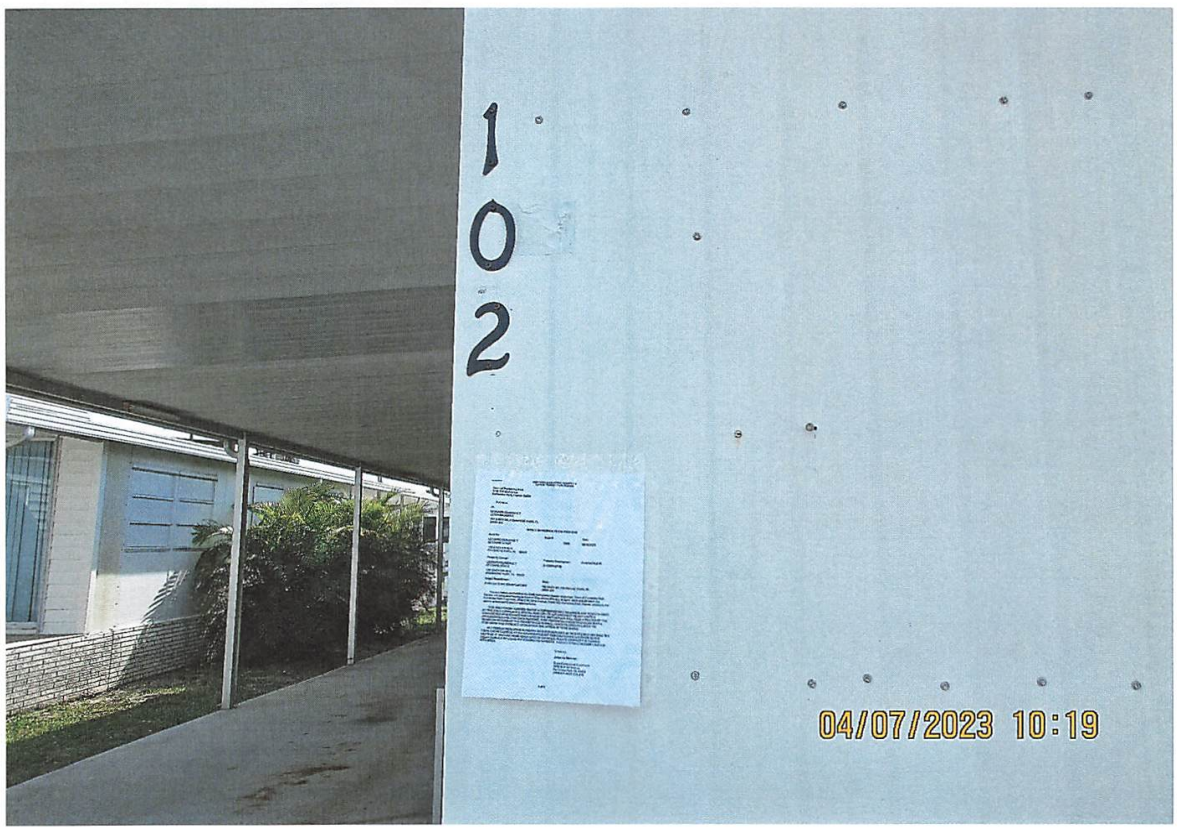
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

Sincerely,

Joselina Ramirez

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

04/07/2023 10:19



Town of Pembroke Park

INVOICE

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

DATE: April 10, 2023
INVOICE # 435
FOR:

Case # 5808
LESSARD, CLAUDINE T
LESSARD, SERGE
102 S KEY DR #616,
PEMBROKE PARK, FL 33009

Bill To:

LESSARD, CLAUDINE T
LESSARD, SERGE
102 S KEY DR #616,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
521	Day(s) of Per Diem from (11/14/2021-04/19/2023)	$ 50.00	$ 26,050.00
		Balance	$ 26,150.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LESSARD,CLAUDINE T
LESSARD,SERGE

102 S KEY DR, PEMBROKE PARK, FL
33009 616

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	5808	03/30/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 616	102 S KEY DR, PEMBROKE PARK, FL 33009 616

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LESSARD,CLAUDINE T
LESSARD,SERGE

102 S KEY DR, PEMBROKE PARK, FL 33009
616

Respondent(s)

Case #:

5808

On 3/30/2023 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: LESSARD,CLAUDINE T LESSARD,SERGE

Address: 102 S KEY DR #616 PEMBROKE PARK, FL 33009

Folio: 514229NN3780

Site Address: 102 S KEY DR, PEMBROKE PARK, FL 33009 616

Legal Description: PARK LAKE INC CO-OP LOT 616

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/30/2023

Notes/Means of Correction:

1. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
Permit #2211599-0 in progress. Owner has to pass all inspections and complete permit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/30/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

corrected 09/07/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,) Case No.: 5808

vs.

LESSARD, CLAUDINE T
LESSARD, SERGE Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: LESSARD, CLAUDINE T LESSARD, SERGE

PROPERTY OWNER: 102 S KEY DR #616, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 NN 3780

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 616

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

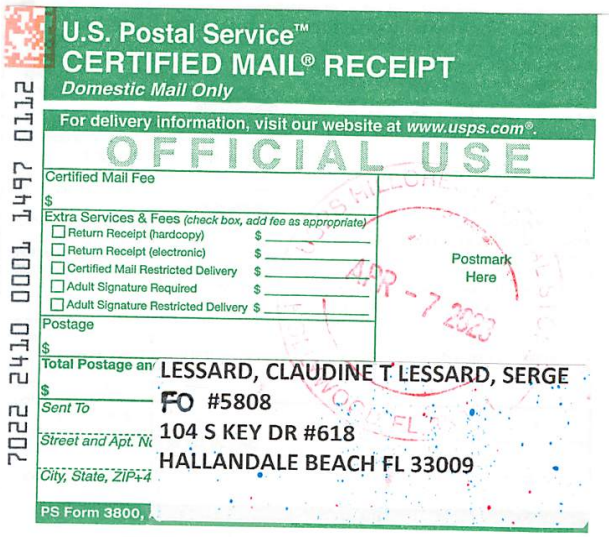
Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of September, 2021.

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



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

Postage
$

Total Postage and
$

Sent To
LESSARD, CLAUDINE T LESSARD, SERGE
FO #5808

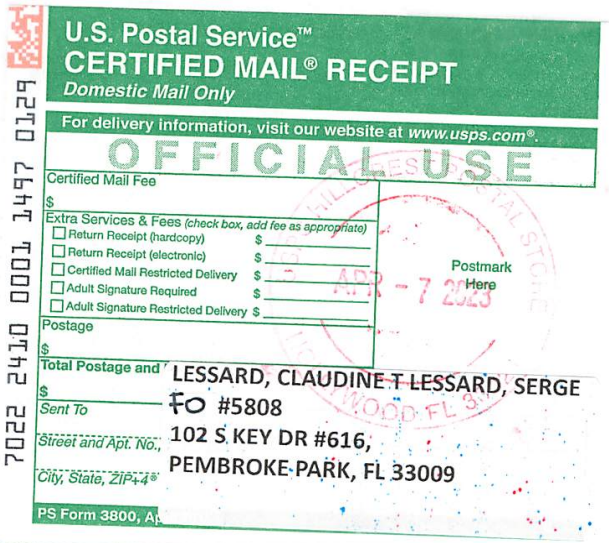
Street and Apt. No.
104 S KEY DR #618

City, State, ZIP+4
HALLANDALE BEACH FL 33009

PS Form 3800,

Postmark Here
APR - 7 2023

7022 2410 0001 1497 0112



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

Postage
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Total Postage and
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Sent To
LESSARD, CLAUDINE T LESSARD, SERGE
FO #5808

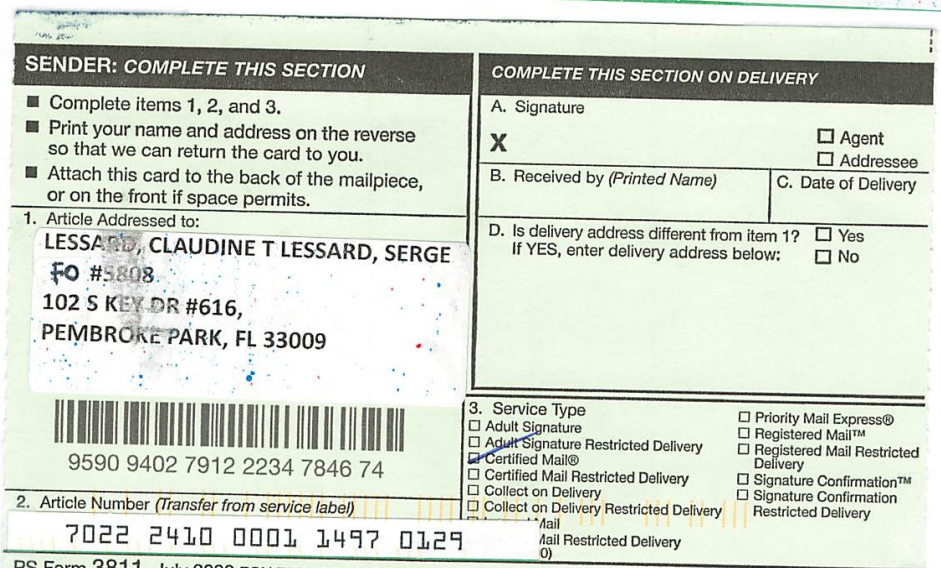
Street and Apt. No.,
102 S KEY DR #616,

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

PS Form 3800, Ap

Postmark Here
APR - 7 2023

7022 2410 0001 1497 0129



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
LESSARD, CLAUDINE T LESSARD, SERGE
FO #5808
102 S KEY DR #616,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7846 74

2. Article Number (Transfer from service label)
7022 2410 0001 1497 0129

COMPLETE THIS SECTION ON DELIVERY

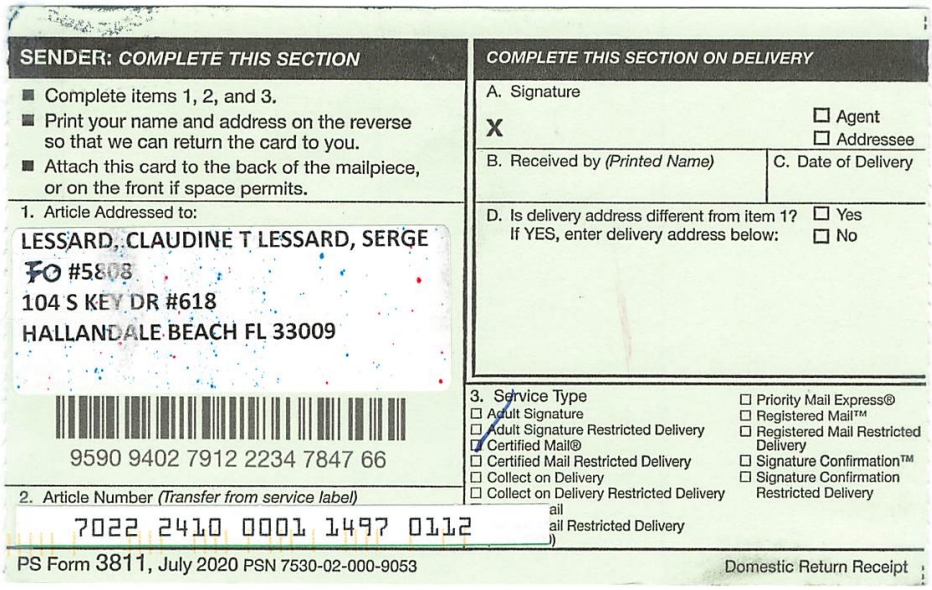
A. Signature
X
☐ Agent
☐ Addressee

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:
LESSARD, CLAUDINE T LESSARD, SERGE
FO #5808
104 S KEY DR #618
HALLANDALE BEACH FL 33009

9590 9402 7912 2234 7847 66

2. Article Number (Transfer from service label)
7022 2410 0001 1497 0112

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

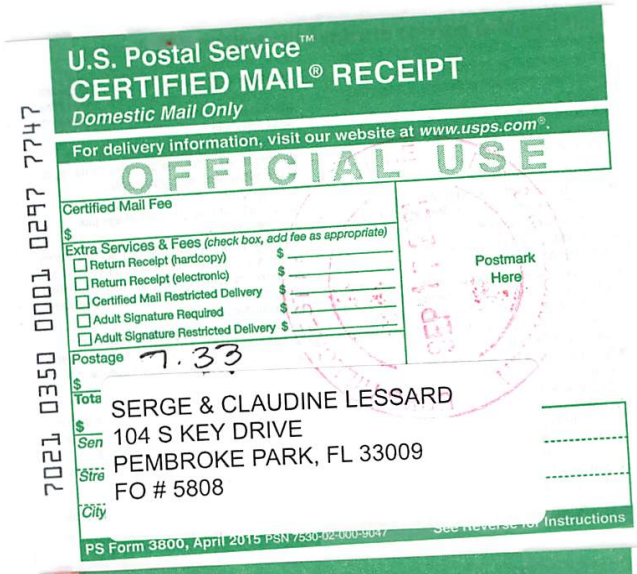
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

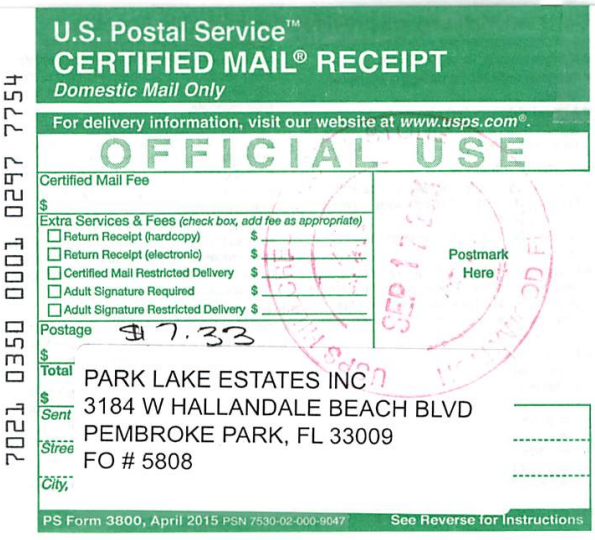
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature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

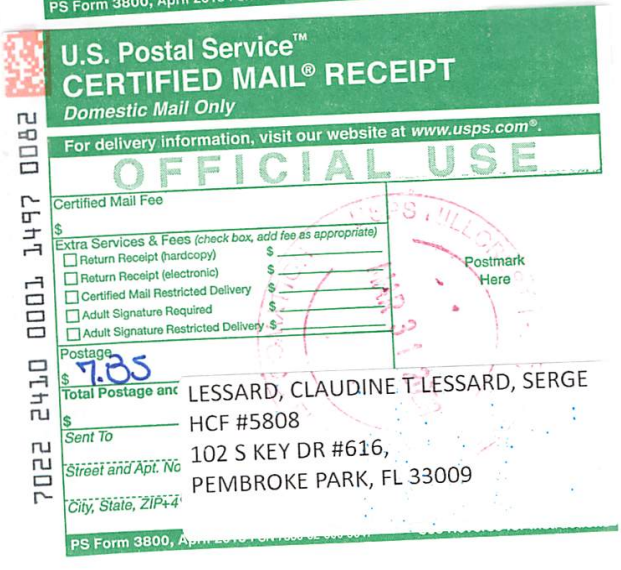
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

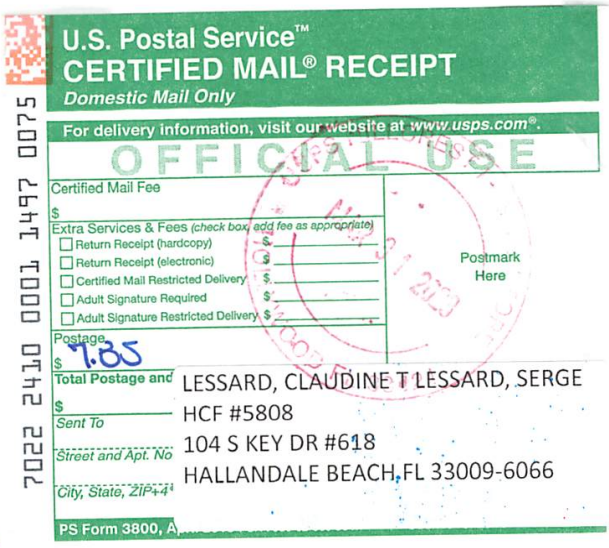

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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
Total Pos
Sent To PARK LAKE ESTATES INC
Street an 3184 W HALLANDALE BEACH BLVD
City, Stat PEMBROKE PARK, FL 33009
NOH # 5808
Postmark Here
AUG 31 2021
7021 0350 0001 0297 9253
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

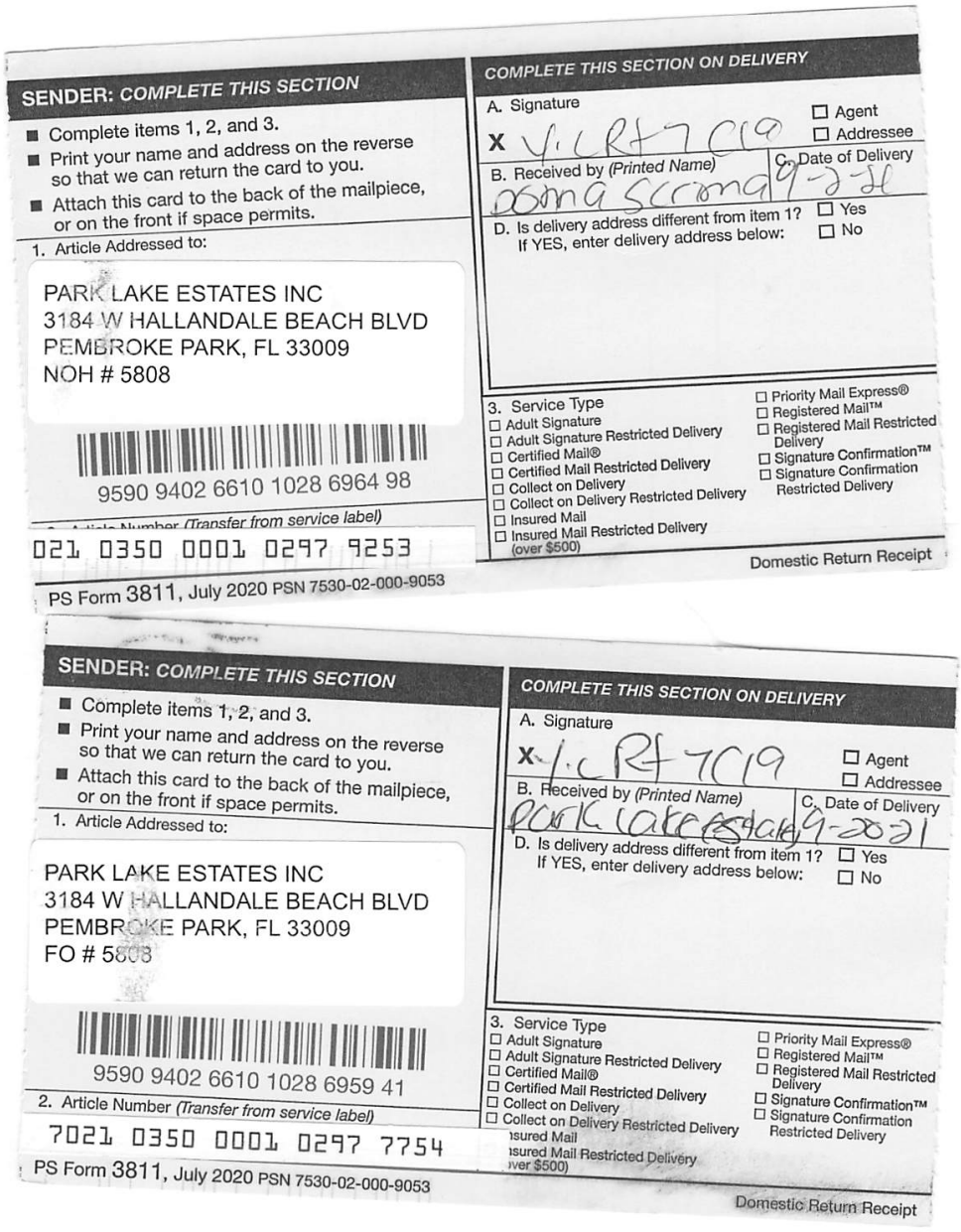

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Ser SERGE & CLAUDINE LESSARD
Stre 104 S KEY DRIVE
City, PEMBROKE PARK, FL 33009
NOH # 5808
Postmark Here
AUG 31 2021
7021 0350 0001 0297 9246
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Sen 104 S KEY DRIVE
Stre PEMBROKE PARK, FL 33009
City FO # 5808
Postmark Here
7021 0350 0001 0297 7747
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total
$ PARK LAKE ESTATES INC
Sent 3184 W HALLANDALE BEACH BLVD
Stree PEMBROKE PARK, FL 33009
City, FO # 5808
Postmark Here
7021 0350 0001 0297 7754
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.85
Total Postage and
$ LESSARD, CLAUDINE T LESSARD, SERGE
Sent To HCF #5808
Street and Apt. No 102 S KEY DR #616,
City, State, ZIP+4 PEMBROKE PARK, FL 33009
Postmark Here
7022 2410 0001 1497 0082
PS Form 3800,


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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and LESSARD, CLAUDINE T LESSARD, SERGE
Sent To HCF #5808
Street and Apt. No 104 S KEY DR #618
City, State, ZIP+4 HALLANDALE BEACH FL 33009-6066
Postmark Here
7022 2410 0001 1497 0075
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:

PARK LAKE ESTATES INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5808

9590 9402 6610 1028 6964 98

2. Article Number (Transfer from service label)

021 0350 0001 0297 9253

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X V. LRT 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Donna Scroma C. Date of Delivery 9-3-21

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
☐ 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:

PARK LAKE ESTATES INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5808

9590 9402 6610 1028 6959 41

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7754

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X V. LRT 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Park Lake Estates C. Date of Delivery 9-2021

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

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

Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	102 S KEY DRIVE #616, PEMBROKE PARK FL 33009
Property Owner	LESSARD, CLAUDINE T LESSARD, SERGE
Mailing Address	104 S KEY DR #618 HALLANDALE BEACH FL 33009-6066

ID #	5142 29 NN 3780
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 616

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*	$60,000	$84,090	$144,090	$136,240	
2022	$60,000	$84,090	$144,090	$123,860	$2,740.15
2021	$60,000	$55,210	$115,210	$112,600	$2,438.28

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$144,090	$144,090	$144,090	$144,090
Portability	0	0	0	0
Assessed/SOH	$136,240	$144,090	$136,240	$136,240
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$136,240	$144,090	$136,240	$136,240

Sales History

Date	Type	Price	Book/Page or CIN
1/29/2014	CPT-Q	$100,000	112074938
2/13/2002	CPT	$100	32916 / 361
4/18/1996	CPT		24783 / 625

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		720
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number: 2211599-0

Job Address: 102 S KEY DR

Job Name: LESSARD,SERGE

Permit Status: Permit Issued

Permit Issued Date:3/31/2022 10:31:18 AM

Submitted Into Plan Review Date:3/17/2022 12:13:29 PM

Application Date: 3/17/2022 12:09:40 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 14 Day(s)

Required Disciplines

Discipline	Status	Date
Electrical	Approved	3/23/2022 12:38:35 PM
Plumbing	Approved	3/23/2022 4:47:01 AM
Structural	Approved	11/21/2022 3:25:32 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SERGE LESSARD LIV TR CASE NO. ~~6057~~ 5808
CLAUDINE LESSARD LIV TR
Respondent

Void

AFFIDAVIT OF SERVICE

TO BE SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 104 S KEY DR #618, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR AT 09:53 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.

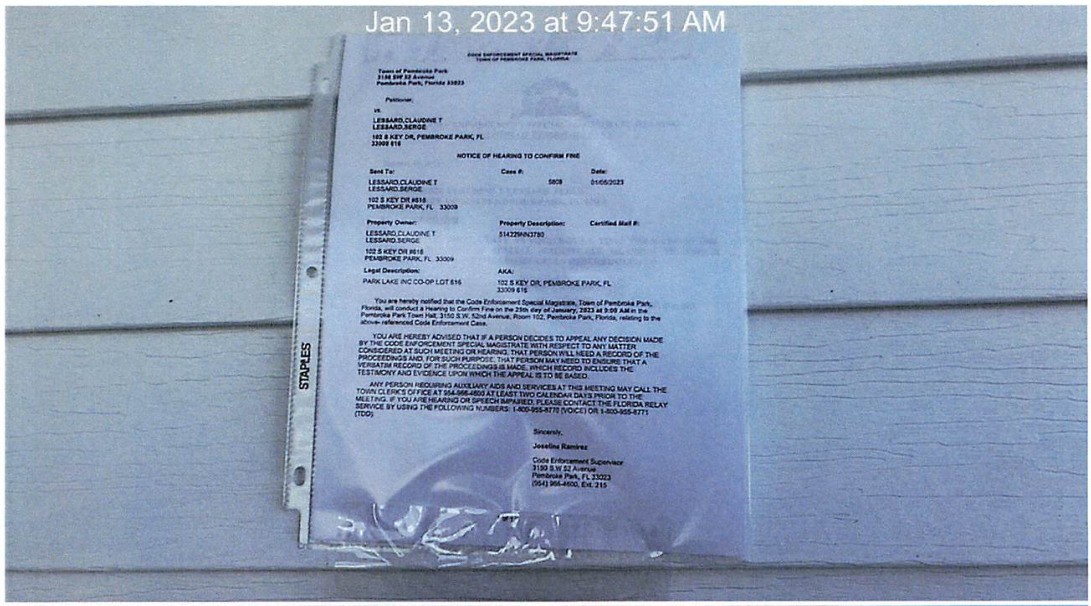
( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

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

Erik Richwagen J.R.
AFFIANT

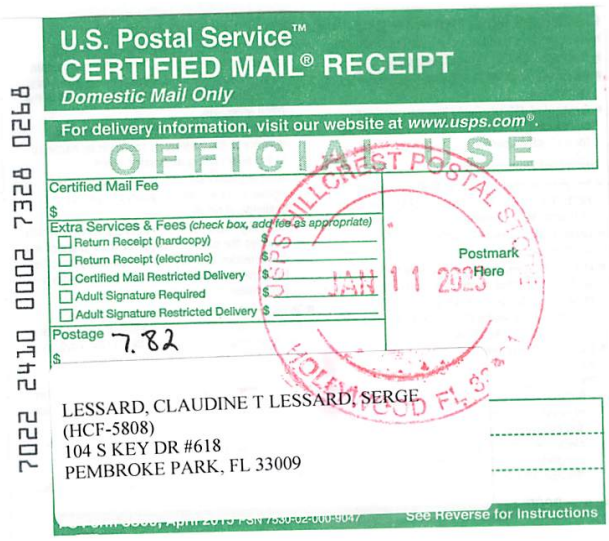
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____day of _____, 2022, by _____as Code Enforcement Officer for the Town of Pembroke Park.

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





Incorrect Mobile Home
Actual violation occured on 102 S Key Dr.



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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

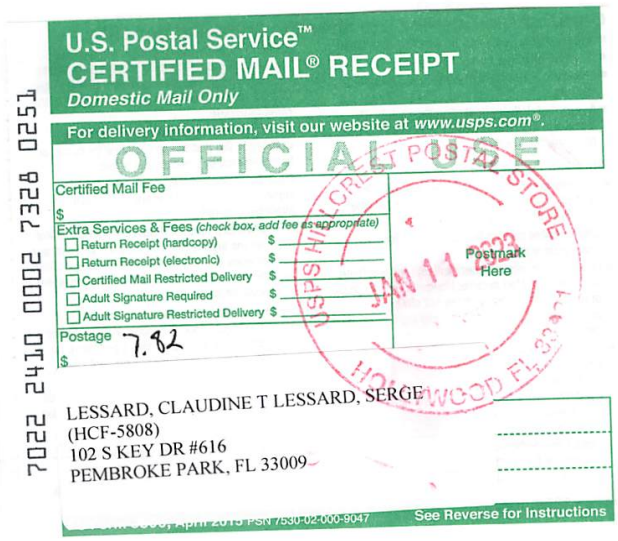
JAN 11 2023

HOLLYWOOD FL

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7022 2410 0002 7328 0268



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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

HOLLYWOOD FL

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
102 S KEY DR #616
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7022 2410 0002 7328 0251

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: LESSARD, CLAUDINE T LESSARD, SERGE
102 S KEY DR #616 PEMBROKE PARK, FL 33009

RE: CASE NO. 5808

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.

LESSARD,CLAUDINE T
LESSARD,SERGE

102 S KEY DR, PEMBROKE PARK, FL
33009 616

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	5808	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 616	102 S KEY DR, PEMBROKE PARK, FL 33009 616

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.

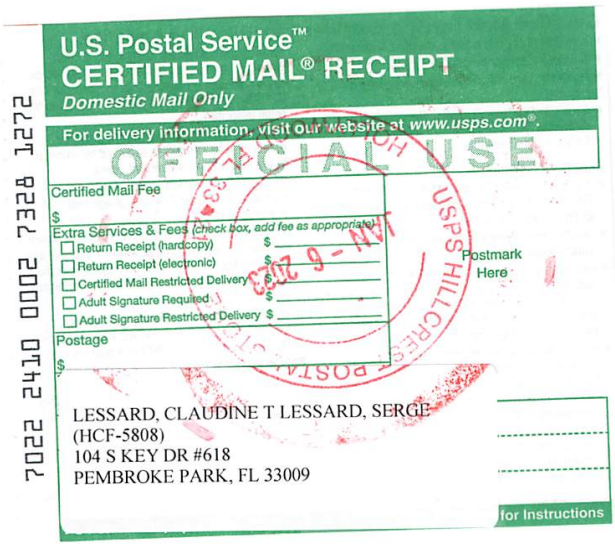
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM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

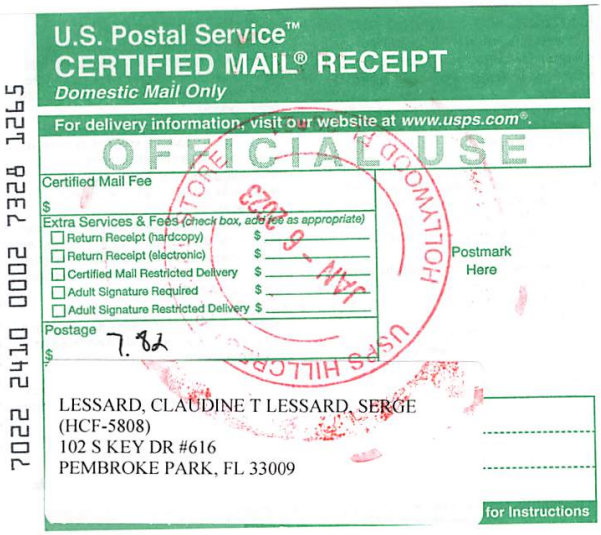
Sincerely,

Joseline Ramirez

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



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Postmark Here
JAN - 6 2023
USPS HILLCREST POSTAL STATION
LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
104 S KEY DR #618
PEMBROKE PARK, FL 33009
for Instructions
7022 2410 0002 7328 1272



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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
HOLLYWOOD FL
USPS HILLCREST POSTAL STATION
LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
102 S KEY DR #616
PEMBROKE PARK, FL 33009
for Instructions
7022 2410 0002 7328 1265

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LESSARD,CLAUDINE T
LESSARD,SERGE

102 S KEY DR, PEMBROKE PARK, FL
33009 616

Void

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	5808	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LESSARD,CLAUDINE T LESSARD,SERGE 102 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 616	102 S KEY DR, PEMBROKE PARK, FL 33009 616

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.

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

7021 0350 0001 0297 9253

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

Postage 7.33

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Sent To PARK LAKE ESTATES INC
Street an 3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
City, Stat NOH # 5808

Postmark Here
AUG 31 2021

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

7021 0350 0001 0297 9246

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

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City,

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SERGE & CLAUDINE LESSARD
104 S KEY DRIVE
PEMBROKE PARK, FL 33009
NOH # 5808

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

NOV # 5808

TOWN OF PEMBROKE PARK

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

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05/05/2021
US POSTAGE $0

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Sent To:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:

5808

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:

5808

Property Owner:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3780

Legal Description:

PARK LAKE INC CO-OP LOT 616

AKA:

102 S KEY DR, PEMBROKE PARK, FL
33009 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

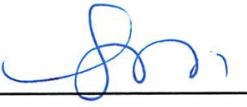
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer



8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CLAUDINE & SERGE LESSARD	)	CASE NO. 5808
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDINE & SERGE LESSARD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 102 S KEY DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CLAUDINE & SERGE LESSARD AT **12:37** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:

5808

Property Owner:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3780

Legal Description:

PARK LAKE INC CO-OP LOT 616

AKA:

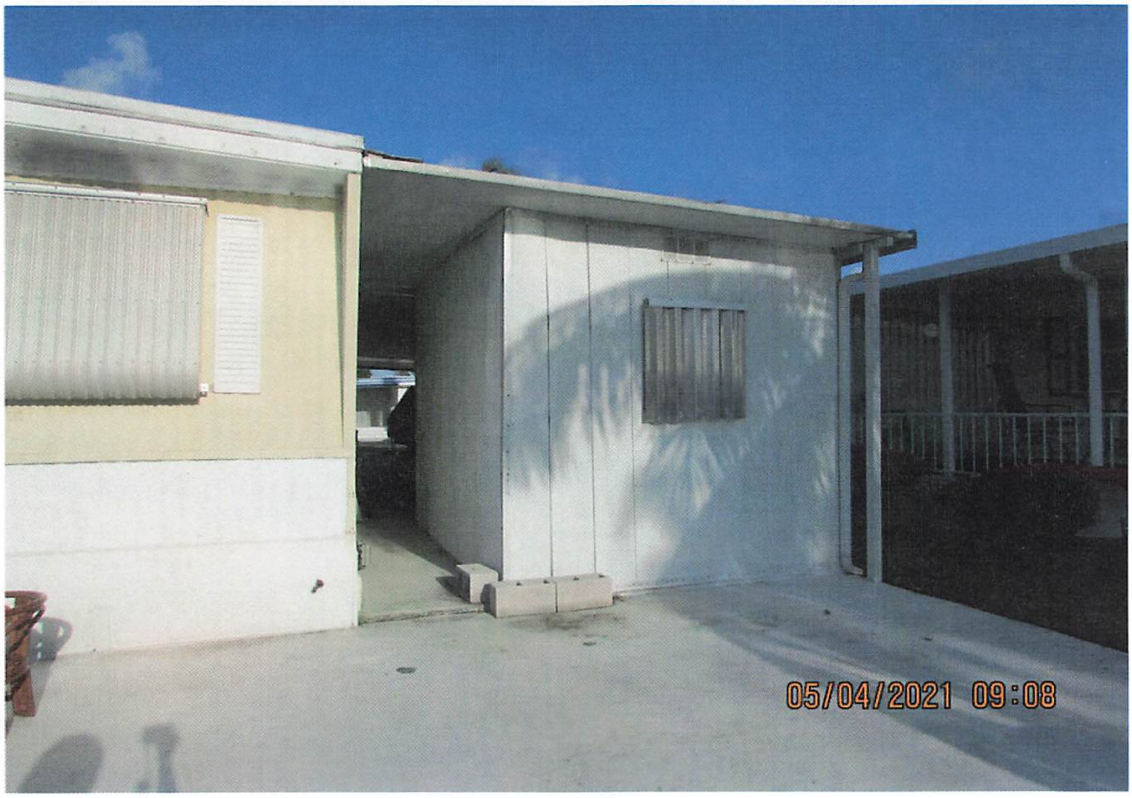
102 S KEY DR, PEMBROKE PARK, FL
33009 616

09/07/2021 12:37

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/20[illegible] the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice


05/04/2021 09:08


05/04/2021 09:08


05/04/2021 09:08


05/04/2021 09:08


05/04/2021 09:09


05/04/2021 09:09


05/04/2021 09:09


05/04/2021 09:09


CODE ENFORCEMENT
05/04/2021 09:09


05/04/2021 09:09


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05/04/2021 09:09


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05/04/2021 09:10

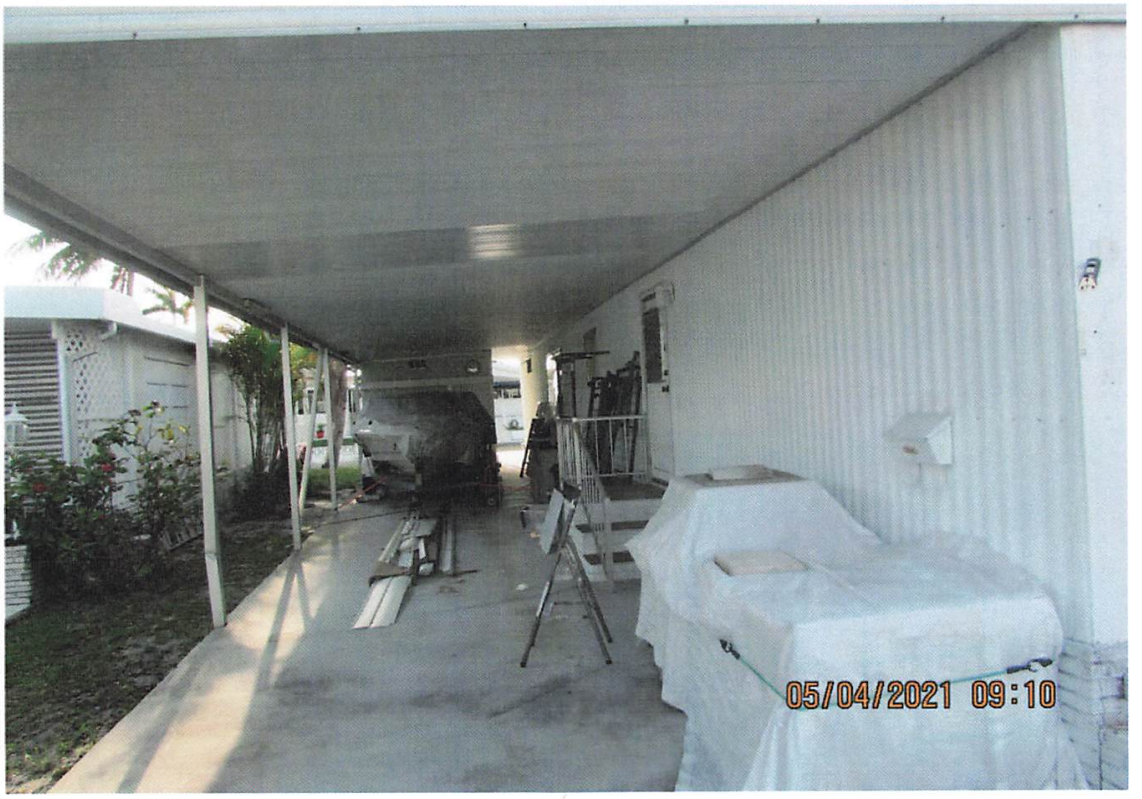

05/04/2021 09:10


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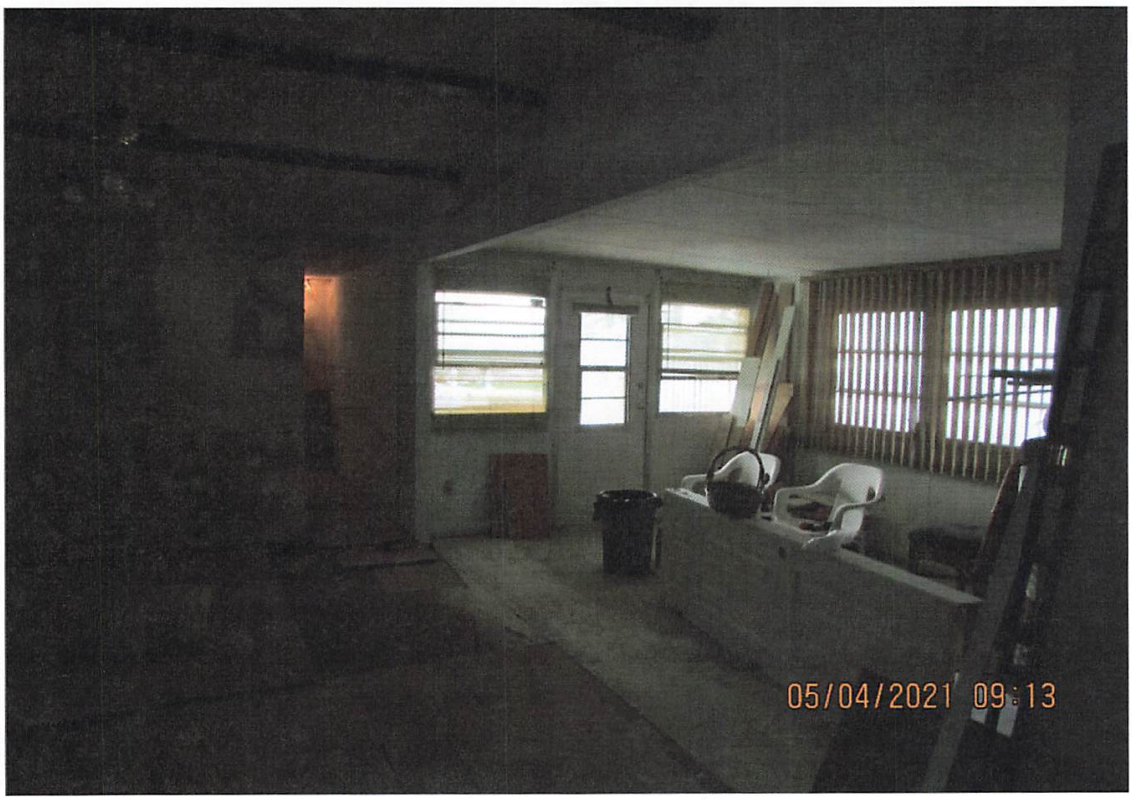

05/04/2021 09:10

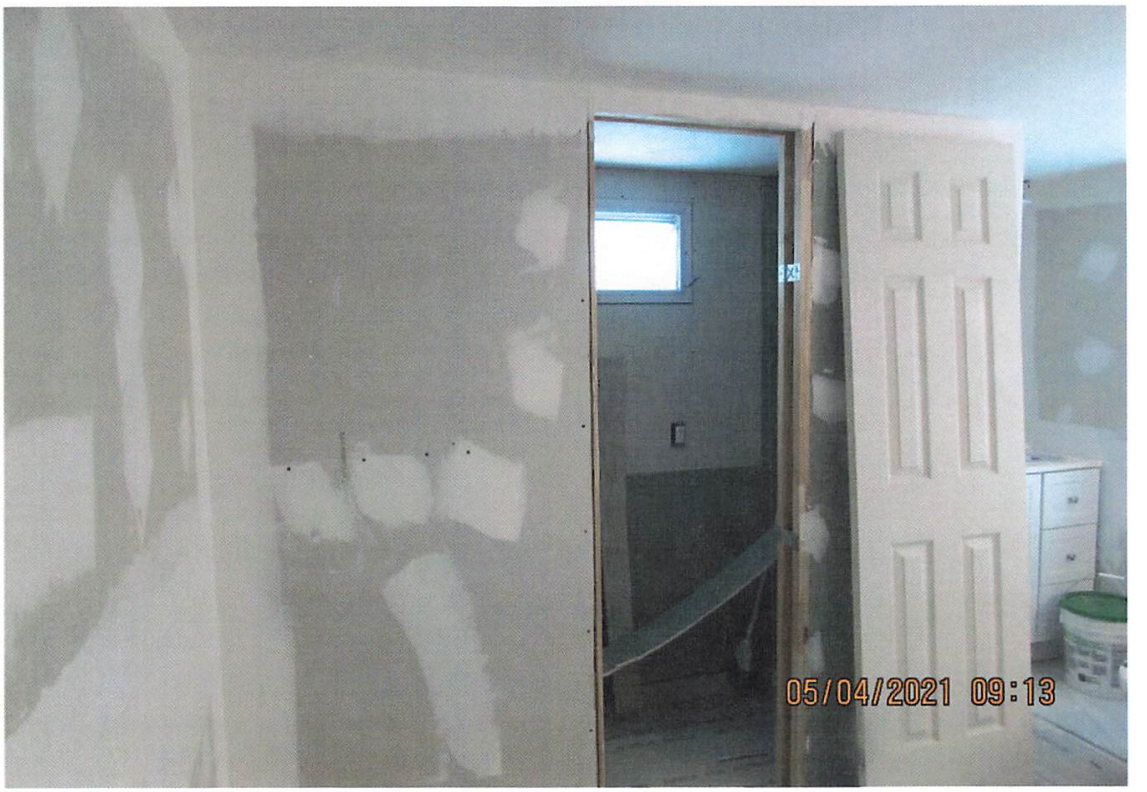

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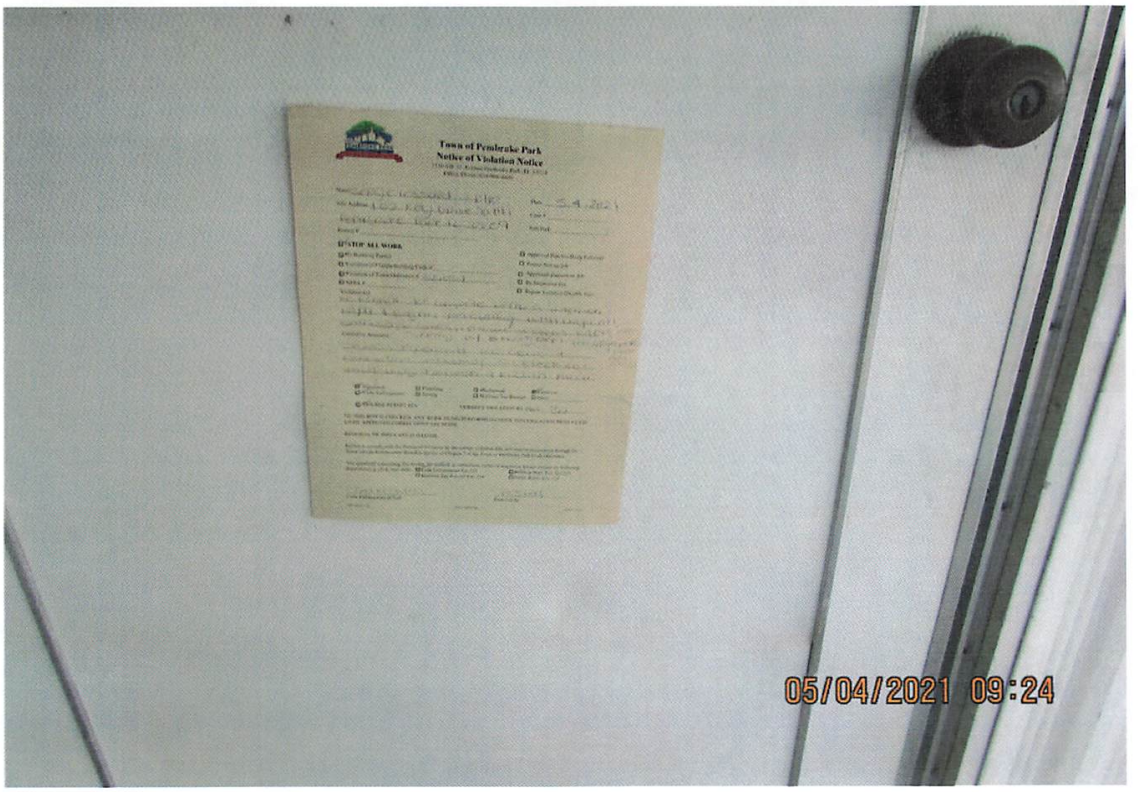

05/04/2021 09:16


05/04/2021 09:16


05/04/2021 09:16


05/04/2021 09:16


05/04/2021 09:17


Town of Pembroke Park
Notice of Violation Notice
05/04/2021 09:24

Town of Pembroke Park
Notice of Violation Notice

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

Name Sergelessard #616 Date 5.4.2021

Site Address 102 Key Drive South Case #
Pembroke Park FL 33009 Sub/Park

Permit #

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

Violation (s)
NO permit for complete demo of interior M/H + Began renovating with Drywall, Bathroom sinks, removal of doors, toilets etc.

Corrective Action(s)
-verify w/ Building Dept. for (Garage + patio area outside
Obtain a permit for demo + renovation including all electrical that was removed + kitchen area.

- [x] Structural
- [x] Code Enforcement
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other

- [x] 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:
- [x] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted.
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LESSARD,CLAUDINE T LESSARD,SERGE 104 S KEY DR #616 PEMBROKE PARK, FL 33009	5808	05/05/2021

Property Owner:	Property Description:	Certified Mail #:
LESSARD,CLAUDINE T LESSARD,SERGE 104 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 616	102 S KEY DR, PEMBROKE PARK, FL 33009 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

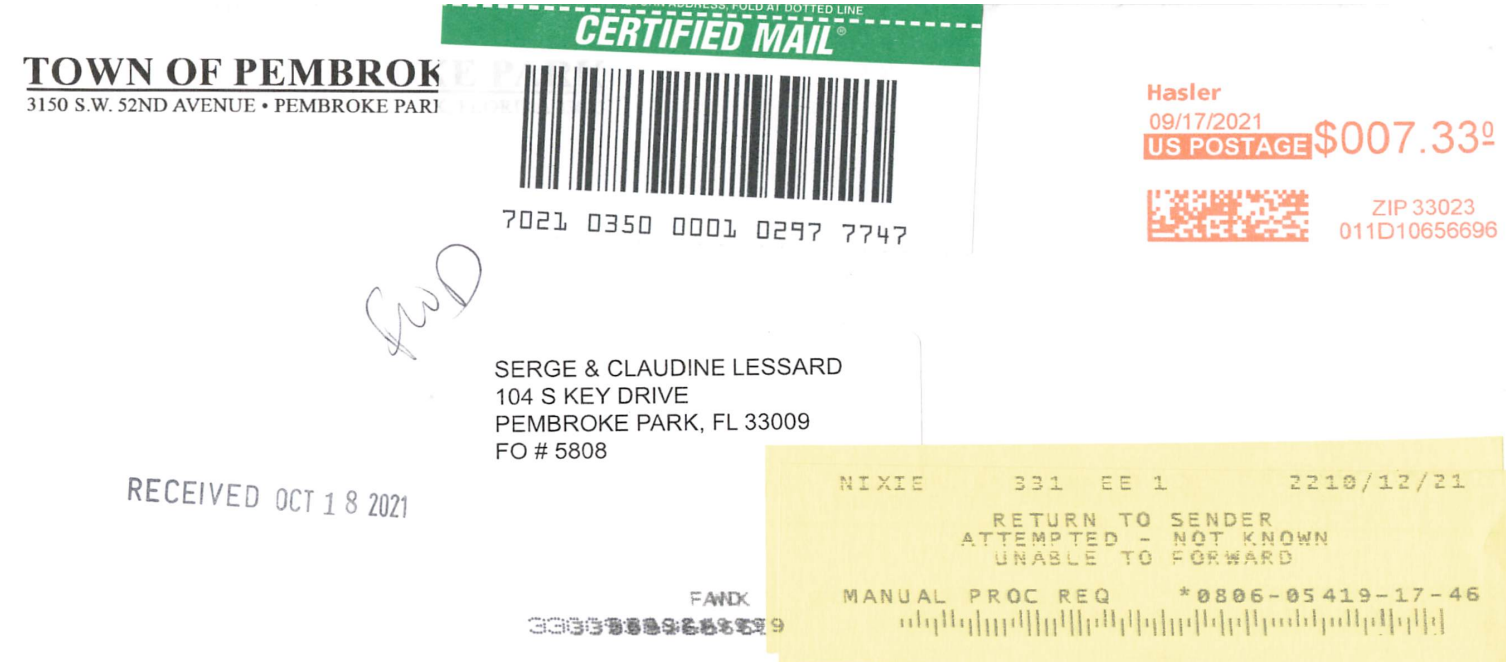
Notes/Means of Correction:

1. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. Verify with the building department if a permit was pulled for carport and patio area.
4. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer



TOWN OF PEMBROK
3150 S.W. 52ND AVENUE • PEMBROKE PARI

CERTIFIED MAIL®

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09/17/2021
US POSTAGE $007.33⁰

ZIP 33023
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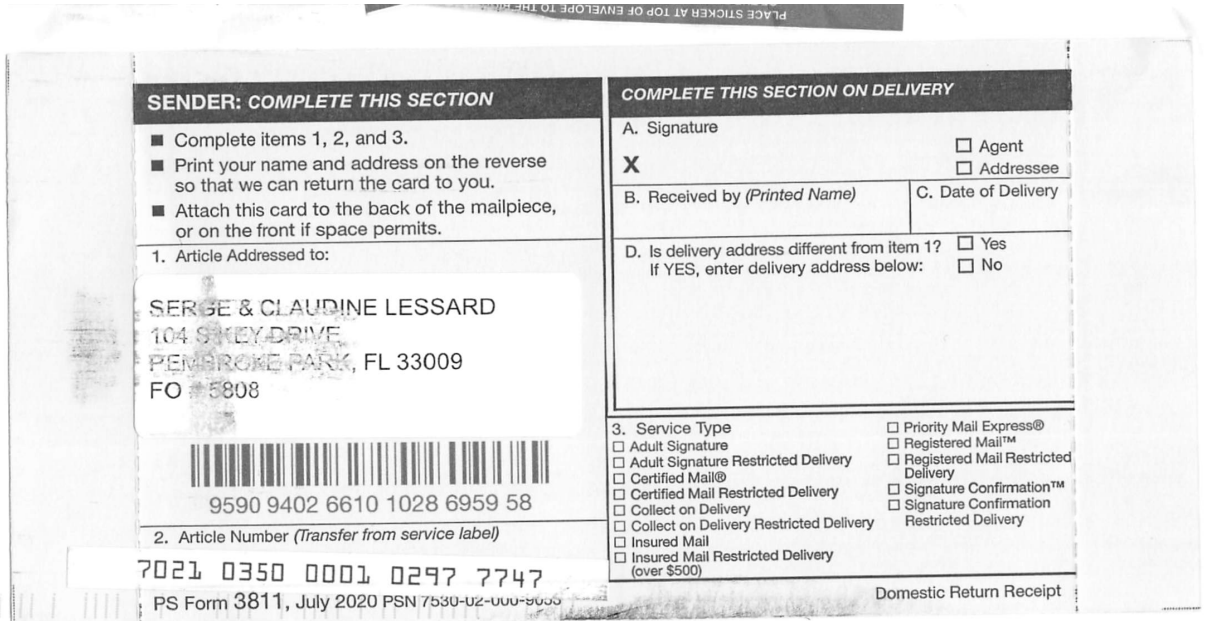
FWD

SERGE & CLAUDINE LESSARD
104 S KEY DRIVE
PEMBROKE PARK, FL 33009
FO # 5808

RECEIVED OCT 18 2021

NIXIE 331 EE 1 2210/12/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
MANUAL PROC REQ *0806-05419-17-46

FANDX



PLACE STICKER AT TOP OF ENVELOPE TO THE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SERGE & CLAUDINE LESSARD
104 S KEY DRIVE
PEMBROKE PARK, FL 33009
FO 5808

9590 9402 6610 1028 6959 58

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

7021 0350 0001 0297 7747

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

MIAMI FL 330
13 JAN 2023 PM 1 L

7022 2410 0002 7328 0251

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
102 S KEY DR #616
PEMBROKE PARK, FL 33009

UNC

LN

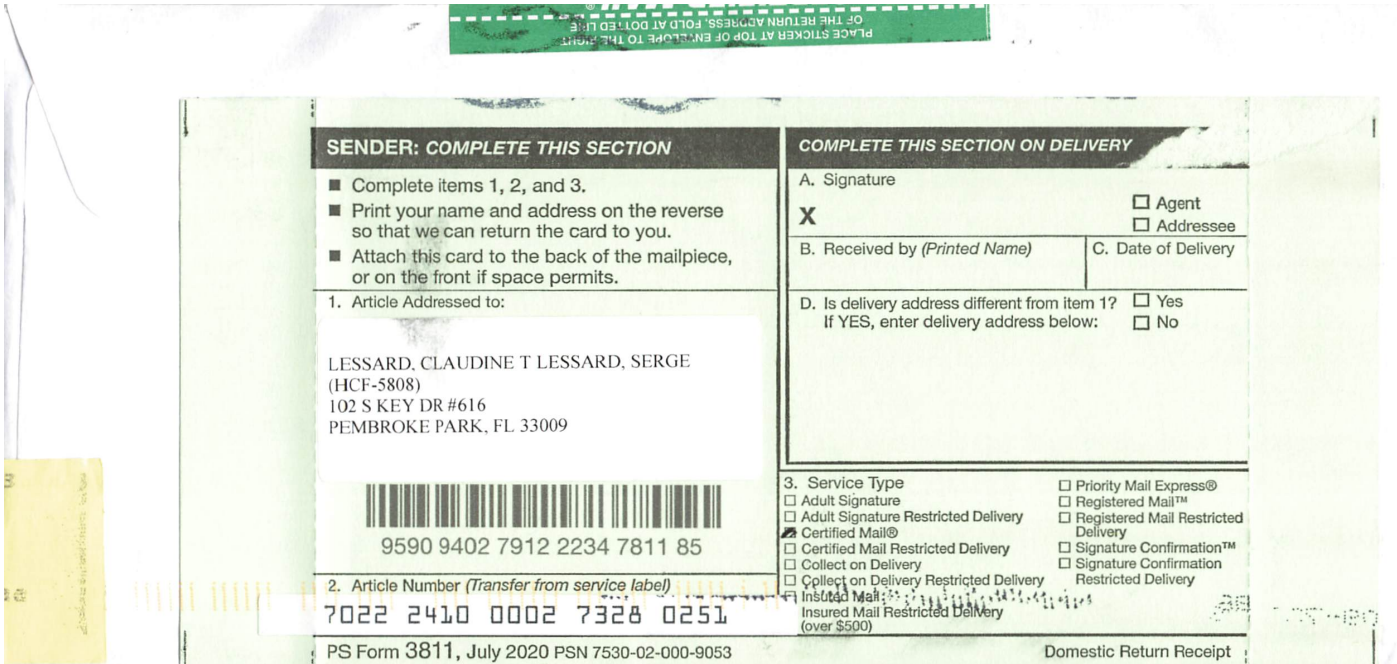
NIXIE 331 DE 1 0003/21/

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2834-04542-22

9324895323129956 UNC

33009-606500223>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:

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
102 S KEY DR #616
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7811 85

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

7022 2410 0002 7328 0251

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

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

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

CERTIFIED MAIL®

7021 0350 0001 0297 9246

Hasler
08/31/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

RECEIVED SEP 07 2021

Hasler
08/31/2021
US POSTAGE $000.34⁰

ZIP 33023
011D10656696

SERGE & CLAUDINE LESSARD
104 S KEY DRIVE
PEMBROKE PARK, FL 33009
NOH # 5808

NIXIE 331 EE 1 2209/04/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
MANUAL PROC REQ *0806-01471-31-45

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:

SERGE & [illegible]AUDINE LESSARD
104 S KEY [illegible]RIVE
PEMBROK[illegible] PARK, FL 33009
NOH # 5808

9590 9402 6610 1028 6964 81

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

7021 0350 0001 0297 9246

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
MIAMI FL 330
13 JAN 2023 PM 2 L
7022 2410 0002 7328 0268
Hasler
01/11/2023
US POSTAGE $007.82⁰
ZIP 33023
011D10656696
LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-58088)
104 S KEY DR #618
PEMBROKE PARK, FL 33009
UNC
NIXIE 331 DE 1 0003/21/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2006-01829-11-46
9324189532312956
UNC
33009-606604

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:

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7811 78

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

7022 2410 0002 7328 0268

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

7022 2410 0002 7328 1265

Hasler
01/06/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-58087)
102 S KEY DR #616
PEMBROKE PARK, FL 33009

UNC

NIXIE 331 DE 1 0003/21/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0806-06449-06-44

..9324895323129 56 UNC
33009886508007

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:

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
102 S KEY DR #616
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7809 28

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

7022 2410 0002 7328 1265

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

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

CERTIFIED MAIL



7022 2410 0002 7328 1272

Hasler
01/06/2023
US POSTAGE $007.82⁰



ZIP 33023
011D10656696

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

UNC

NIXIE 331 DC 1 0003/21/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 33023541350 *0806-06450-06-44

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

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

LESSARD, CLAUDINE T LESSARD, SERGE
(HCF-5808)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7809 35

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

7022 2410 0002 7328 1272

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

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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 Harding Ave, STE 1 Surfside, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230140090

Legal Description

Case Status Closed **Case #** 6051

Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail Hand
12/14/2021		Affidavit of Compliance	Certified Mail
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	12/14/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/14/2021	$18,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,850.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$18,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 6051

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:38 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6051

Date:

03/21/2023

Property Owner:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Property Description:

514230140090

Certified Mail #:

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

04/07/2023 09:38

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

INVOICE

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

DATE: April 10, 2023
INVOICE # 435
FOR:

Case # 6051
INFINITY AZURE LLC
3252 SW 52 AVE,
PEMBROKE PARK, FL 33023

Bill To:

INFINITY AZURE LLC
3252 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Florida Building Code 110.15		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
75	Day(s) of Per Diem from (09/30/2021-12/14/2021)	$ 250.00	$ 18,750.00
		Balance	$ 18,850.00

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	)	Case No.: 6051

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 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: 3252 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC, 9520 HARDING AVE STE 1,SURFSIDE,FL 33154

FOLIO NO.: 5142 30 14 0090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official 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 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 FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	6051	03/21/2023
9520 Harding Ave, STE 1 Surfside, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230140090	
9520 Harding Ave, STE 1 Surfside, FL 33154		

Legal Description:	**AKA:**
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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



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

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 9520 Harding Ave, STE 1 Surfside, FL 33154	6051	2/2/2023 12:00:00 AM

Property Owner:	**Property Description:**
INFINITY AZURE LLC 9520 Harding Ave, STE 1 Surfside, FL 33154	514230140090

Legal Description:	**AKA:**
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Mailing Purposes Only

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 6051

On 2/2/2023 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 9520 Harding Ave, STE 1 Surfside, FL 33154

Folio: 514230140090

Site Address: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	2/2/2023

Notes/Means of Correction:

Under permit #2211430-0

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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



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

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 9520 Harding Ave, STE 1 Surfside, FL 33154	6051	2/2/2023 12:00:00 AM

Property Owner:	**Property Description:**
INFINITY AZURE LLC 9520 Harding Ave, STE 1 Surfside, FL 33154	514230140090

Legal Description:	**AKA:**
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Mailing Purposes Only

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6051

On 2/2/2023 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 9520 Harding Ave, STE 1 Surfside, FL 33154

Folio: 514230140090

Site Address: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	2/2/2023

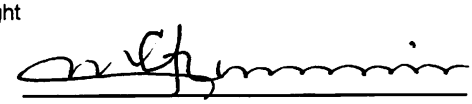
Notes/Means of Correction:

Under permit #2211430-0

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

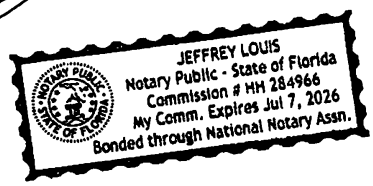


Code Enforcement Officer Signature

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



NOTARY PUBLIC, STATE OF FLORIDA



Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 Harding Ave, STE 1 Surfside, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6051 **Date Next Inspection** 9/15/2021

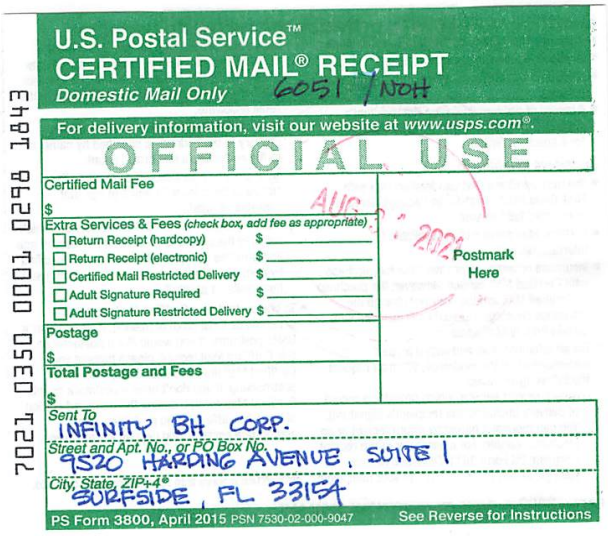
Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 6051 / NOH

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

OFFICIAL USE

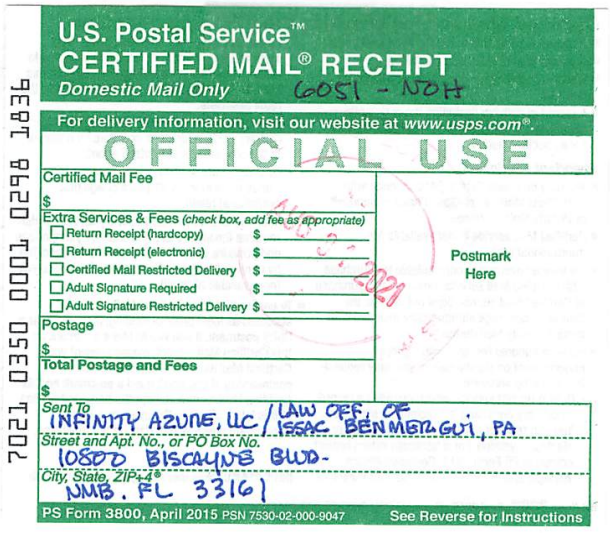
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$

Postmark Here
AUG 2021

Sent To INFINITY BH CORP.
Street and Apt. No., or PO Box No. 9520 HARDING AVENUE, SUITE 1
City, State, ZIP+4® SURFSIDE, FL 33154

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

7021 0350 0001 0298 1843



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 6051 - NOH

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

OFFICIAL USE

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

Postmark Here
2021

Sent To INFINITY AZURE, LLC / LAW OFF. OF ISSAC BENMELGUI, PA
Street and Apt. No., or PO Box No. 10800 BISCAYNE BLVD.
City, State, ZIP+4® NMB. FL 33161

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

7021 0350 0001 0298 1836



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 6051 / NOH

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

OFFICIAL USE

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

Postmark Here
AUG 31 2021
HILLCREST POSTAL STATION

Sent To INFINITY AZURE, LLC
Street and Apt. No., or PO Box No. 9520 HARDING AVE, SUITE 1
City, State, ZIP+4® SURFSIDE, FL 33154

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

7021 0350 0001 0298 1829

NOTICE OF HEARING.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Infinity Azure, LLC.
Law Offices of
Issac Benmergui, PA (Reg. Agent)
10800 Biscayne Boulevard
North Miami Beach, FL 33161

Case #6051 - NOH

9590 9402 6610 1028 6979 90

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

7021 0350 0001 0298 1836

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x A Housa GLL ☐ Agent ☐ Addressee

B. 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

---

7021 0350 0001 0297 7570

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To INFINITY AZURE, LLC
LAW OFFICES OF ISAAC BENMERGUI, P.A.
Street and Apt. No. F.O. #6051
City, State, ZIP+4® 10800 BISCAYNE BLVD,
NORTH MIAMI BEACH, FL, 33161

Postmark Here

SEP 17 2021

PS Form 3800, A

7021 0350 0001 0297 7563

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To INFINITY AZURE, LLC
F.O. #6051
Street and Apt. No. 9520 HARDING AVE STE 1,
City, State, ZIP+4® SURFSIDE, FL, 33154

Postmark Here

SEP 17 2021

PS Form 3800, A

7021 0350 0001 0297 7587

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To INFINITY BH CORP
F.O. #6051
Street and Apt. No. 920 HARDING AVE STE 1,
City, State, ZIP+4® SURFSIDE, FL, 33154

Postmark Here

SEP 17 2021

PS Form 3800, A

wn of Pembroke Park
3150 SW 52nd Ave
embroke Park, FL 33023

6046, 6049, 6050
6051, 6052, 6053
& 6055, 6056

Master
07/28/2021
US POSTAGE $001.60⁰

ZIP 33023
011D10656696

Infinity Azure LLC
9520 Harding Ave Ste 1
Surfside, FL 33154

e Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

6046, 6049, 6050
6052, 6053, 6055
6056, 6051

07/28/2021
US POSTAGE $001.60º

ZIP 33023
011D10656696

Law Offices of Issac Bermergui, P.A.
10800 Biscayne Blvd
North Miami Beach, FL 33161

Enforcement Department
own of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

6046, 6049, 6050
6051, 6052, 6053
6055, 6056,

Hasler
07/28/2021
US POSTAGE $001.60⁰

ZIP 33023
011D10656696

Azure Villas
3252 SW 52 Ave
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$54,190	$1,037,060	$1,091,250	$1,079,020	
2020	$54,190	$926,740	$980,930	$980,930	$21,170.26
2019	$54,190	$926,740	$980,930	$980,930	$21,417.62

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,091,250	$1,091,250	$1,091,250	$1,091,250
Portability	0	0	0	0
Assessed/SOH	$1,079,020	$1,091,250	$1,079,020	$1,079,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,079,020	$1,091,250	$1,079,020	$1,079,020

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	27,097	SF

Adj. Bldg. S.F. (Card, Sketch)	15525
Units/Beds/Baths	20/40/20
Eff./Act. Year Built: 1972/1971	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	NONE
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

No Annual Reports Filed

Document Images

03/19/2021 -- Florida Limited Liability View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 6051

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3252 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 11:57 A.M. ON THE 10 DAY OF SEPTEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

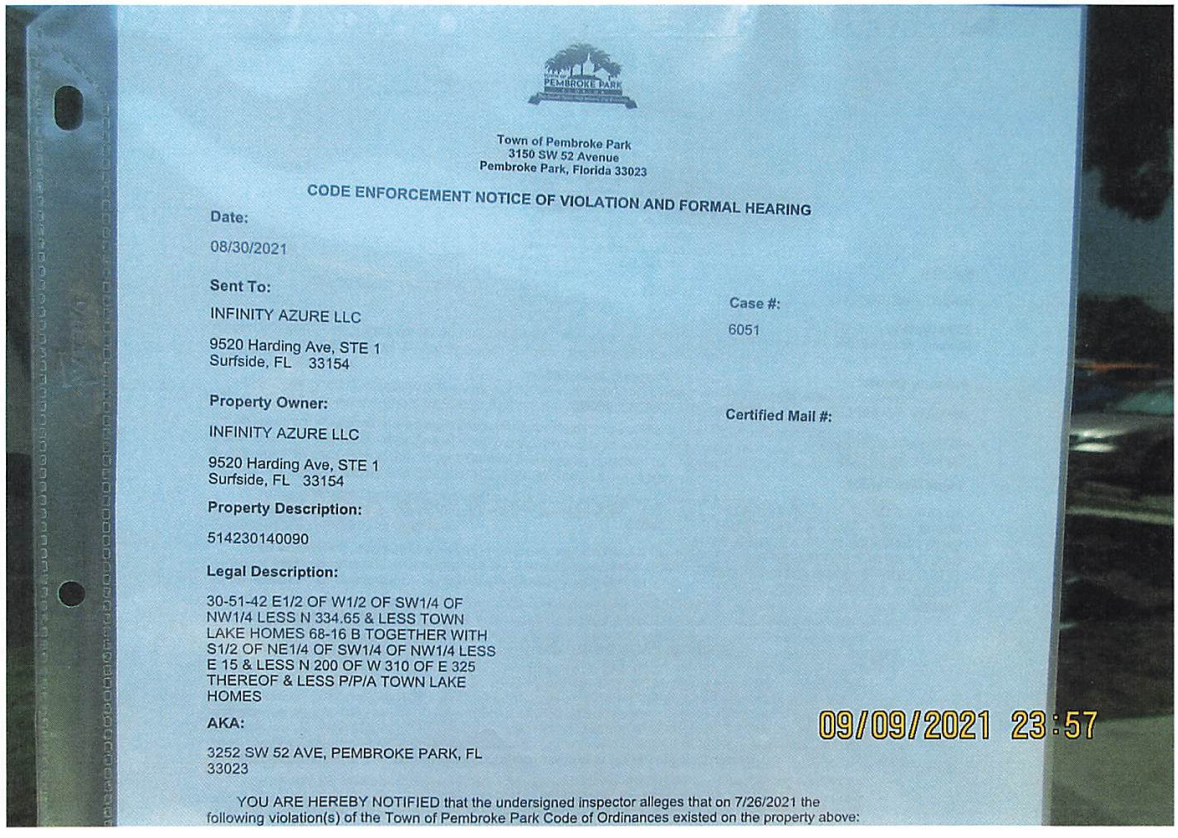
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6051

Property Owner:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Certified Mail #:

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 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:

08/30/2021

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6051

Property Owner:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Certified Mail #:

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	10

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

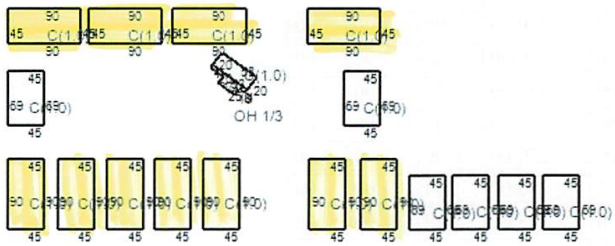
Miguel A Nunez

Chief Building Official

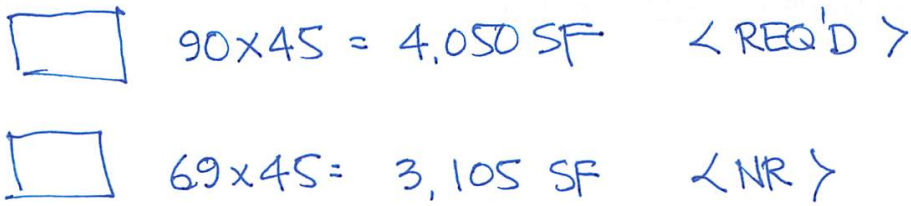


8/30/2021

BCPA Sketch : 514230140090
Building 1of 1



Code	Description	Long Description
C(1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3



Details :

Page : 1
File : 1230-14-0090.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	1,060.00	126.00	1,060.00	146.00	1.00	1.00	1.00
OH 1/3	Overhang 1/3	462.00	81.00	152.46	134.00	0.33	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00

C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6051

Date:

07/26/2021

Property Owner:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Property Description:

514230140090

Certified Mail #:

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Notes/Means of Correction:

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

Miguel A. Nunez
Chief Building Official, CFM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6055

Date:

07/26/2021

Property Owner:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Property Description:

514230180220

Certified Mail #:

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 9 & 1/24 INT IN LAKE ABUTTING PROPERTY BLK 2 A

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

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Miguel A Nunez
Chief Building Official, CFM

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Infinity Azure, LLC.
9520 Harding Avenue, Suite 1
Surfside, FL 33154
Case #6051 - NOH

9590 9402 6610 1028 6980 10

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1829

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:

Infinity BH Corp.
9520 Harding Avenue, Suite 1
Surfside, FL 33154
Case #6051 - NOH

9590 9402 6610 1028 6979 83

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1843

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

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

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

3. 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:

INFINITY AZURE LLC
HCF #6051
3252 SW 52 AVE,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7814 75

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8419

COMPLETE THIS SECTION ON DELIVERY

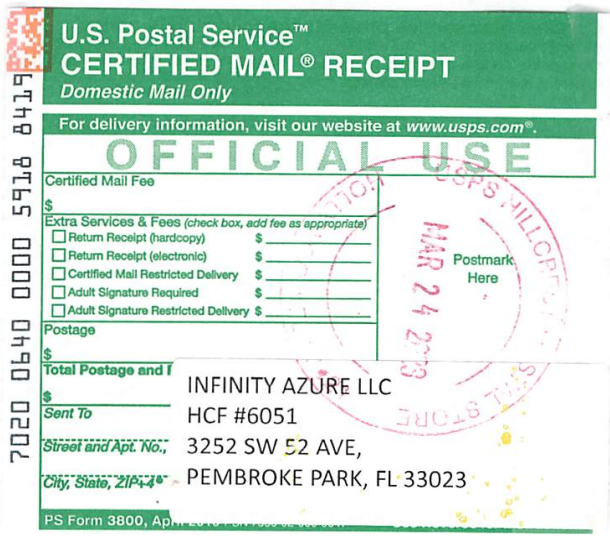
A. Signature
X I A ☐ Agent ☐ Addressee

B. 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


7020 0640 0000 5918 8419
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
MAR 24 2023
INFINITY AZURE LLC
HCF #6051
3252 SW 52 AVE,
PEMBROKE PARK, FL 33023


7020 0640 0000 5918 8570
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No., or P
City, State, ZIP+4®
Postmark Here
INFINITY AZURE LLC
GOLDFARB, IGHAL
HCF #6051
9520 HARDING AVE STE 1
SURFSIDE FL 33154

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120030

Legal Description

Case Status Open **Case #** 7193 **Date Next Inspection** 3/31/2023

Notes The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	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		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$29,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC CASE NO. 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 09:34 A.M. ON THE 07 DAY OF APRIL 2023.

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

TYPE OF SERVICE

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

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

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

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

4/11/23

AFFIANT

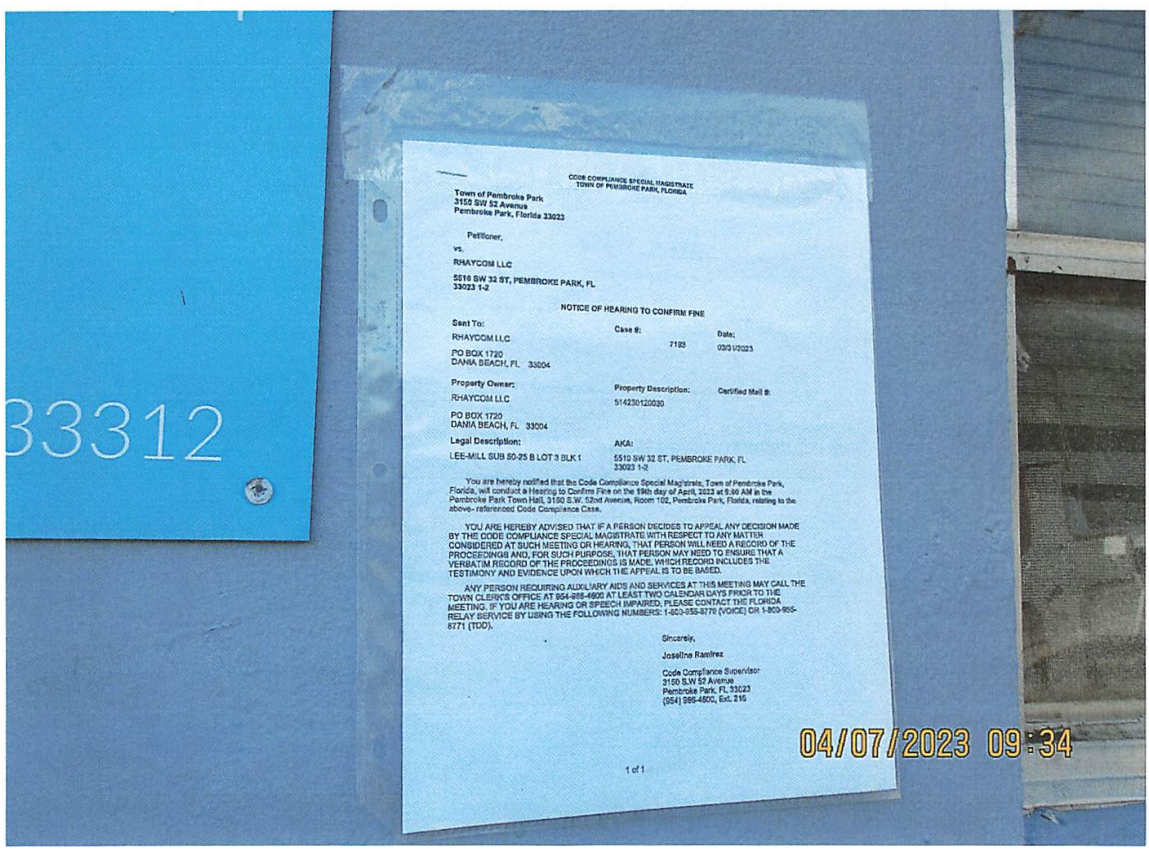
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


PROPERTY MANAGED BY
gmax
(786) 655-9921
5510
04/07/2023 09:34


33312
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
RHAYCOM LLC
5516 SW 32 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004
Case #:
7193
Date:
03/31/2023
Property Owner:
RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004
Property Description:
514230120030
Certified Mail #:
Legal Description:
LEE-MILL SUB 50-25 B LOT 3 BLK 1
AKA:
5512 SW 32 ST, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of April, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 216
1 of 1
04/07/2023 09:34

Town of Pembroke Park

INVOICE

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

DATE: April 10, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

Bill To:

RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Final Order 10/19/2022		
1	Admin Fee	$ 100.00	$ 100.00
121	Day(s) of Per Diem from (12/19/2022-04/19/2023)	$ 250.00	$ 30,250.00
		Balance	$ 30,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	7193	03/31/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	514230120030	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Respondent(s)

Case #:

7193

On 3/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	RHAYCOM LLC
Address:	PO BOX 1720 DANIA BEACH, FL 33004
Folio:	514230120030
Site Address:	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 3 BLK 1

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: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Notes/Means of Correction:

1.The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
2.The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
3.There are bare spots on the lawn of this property. Re-sod all bare spots
4.There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
5. There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard.
Items 1-5 are not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

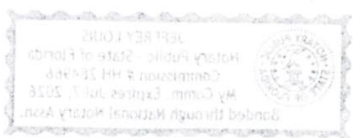
Respondent(s)

Case #:

7193

On 1/9/2023 I LUCIE MANZEROLLE 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:	RHAYCOM LLC
Address:	PO BOX 1720 DANIA BEACH, FL 33004
Folio:	514230120030
Site Address:	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 3 BLK 1



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: 1/9/2023
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: 1/9/2023
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)	1/9/2023
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: 1/9/2023

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/9/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
)
vs.)
)
)
RHAYCOM LLC
Respondent(s)

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: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: RHAYCOM LLC

FOLIO NO.: 5142 30 12 0030

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k); 5-104; 5-105; and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-104; 5-105; and 5-17. **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 separate fine of 250.00 per day shall be assessed for each of the above listed violations

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, 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 October, 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
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7193 **Date Next Inspection** 10/19/2022

Notes The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	~~Affidavit of Service/Posted to Property~~ Posted to Property Mail 6/29/22
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/5/22 Certified Mail 10/4/22

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC CASE NO 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 11:23, 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.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230120030

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

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)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	29

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

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.

Erik Richwagen

Code Enforcement Officer

10/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RHAYCOM LLC PO BOX 1720 DANIA BEACH,·FL 33004	7193	06/28/2022

Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	514230120030	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29
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Notes/Means of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5510 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0030
Property Owner	RHAYCOM LLC	Millage	0613
Mailing Address	PO BOX 1720 DANIA BEACH FL 33004	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 BLK 1		

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

* 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*	$12,000	$213,900	$225,900	$211,070	
2021	$12,000	$192,210	$204,210	$191,890	$4,206.14
2020	$12,000	$162,450	$174,450	$174,450	$3,764.95

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$211,070	$225,900	$211,070	$211,070
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	$211,070	$225,900	$211,070	$211,070

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2019	QCD-D	$145,000	115769099
7/1/2017	QCD-D	$105,000	114917890
10/18/2016	QCD-D	$103,000	113991710
3/18/2015	QCD-D	$101,300	112874391
10/29/2014	CET-D	$99,800	112823396

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
RHAYCOM LLC

Filing Information

Document Number	L19000107009
FEI/EIN Number	32-0619931
Date Filed	04/18/2019
Effective Date	04/18/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/26/2020
Event Effective Date	NONE

Principal Address

5201 RAVENSWOOD RD
Suite 114
DANIA BEACH, FL 33312

Changed: 09/10/2021

Mailing Address

PO BOX 1720
DANIA BEACH, FL 33004

Registered Agent Name & Address

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Address Changed: 03/09/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MOHADED, HUGO C
5201 RAVENSWOOD RD
SUITE 114
DANIA BEACH, FL 33312

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/24/2021
2022	03/09/2022

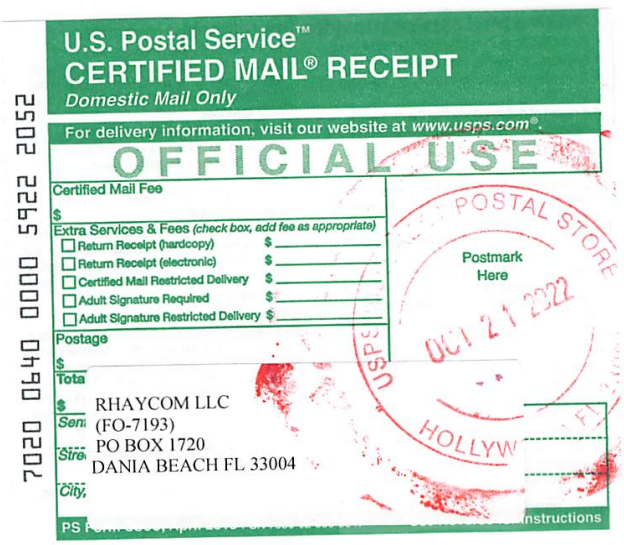
Document Images

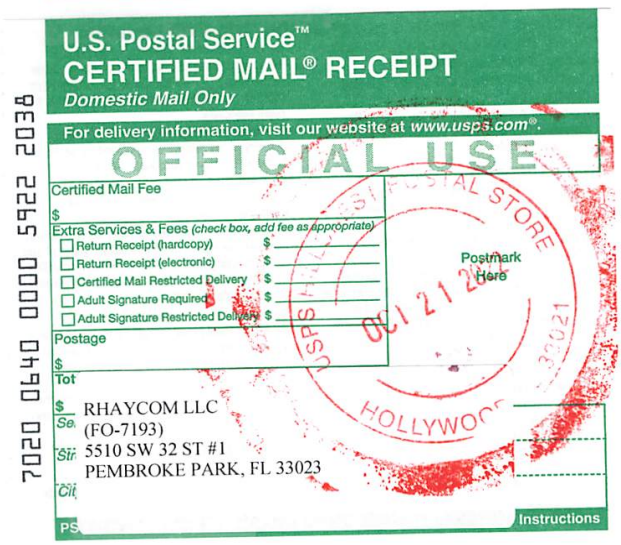
03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
10/26/2020 -- LC Amendment	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations


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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
OCT 21 2022
GMAX MANAGEMENT LLC
(FO-7193)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312
Instructions
7020 0640 0000 5922 2069


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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT 21 2022
RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #2
PEMBROKE PARK, FL 33023
7020 0640 0000 5922 2045

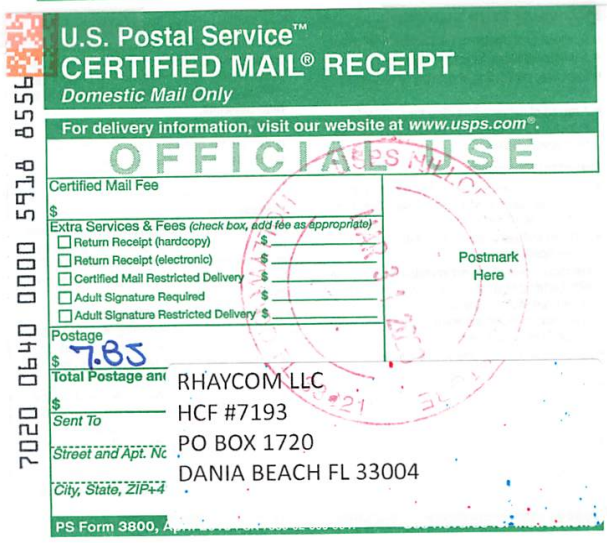

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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT 21 2022
RHAYCOM LLC
(FO-7193)
PO BOX 1720
DANIA BEACH FL 33004
7020 0640 0000 5922 2052


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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT 21 2022
RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023
Instructions
7020 0640 0000 5922 2038


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 2410 0001 1497 0099


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
GMAX MANAGEMENT LLC
HCF #7193
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
7022 2410 0001 1497 0105


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023
Postmark Here
7020 0640 0000 5918 8563


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Sent To
Street and Apt. No.
City, State, ZIP+4
RHAYCOM LLC
HCF #7193
PO BOX 1720
DANIA BEACH FL 33004
Postmark Here
7020 0640 0000 5918 8556

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:

RHAYCOM LLC
(NOH-7193)
PO BOX 1720
DANIA BEACH FL 33004

9590 9402 6921 1104 9956 92

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

7020 0640 0000 5922 3073

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

DANIA FL 33004 OCT 11 2022

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GMAX MANAGEMENT LLC
(FO-7193)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

9590 9402 6921 1104 9961 25

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

7020 0640 0000 5922 2069

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

RHAYCOM LLC
(FO-7193)
PO BOX 1720
DANIA BEACH FL 33004

9590 9402 6921 1104 9961 32

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

7020 0640 0000 5922 2052

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









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:

GMAX MANAGEMENT LLC
(NOH-7193)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

9590 9402 6921 1104 9956 85

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3080

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Sonia Cuevas C. Date of Delivery 10/6/22

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

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

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

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

NoV 7193

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NoV 7193

RHAYCOM LLC
5510 SW 32 STREET #1-2
PEMBROKE PARK, FL 33023

Hasler FIRST-CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

3

Hasler FIRST-CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

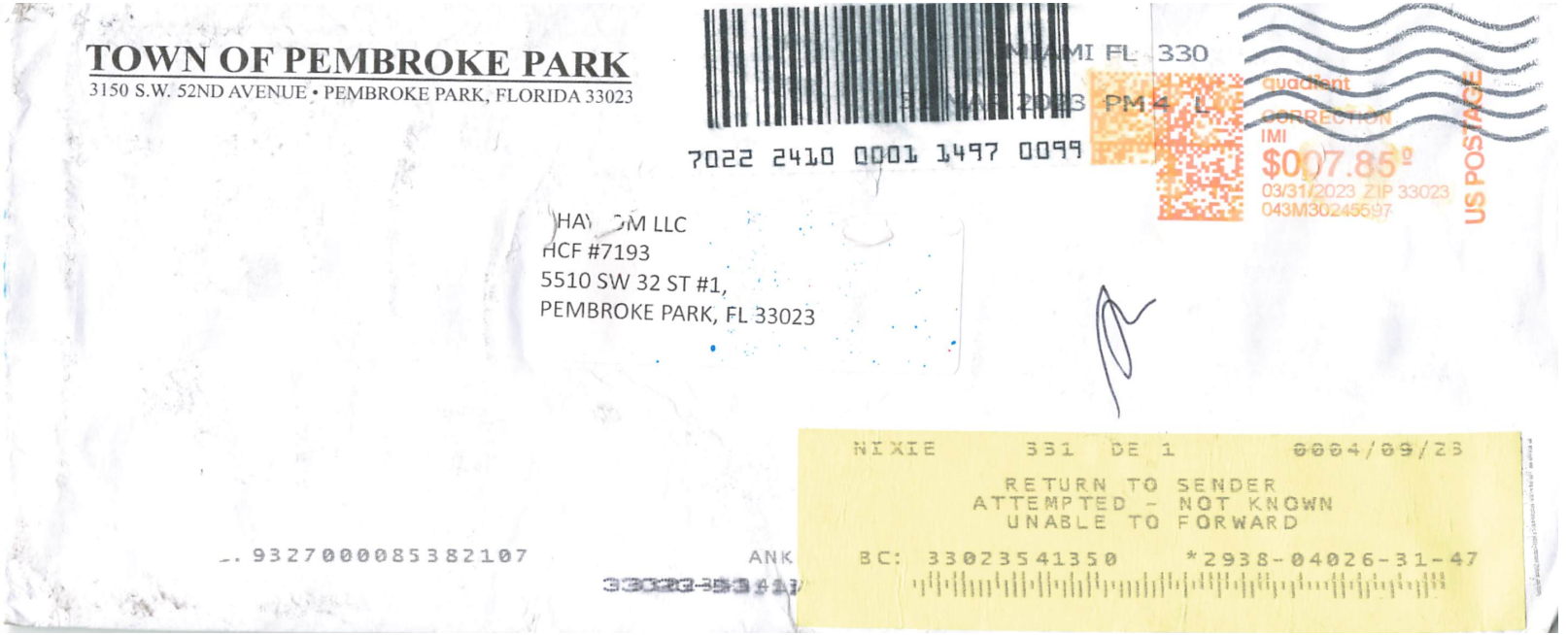
Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193



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

MIAMI FL 330
7022 2410 0001 1497 0099
quadient
CORRECTION
IMI
$007.85
03/31/2023 ZIP 33023
043M30245597
US POSTAGE

HA\ M LLC
HCF #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0004/09/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2938-04026-31-47

9327000085382107 ANK


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:
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023
9590 9402 7912 2234 7848 89
2. Article Number (Transfer from service label)
7022 2410 0001 1497 0099
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

7020 0640 0000 5922 3066

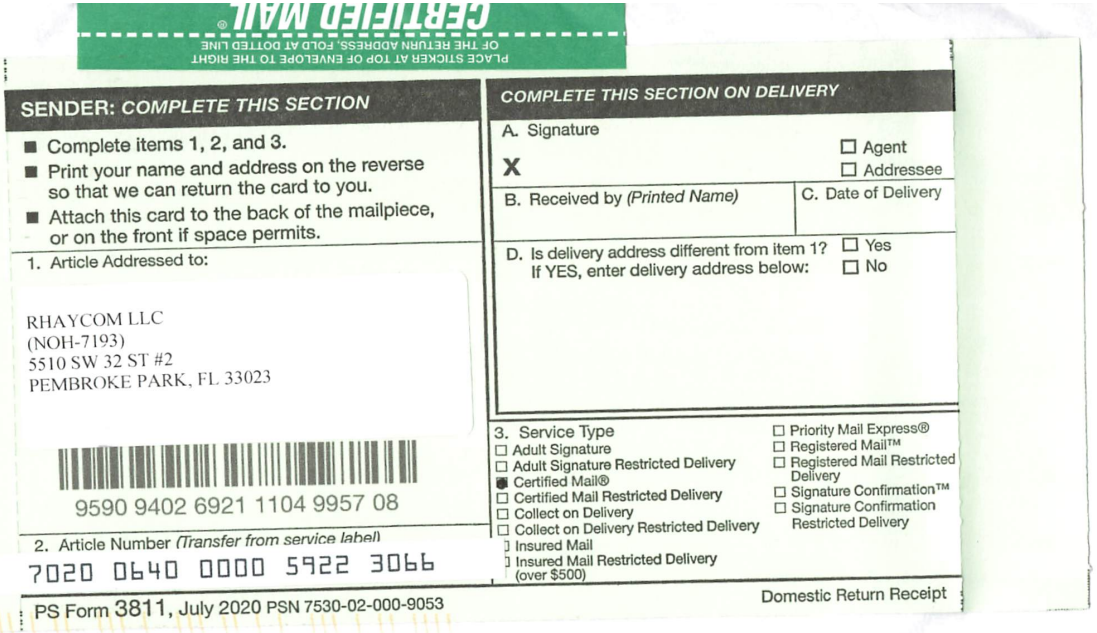
Hasler
10/04/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #2
PEMBROKE PARK, FL 33023

RECEIVED OCT 28 2022

NIXIE 331 DE 1 0010/26/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023341330 *2906-02634-04-47


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:

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #2
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9957 08

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3066

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

7020 0640 0000 5922 3059

Hasler
10/04/2022
US POSTAGE $007.82⁰

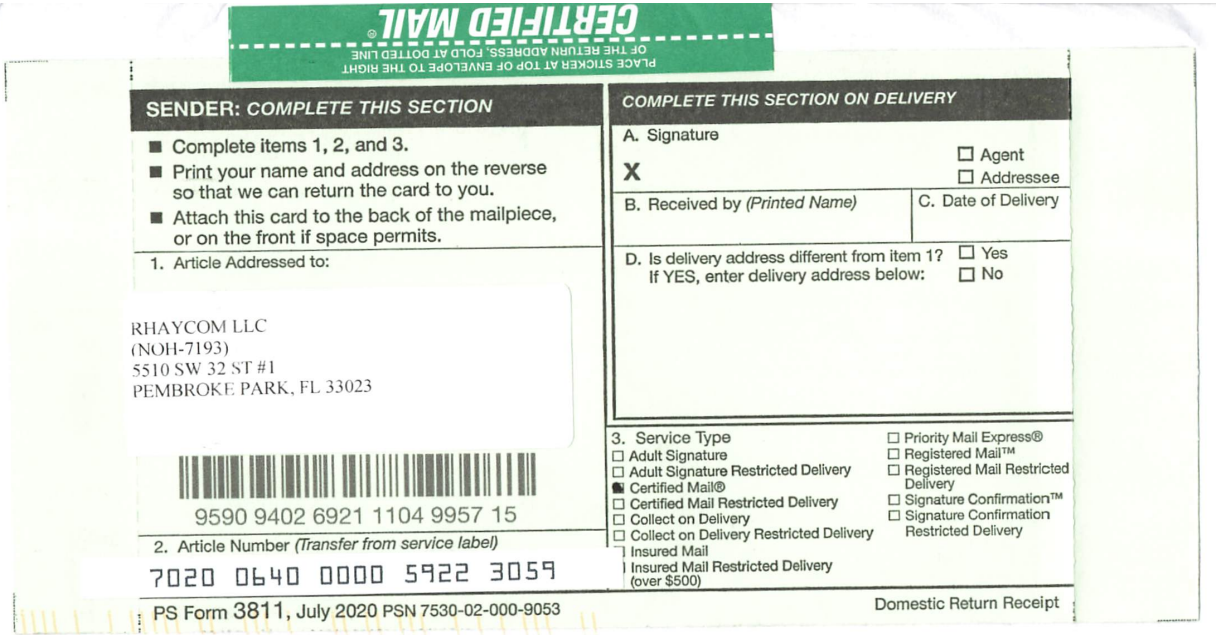
ZIP 33023
011D10656696

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

AM 12

RECEIVED OCT 28 2022

NIXIE 331 DE 1 0010/26/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023341330 *2906-02633-04-47



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:

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9957 15

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

7020 0640 0000 5922 3059

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®

7020 0640 0000 5922 2038

Hasler
10/21/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

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

RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

RHAYS10 331 DE 1 N C2212/25/22
UNABLE TO FORWARD/FOR REVIEW
C013

BC: 33023531110 DU *1687-07962-06-44

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:

RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

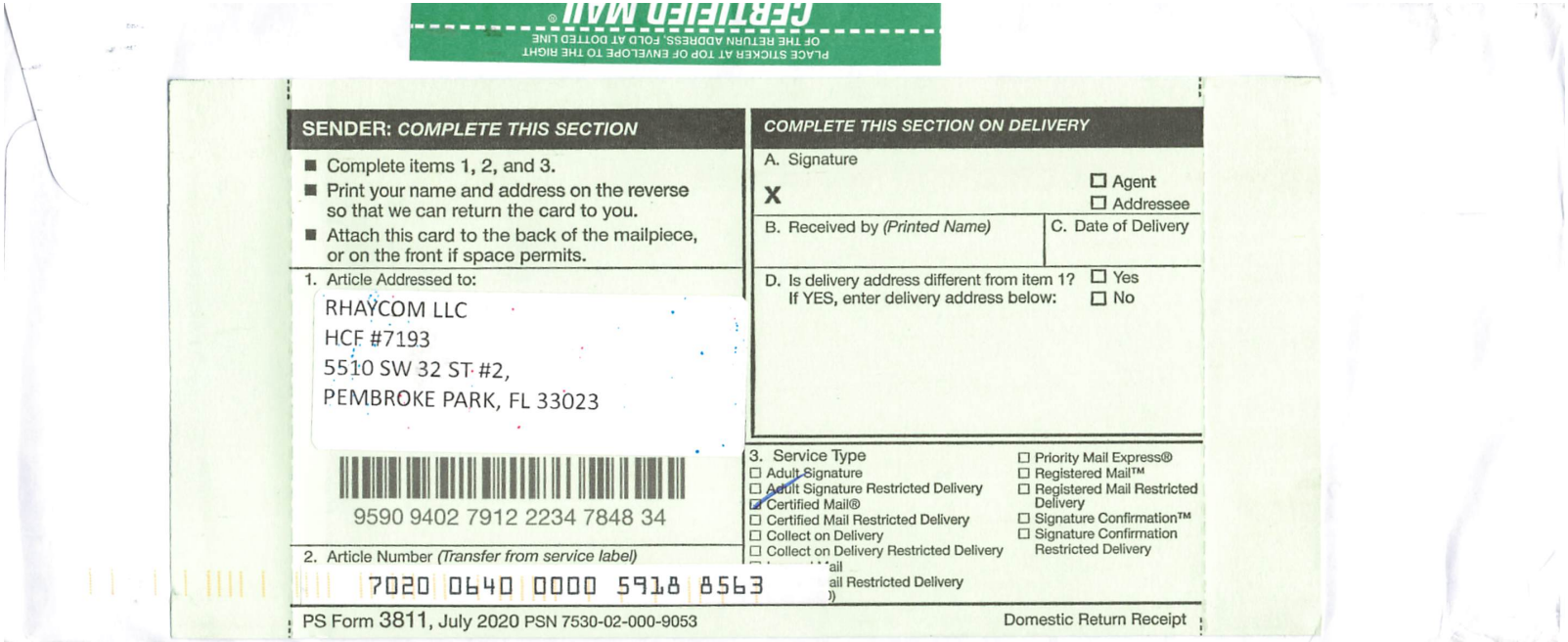
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ ed Mail Restricted Delivery
- ☐ t on Delivery
- ☐ t on Delivery Restricted Delivery
- ☐ d Mail
- ☐ d Mail Restricted Delivery
- ☐ 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 0640 0000 5918 8563
quadient
CORRECTION
IMI
$007.85
03/31/2023 ZIP 33023
043M30245597
US POSTAGE
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023
NIXIE 331 DE 1 0004/09/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *1787-01675-09-16
9326010681382631
ANK


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:
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023
9590 9402 7912 2234 7848 34
2. Article Number (Transfer from service label)
7020 0640 0000 5918 8563
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MAGALY CAMPOS-LICEA	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Folio

514229000480

Legal Description

Case Status Closed **Case #** 4798

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
2/23/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2023	3/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/15/2023		Affidavit of Compliance	Regular Mail
3/15/2023	3/15/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
4/10/2023	4/19/2023	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/15/2023
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	2/23/2023

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/15/2023	$33,550.00
Admin Fixed		Admin Fixed		$148.50
			Total Fines	**$33,698.50**

Payments

Date	Payment Type Name	Amount
4/10/2023	Credit	$152.96
	Total Payments	**$152.96**
	Fees Outstanding	**$33,545.54**

Town of Pembroke Park

INVOICE

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

DATE: April 12, 2023
INVOICE # 435
FOR:

Case # 4798
MAGALY CAMPOS-LICEA
111 LONE PINE LANE,
PEMBROKE PARK, FL 33009

Bill To:

MAGALY CAMPOS-LICEA
111 LONE PINE LANE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 28-260(8).		
	Final Order 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
1	Paid Admin Fee	$ 100.00	$ 100.00
20	Day(s) of Per Diem from (05/13/2021-06/02/2021)	$ 50.00	$ 1,000.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Paid Recorded Lien	$ 48.50	$ 48.50
	Recommend to Abate Per Diem Fine by 100% Amnesty Program		$ -
		Balance	$ 1,000.00

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

Town of Pembroke Park

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

SALES RECEIPT

Bill To:

AZUL D SUAREZ CAMPOS
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

Site Address:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111
Lone Pine Lane

Date 4/10/2023 3:41:09 PM
Invoice # 26757
For Code Enforcement Case# 4798

Qty	Description	Fee
148.50	Code Enforcement Administrative Fees	$148.50
4.46	Technology Convenience Fee	$4.46
Total		**$152.96**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/13/2021	3/15/2023	$50.00	671	$33,550.00
Admin Fixed	3/15/2023		$148.50	0	$148.50
Total					$33,698.50

Payments

Date	Type	Amount
4/10/2023	Credit	$152.96
Total		$152.96

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MAGALY CAMPOS-LICEA

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111 Lone
Pine Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	4798	04/10/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/10/2023 Phone #: 305 879 7305

Case # 4798 E-mail:

Address of Violation: 111 Lone pine lane. Hallandale B. fl 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Azul Suarez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4798 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 04/19/2023 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 4/27/2021 imposing the fine of $ 34.600.00 for violation(s)of the Town's Code of Ordinances:

Brief summary for request: I bought the mobile home with the previous violations without knowing of existence and I dont have enough money to pay for it.

Azul Suarez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Azul Suarez Campos and acknowledged that he or she did execute the foregoing Petition SWORN TO AND SUBSCRIBED before me on 04/10/2023.

Notary Public State of Florida: Marycari Paz 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.

Instr# 118760009 , Page 1 of 5, Recorded 03/29/2023 at 09:31 AM
Broward County Commission

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MAGALY CAMPOS-LICEA
Respondent(s)

Case No. 4798

Marlen Martell, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 4798

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of March 2023

Dated at Pembroke Park, Broward County, Florida, on this 28 day of March 2023

By: Marlen Martell
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on April 13, 2021. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MAGALY CAMPOS-LICEA

FOLIO NO.: 5142 29 00 0480

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

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,650.00** (TRIRTY THREE THOUSAND SIX HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MAGALY CAMPOS-LICEA
Respondent(s)

Case No.: 4798

Marlen Martell The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 4798

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of March 2023

Dated at Pembroke Park, Broward County, Florida, on this 28 day of March 2023

By: Town Clerk

SEAL

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on April 13, 2021. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MAGALY CAMPOS-LICEA

FOLIO NO.: 5142 29 00 0480

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

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,650.00** (TRIRTY THREE THOUSAND SIX HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

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

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

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 March 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: March 15 s.w., 2023.

Stephanie Woodbury
Notary Public, state of Florida

NOTARY PUBLIC STATE OF FLORIDA
STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No___

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana CA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AZUL SUAREZ Respondent(s)	)	Case No.: 4798

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 111 LONE PINE LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PARKER LONE PINE WEST LLC, 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000480

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-260(8). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-260(8) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

APRIL 27th, 2021.

Notary Public, state of Florida

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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.

SENDER: COMPLETE THIS SECTION

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

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,

9590 9402 4839 9032 6958 88

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5596

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7/7/20

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Azul Suarez NOH 4798
111 Lone Pine Lane
Pembroke Park, FL 33009

9590 9402 4839 9032 6956 59

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2034

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
4798
NOH 4798

9590 9402 4839 9032 6956 42

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2027

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

COMPLETE THIS SECTION ON DELIVERY

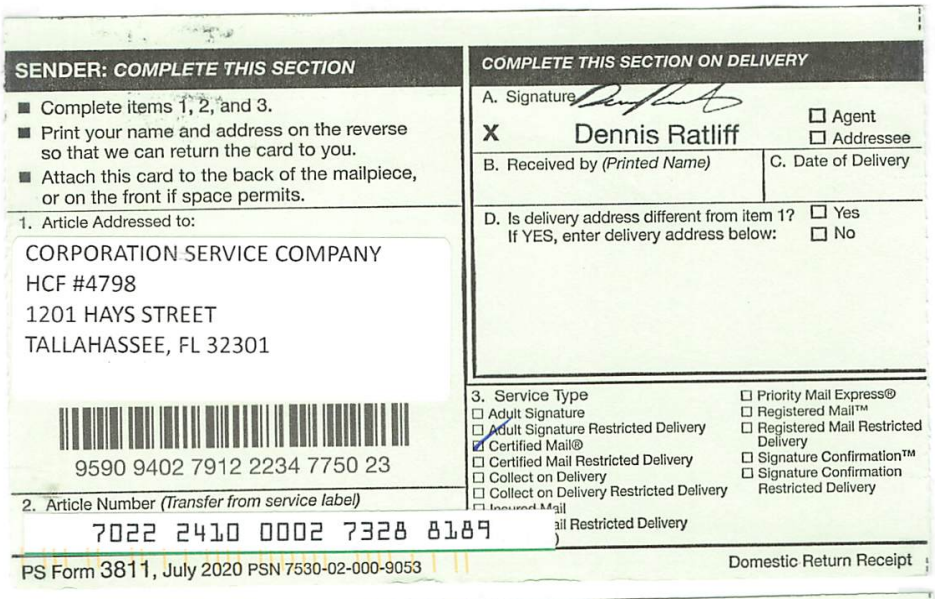
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 3/16/21

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

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HCF #4798
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7750 23

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

7022 2410 0002 7328 8189

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dennis Ratliff ☐ Agent ☐ Addressee

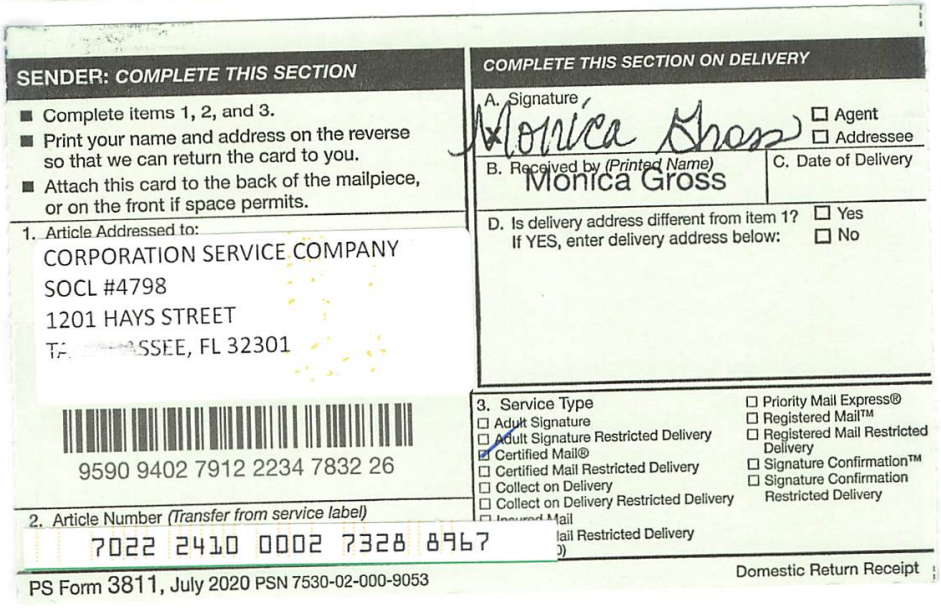
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
SOCL #4798
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7832 26

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

7022 2410 0002 7328 8967

COMPLETE THIS SECTION ON DELIVERY

A. Signature Monica Gross ☐ Agent ☐ Addressee

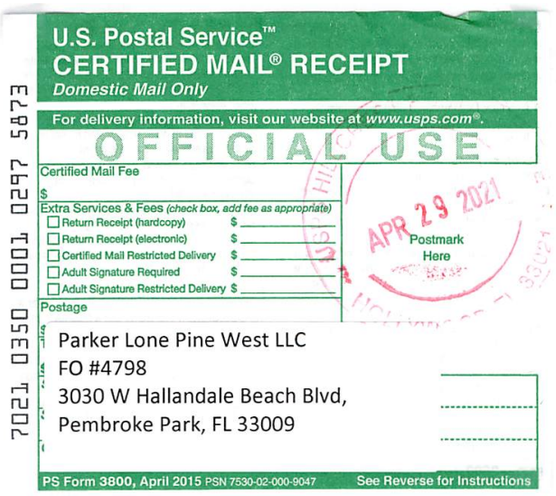
B. Received by *(Printed Name)* Monica Gross | C. Date of Delivery

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

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



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

Postage

Postmark Here
APR 29 2021

Parker Lone Pine West LLC
FO #4798
3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

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

7021 0350 0001 0297 5873



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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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APR 29 2021

Azul Suarez
FO #4798
111 Lone Pine Lane,
Pembroke Park, FL 33009

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

7021 0350 0001 0297 5866



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

Postage

Postmark Here
APR 29 2021

Parker Lone Pine West LLC
FO #4798
49 SW Flagler Ave #201,
Stuart, FL 34994

7021 0350 0001 0297 5880



U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

Postage

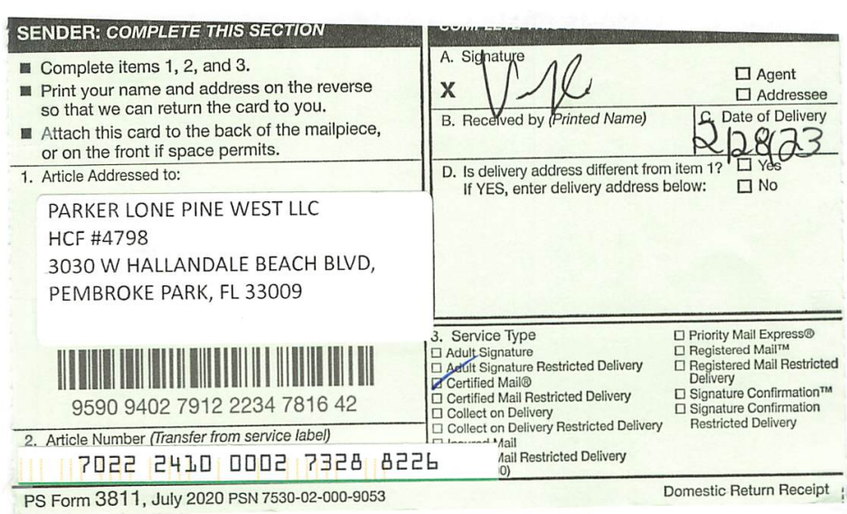
Postmark Here

Total Postage an $ 6.40
Sent To
Street and Apt. No
City, State, ZIP+4

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

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

7019 1120 0000 9007 4827



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
HCF #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7816 42

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8226

A. Signature
X
☐ Agent
☐ Addressee

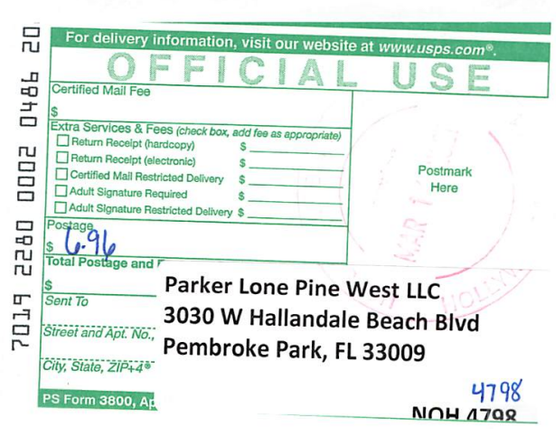
B. Received by (Printed Name)

C. Date of Delivery
12/8/23

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

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

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



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 6.96

Postmark Here

Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

4798
NOH 4798

PS Form 3800, Ap

7019 2280 0002 0486 20



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 6.96

Postmark Here

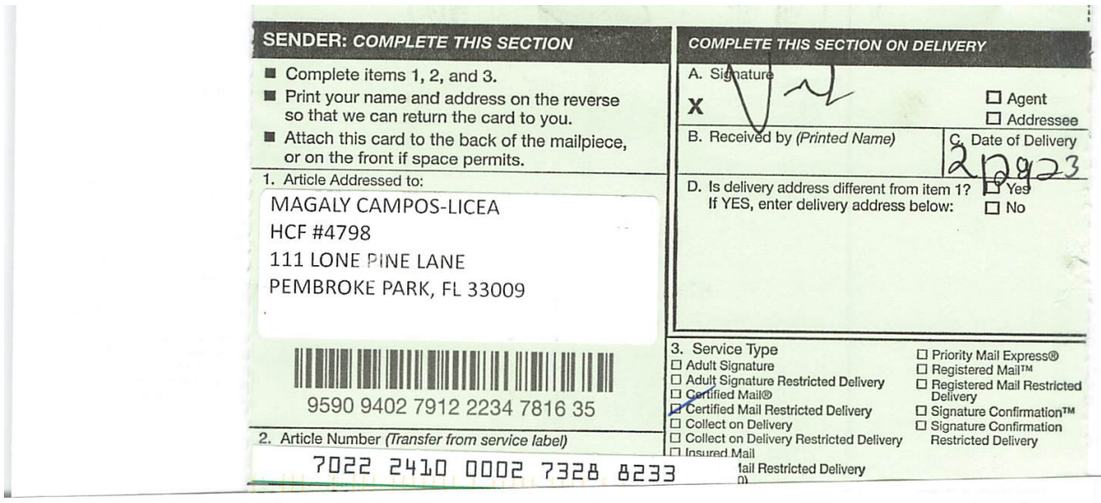
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP

Parker Lone Pine West LLC
49 SW Flagler Ave #201
Stuart, FL 34994

NOH 4798

PS Form 3800

7019 2280 0002 0486 201



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MAGALY CAMPOS-LICEA
HCF #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7816 35

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8233

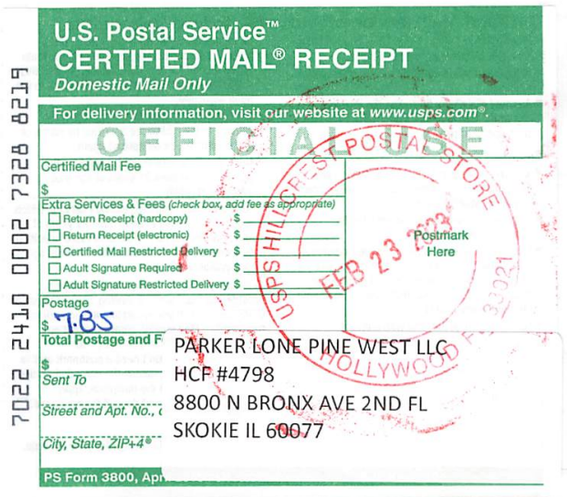
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 2/23/23

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



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

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

OFFICIAL USE

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

PARKER LONE PINE WEST LLC
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, Apr

7022 2410 0002 7328 8219



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

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

OFFICIAL USE

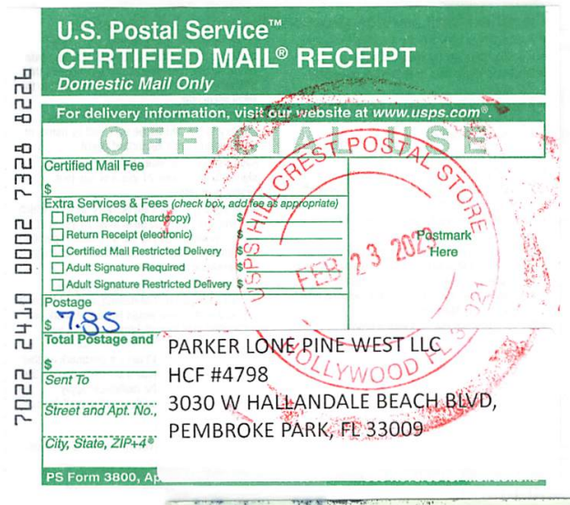
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.85
Total Postage and Fees $
Sent To
Street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

MAGALY CAMPOS-LICEA
HCF #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, Apr

7022 2410 0002 7328 8233



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

OFFICIAL USE

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

PARKER LONE PINE WEST LLC
HCF #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

PS Form 3800, Ap

7022 2410 0002 7328 8226



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

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

OFFICIAL USE

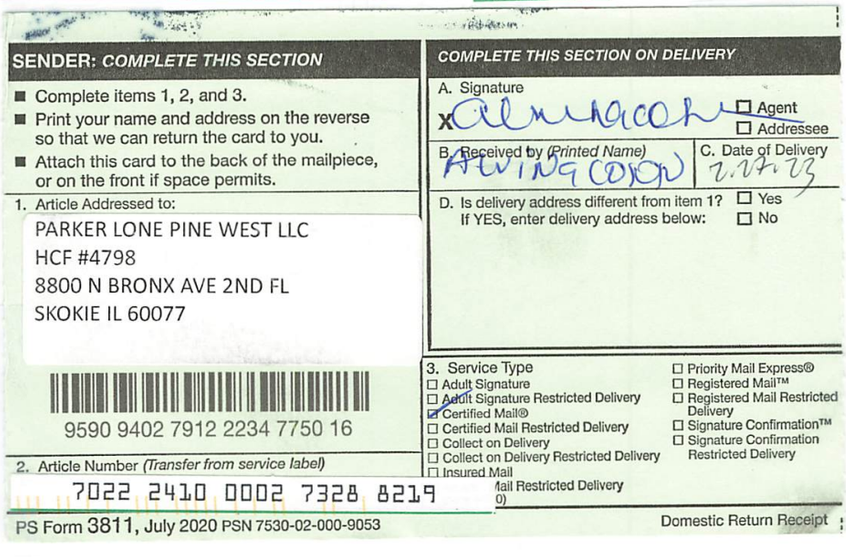
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.85
Total Postage and Fees $
Sent To
Street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

CORPORATION SERVICE COMPANY
HCF #4798
1201 HAYS STREET
TALLAHASSEE, FL 32301

Postmark Here
HILLCREST POSTAL STORE FEB 23 2023 FL 33021

PS Form 3800, April

7022 2410 0002 7328 8189



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7912 2234 7750 16

2. Article Number (Transfer from service label)

7022 2410 0002 7328 8219

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

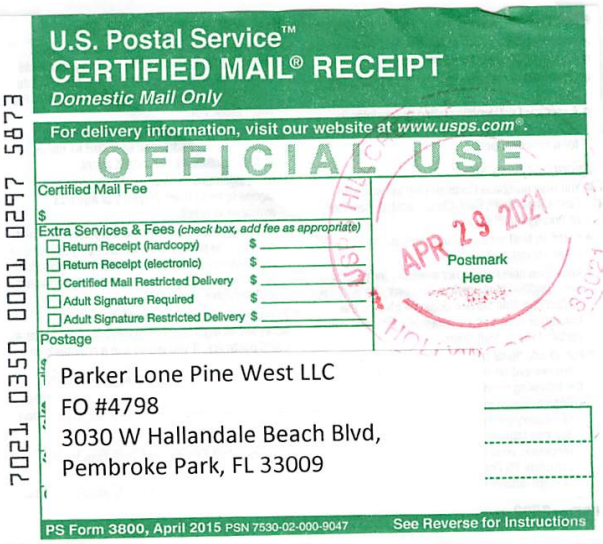
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.96
Total Postage
$
Sent To
Azul Suarez NOH 4798
Street and Ap
111 Lone Pine Lane
City, State, Zi
Pembroke Park, FL 33009
PS Form 380
Postmark Here
MAR 1
7019 2280 0002 0486 2034



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 6.90
Sent To
Azul Suarez
Street and Apt. No.
111 Lone Pine Lane
City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4798
PS Form 3800, A
Postmark Here
MAR - 7 2020
7019 1120 0000 9007 4648



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
Parker Lone Pine West LLC
FO #4798
3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
APR 29 2021
7021 0350 0001 0297 5873



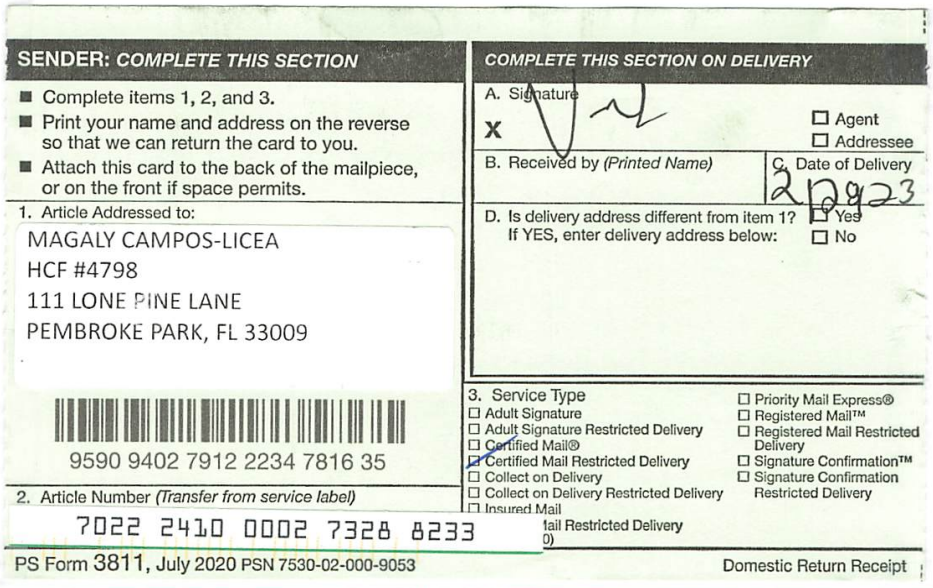
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
Azul Suarez
FO #4798
111 Lone Pine Lane,
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
APR 29 2021
7021 0350 0001 0297 5866



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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
Parker Lone Pine West LLC
FO #4798
49 SW Flagler Ave #201,
Stuart, FL 34994
See Reverse for Instructions
Postmark Here
APR 29 202
7021 0350 0001 0297 5880



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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 an
$ 6.90
Sent To
Azul Suarez
Street and Apt. No
111 Lone Pine Lane
City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4798
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
JUL - 2 2020
7019 1120 0000 9007 4827



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MAGALY CAMPOS-LICEA
HCF #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7816 35

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

7022 2410 0002 7328 8233

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
2/9/23

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To CORPORATION SERVICE COMPANY
Street and Apt. No., SOCL #4798
City, State, ZIP+4® 1201 HAYS STREET
TALLAHASSEE, FL 32301

Postmark Here

MAR 17 2023

PS Form 3800, Ap

7022 2410 0002 7328 8967



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PARKER LONE PINE WEST LLC
Street and Apt. No., SOCL #4798
City, State, ZIP+4 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Postmark Here

MAR 17 2023

PS Form 3800,

7022 2410 0002 7328 8936



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
$ 7.85

Total Postage and
$

Sent To PARKER LONE PINE WEST LLC
Street and Apt. No., SOCL #4798
City, State, ZIP+4® 8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Postmark Here

MAR 17 2023

PS Form 3800, Ap

7022 2410 0002 7328 8943



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To MAGALY CAMPOS-LICEA
Street and Apt. No., SOCL #4798
City, State, ZIP+4® 111 LONE PINE LANE
PEMBROKE PARK, FL 33009

Postmark Here

MAR 17 2023

PS Form 3800, Ap

7022 2410 0002 7328 8950



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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
$ 7.85

Total Postage and F
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARKER LONE PINE WEST LLC
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 8219



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

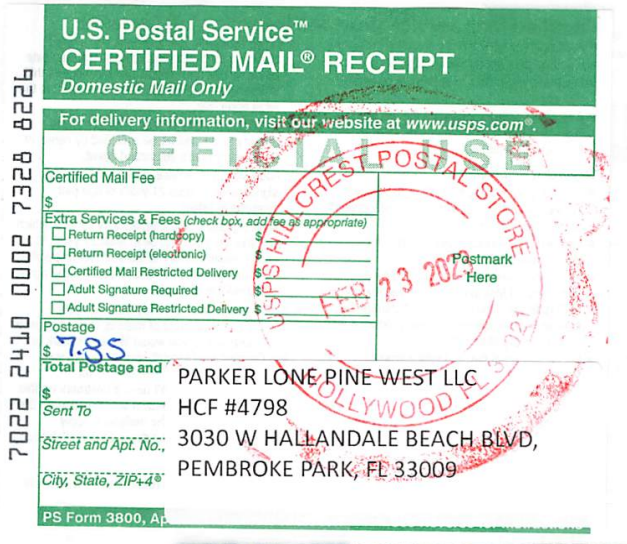
MAGALY CAMPOS-LICEA
HCF #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 8233



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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
$ 7.85

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARKER LONE PINE WEST LLC
HCF #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 8226



U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fee
$

Sent To
Street and Apt. No., or
City, State, ZIP+4®

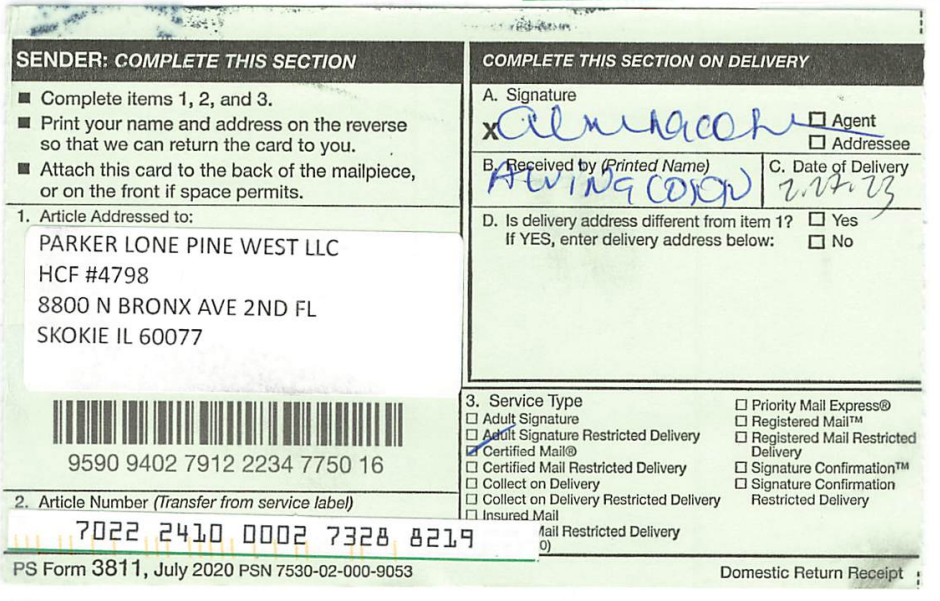
CORPORATION SERVICE COMPANY
HCF #4798
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, April

HILLCREST POSTAL STORE FEB 23 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 8189



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
HCF #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7912 2234 7750 16

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8219

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x ☐ Agent ☐ Addressee

B. Received by (Printed Name) ALWING COLON
C. Date of Delivery 2.27.23

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery 0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Azul Suarez
FO #4798
111 Lone Pine Lane,
Pembroke Park, FL 33009

9590 9402 6610 1028 7098 46

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

7021 0350 0001 0297 5866

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 5/17/21

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
- ☐ 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:

Parker Lone Pine West LLC
FO #4798
3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

9590 9402 6610 1028 7098 53

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

7021 0350 0001 0297 5873

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 5/17/21

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
- ☐ 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:

PARKER LONE PINE WEST LLC
HCF #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7816 42

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

7022 2410 0002 7328 8226

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

COMPLETE THIS SECTION ON DELIVERY

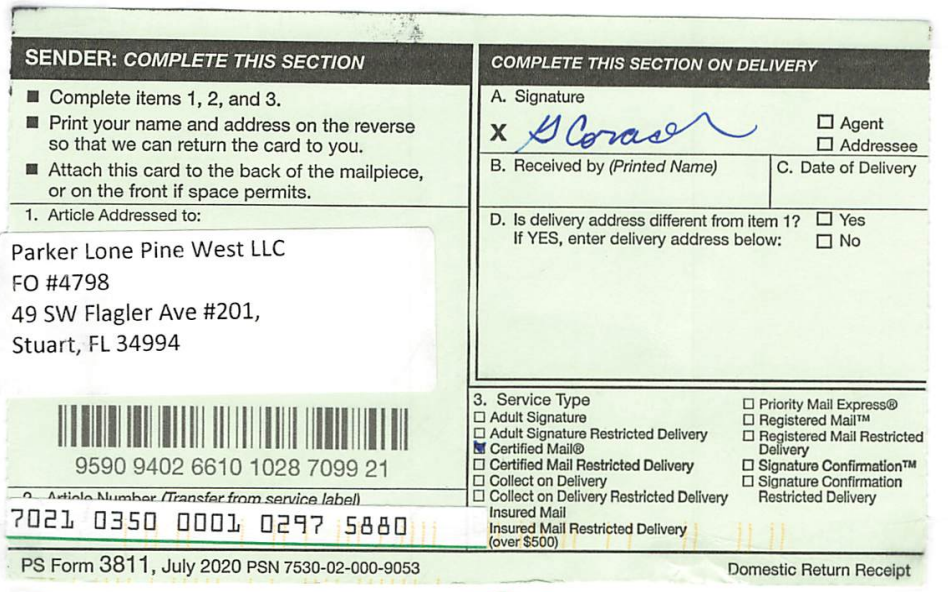
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 12/8/23

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

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine West LLC
FO #4798
49 SW Flagler Ave #201,
Stuart, FL 34994

9590 9402 6610 1028 7099 21

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5880

COMPLETE THIS SECTION ON DELIVERY

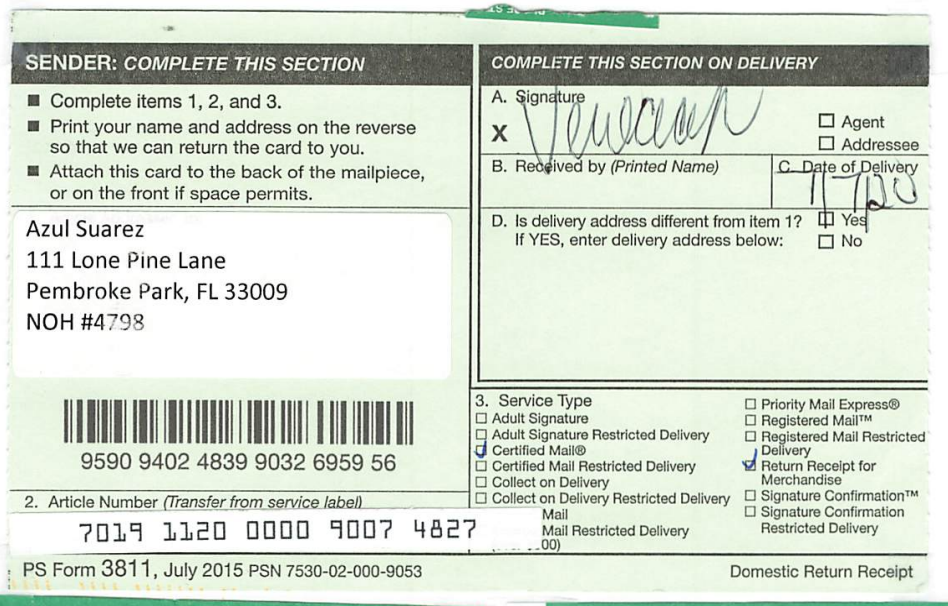
A. Signature
X S Corase ☐ Agent ☐ Addressee

B. 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.

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

9590 9402 4839 9032 6959 56

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4827

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 11-20

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

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



7019 2280 0002 0486 2027

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.96
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
MAR 1

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

4798
NOH 4798

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



7019 2280 0002 0486 2010

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.96
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
MAR 1

Parker Lone Pine West LLC
49 SW Flagler Ave #201
Stuart, FL 34994

NOH 4798

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:

PARKER LONE PINE WEST LLC
SOCL #4798
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7840 63

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8936

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
3/21/23

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
SOCL #4798
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7912 2234 7840 56

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8943

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:

MAGALY CAMPOS-LICEA
SOCL #4798
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7832 33

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8950

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
3/20/23

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

HCT Cert 2/23/23
AOS 3/3/23

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MAGALY CAMPOS-LICEA CASE NO. 4798

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAGALY CAMPOS-LICEA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MAGALY CAMPOS-LICEA AT 10:31 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23
AFFIANT

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

Signature

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

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


111
03/03/2023 10:31


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MAGALY CAMPOS-LICEA
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111 Lane
Pine Lane
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
4728
Date:
03/23/2023
MAGALY CAMPOS-LICEA
111Lane Pine Lane
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
9143280D480
MAGALY CAMPOS-LICEA
111Lane Pine Lane
Pembroke Park, FL 33009
AKA:
Legal Description:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #111 Lane
Pine Lane
03/03/2023 10:31

Town of Pembroke Park

INVOICE

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

DATE: March 2, 2023
INVOICE # 435
FOR:

Case # 4798
MAGALY CAMPOS-LICEA
111 LONE PINE, PEMBROKE PARK, FL 33009

Bill To:
MAGALY CAMPOS-LICEA
111 LONE PINE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
671	Day(s) of Per Diem from (05/13/2021-03/15/2023)	$ 50.00	$ 33,550.00
		Balance	$ 33,650.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MAGALY CAMPOS-LICEA

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	4798	02/23/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
MAGALY CAMPOS-LICEA 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480	
Legal Description:	**AKA:**	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MAGALY CAMPOS-LICEA

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Respondent(s)

Case #:

4798

On 2/23/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MAGALY CAMPOS-LICEA

Address: 111 Lone Pine Lane Pembroke Park, FL 33009

Folio: 514229000480

Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/23/2023
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	2/23/2023

Notes/Means of Correction:

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.
Permit #1910503-0 completed for front door and stairs.
Permit still required for camera system and shed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/23/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

Joseline Ramirez

From: azulsr3 <azulsr3@gmail.com>
Sent: Monday, April 12, 2021 11:51 AM
To: Joseline Ramirez
Subject: Azul caso.

Recibi la llamada de mis vecinos el viernes que tenía un citatorio para la ciudad mañana a las 9 am pero lamentablemente yo no estoy en miami. Debido a que mi mamá se está realizando varias operaciones de rodilla yo paso varios meses en Las Vegas. Voy a Miami por unao dos semanas y luego regreso a las Vegas para seguir cuidando a mi mamá. Yo regreso a miami el 27 de mayo y estaré unos 10 días allá. Con los documentos del Mobile home ya yo busqué todo los documentos necesarios con respecto a la escalera y puerta y solo falta la inspección. Agradecería si pudieran darme una cita presencial para después del 27 de mayo para así poder explicar toda mi situación. Muchas gracias.

Azul de los Angeles Suarez Campos

Sent from my Metro By T-Mobile 4G LTE Android Device

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,691,200	$5,018,050	$5,018,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,018,050	$5,691,200	$5,018,050	$5,018,050

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
Azul Suarez	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Legal Description

Description

New door, new stairs, shed and camera system installed without permits.

Case Status Open **Case #** 4798 **Date Next Inspection** 4/13/2021

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand/Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4798

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: AZUL SUAREZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED AZUL SUAREZ AT 3:51 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

– Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

2 Avenue
Park, FL 33023

Hasler
12/31/2019
US POSTAGE $001.00⁰
ZIP 33023
011D10656696

Hasler
12/31/2019
US POSTAGE $000.30⁰
ZIP 33023
011D10656696

Parker Lone Pine West
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NOV #4790, #4794, #4799,
#4798, #4800

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

Hasler FIRST-CLASS MAIL
12/31/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

[redacted]



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$4,994,060	$312,980	$5,307,040	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,307,040	$5,307,040	$5,307,040	$5,307,040
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,307,040	$5,018,050	$5,018,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,018,050	$5,307,040	$5,018,050	$5,018,050

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
954-4600


12.13.2019 04:11


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:11


04/06/2021 16:47


04/06/2021 16:49


04/06/2021 16:49


04/06/2021 16:48


04/06/2021 16:48


04/06/2021 16:48


04/06/2021 16:48

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	90
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	90

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 13th day of April, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

3/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	4798	12/13/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480	
Legal Description:	**AKA:**	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

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

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Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Azul Suarez DATE 12/13 2019

SITE ADDRESS 111 Lone Pine Lane

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # 28-260(8)
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS New door, new stairs, Shed and camera system installed without permits.

Owner must go to the building department and obtain permits for all alterations.

Verify occupancy and alterations.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

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

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

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Joseline Ramirez EXT. # 215

INSPECTOR

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, February 12, 2020 4:51 PM
To: 'azulsr3'
Subject: RE: 111 lone pine lane.

Hola Azul,

En Marzo 19, el caso va ir a la corte. En el momento no veo nada en el system para corregir las violaciones. Porfavor entraga las applicaciones de permiso a la ciudad lo mas ante posible.

Gracias,

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Ph: (954) 966-4600, Ext. 215
Cell: 954-551-7147
www.townofpembrokepark.com
https://www.facebook.com/townofpembrokepark/

From: azulsr3 [mailto:azulsr3@gmail.com]
Sent: Monday, January 13, 2020 3:10 PM
To: Joseline Ramirez <jramirez@townofpembrokepark.com>
Subject: 111 lone pine lane.

Hola Buena tardes. Queria solicitar dos o tres meses mas para poder cumplir con los requerimientos pedidos para legalizar Las violaciones que se encontraron en mi mobile home. Ya que el contratista que hara los cambios salio de vacaciones navideñas por un mes desde el 17 de diciembre. Aun no ha regresado. Muchas gracias

Sent from my Metro By T-Mobile 4G LTE Android Device

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: AZUL SUAREZ
111 LONE PINE LANE
PEMBROKE PARK, FL 33009

LONE PINE MOBILE HOME PARK
3030 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
AZUL SUAREZ
CASE NO. 4798

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

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

Case Overview

Property/Incident Information

Owner	Address	Site Address
Azul Suarez	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Legal Description

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

Description

New door, new stairs, shed and camera system installed without permits.

Case Status Open **Case #** 4798 **Date Next Inspection** 7/16/2020

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Document Type
12/13/2019	Notice of Violation - 30 days to comply
3/19/2020	Notice of Formal Hearing - Cancelled due to COVID
7/16/2020	Notice of Formal Hearing

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/16/2020
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 7/16/2020

BUILDING PERMIT STATUS

Permit Number: 1910503-0 **Job Address:** 111 LONE PINE LANE

Job Name: SUAREZ CAMPOS,AZUL

Permit Status: Permit Issued

Permit Issued Date:3/19/2020 10:59:27 AM

Submitted Into Plan Review Date:3/18/2020 7:57:06 AM

Application Date: 3/11/2020 1:47:59 PM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	3/13/2020 12:16:39 PM
ZONING	APPROVED	3/17/2020 8:54:11 AM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1910503-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
83965	3/11/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received permit application and routed to structural and zoning plan reviewers			
Structural				
84034	3/13/2020	Miguel A Nunez	Miguel A Nunez	Approved
	B-91440 (Front Door and Stairs) *First Review - 03/13/2020* *Approved*			
Zoning				
84096	3/17/2020	Todd Larson	Todd Larson	Approved

R203 Permit Messages For Permit ()

Event ID	Inspection	Inspection Date	Status


12.13.2019 04:09


12.13.2019 04:09


12 13 2019 04:09


12 13 2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:11


12.13.2019 04:11

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $ MAR - 7 2020
Postage
$
Total Postage and $ 6.90
Sent To Azul Suarez
Street and Apt. No. 111 Lone Pine Lane
City, State, ZIP+4® Pembroke Park, FL 33009
NOH #4798
PS Form 3800, A
Postmark Here
7019 1120 0000 9007 4827
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage an $ 6.90
Sent To Azul Suarez
Street and Apt. N 111 Lone Pine Lane
City, State, ZIP+4 Pembroke Park, FL 33009
NOH #4798
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
7019 1120 0000 9007 5596
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$
Sent To Parker Lone Pine West LLC
Street and Apt. 3030 W Hallandale Beach Blvd
City, State, ZIP+ Pembroke Park, FL 33009
NOH #4798, #4794,
PS Form 3800,
Postmark Here
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
9590 9402 4839 9032 6958 88
Article Number (Transfer from service label)
7019 1120 0000 9007 5596
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
zul Suarez
11 Lone Pine Lane
embroke Park, FL 33009
IOH #4798
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X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
9590 9402 4839 9032 6959 56
Article Number (Transfer from service label)
7019 1120 0000 9007 4827
S Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
7019 1120 0000 9007 4827

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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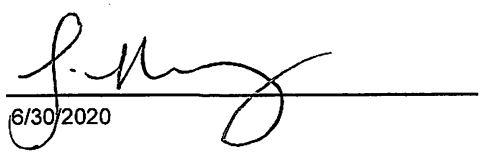
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Joseline Ramirez

Code Enforcement Officer



6/30/2020

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/06/2020

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

Property Owner:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

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A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Code Enforcement Officer

3/6/2020

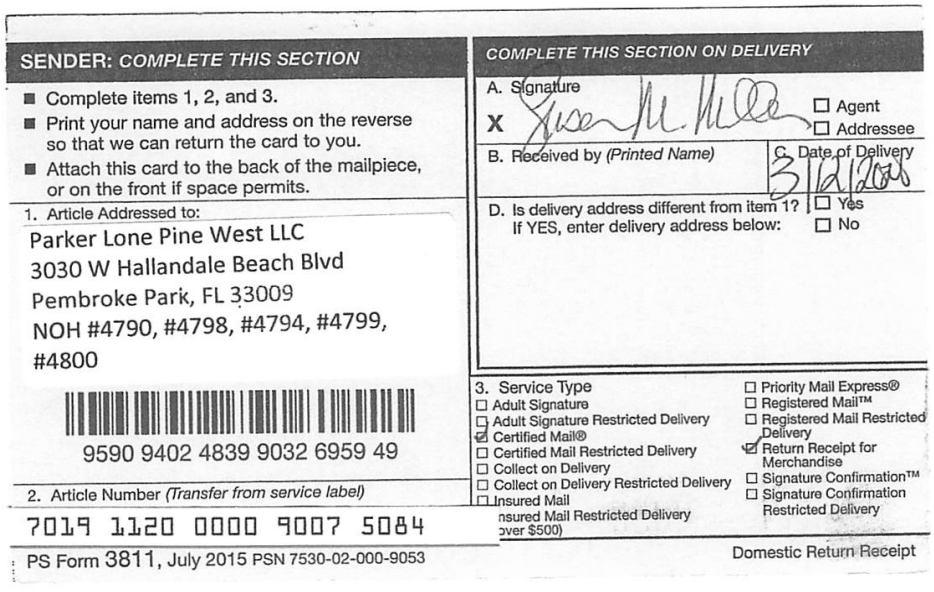
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	4798	3/6/2020 12:00:00 AM

Property Owner:	Property Description:
Azul Suarez 111 Lone Pine Lane Pembroke Park, FL 33009	514229000480

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Mailing Purposes Only



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4790, #4798, #4794, #4799, #4800

9590 9402 4839 9032 6959 49

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

7019 1120 0000 9007 5084

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 3/12/2015

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

3. Service Type

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AZUL SUAREZ Respondent(s)	Case No.: 4798

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 111 LONE PINE LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PARKER LONE PINE WEST LLC, 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000480

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-260(8). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-260(8) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

APRIL 27th, 2021.

Notary Public, state of Florida

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

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

7019 1120 0000 9007 4698

Hasler
03/07/2020
US POSTAGE $006.90º

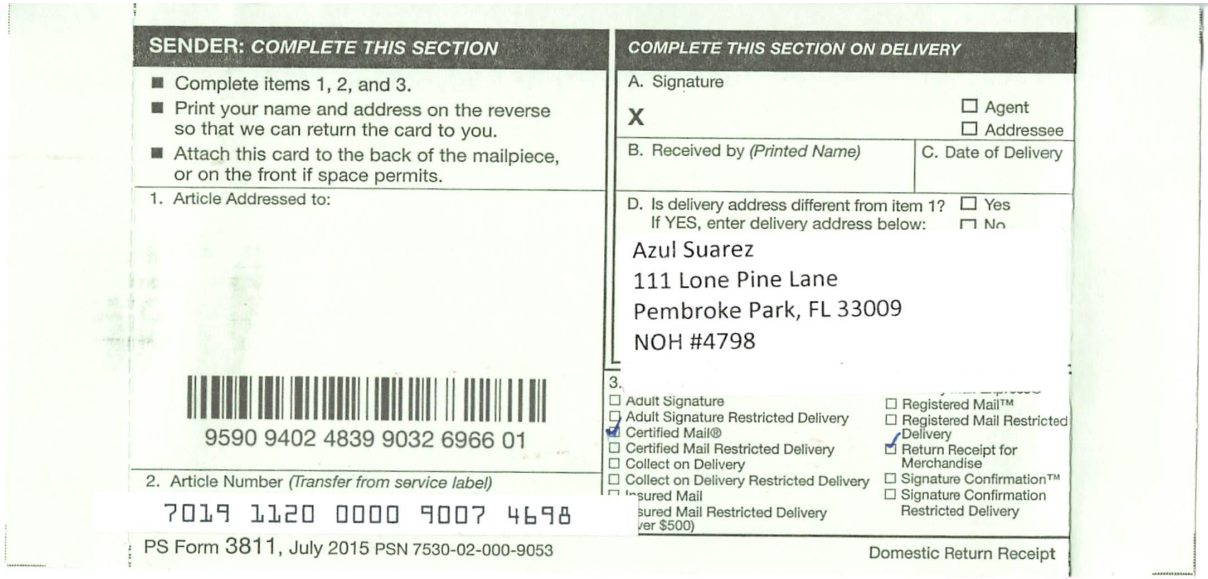
ZIP 33023
011D10656696

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

UNCLAIMED

RECEIVED APR 03 2020

NIXIE 331 DE 1 0004/01/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2906-02391-07-43



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

9590 9402 4839 9032 6966 01

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

7019 1120 0000 9007 4698

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

Azul Suarez
111 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4798

3.

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ sured Mail Restricted Delivery ver $500)
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Folio

514230090680

Legal Description

Case Status Closed **Case #** 5549

Notes
1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2021		Notice of Violation	Hand
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2022	2/16/2022	Final Order	Certified Mail
5/5/2022	5/18/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Amended Final Order	Certified Mail Hand
1/27/2023	2/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/27/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
3/23/2023		Affidavit of Compliance	Regular Mail
4/17/2023	4/19/2023	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/23/2023
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...	3/23/2023
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.	3/23/2023
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)	3/23/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	3/23/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/23/2023	$69,750.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$69,950.00**

Payments

Case Overview

Date	Payment Type Name	Amount
2/16/2022	Credit	$103.00
5/18/2022	Credit	$103.00
	Total Payments	**$206.00**
	Fees Outstanding	**$69,744.00**

Town of Pembroke Park

INVOICE

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

DATE: April 17, 2023
INVOICE # 435
FOR:

Case # 5549
V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK, FL 33023

Bill To:

V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b); 5-17 and 15-22.		
	Amended Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
1	Admin Fee Paid	$ 100.00	$ 100.00
279	Day(s) of Per Diem from (06/17/2022-03/23/2023)	$ 250.00	$ 69,750.00
	Recommend to Abate Per Diem Fine by 85%		$ 10,463
		Balance	$ 69,750.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC	5549	04/17/2023
14000 KENNETH LOOP PARKER, CO 80134		

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC	514230090680	
14000 KENNETH LOOP PARKER, CO 80134		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/17/23

Phone #: (954) 821 1728

Case # 5549

E-mail: Absolyofchrist@aol.com

Address of Violation: _____

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Claudine Thorpe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5549 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 04/19/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 2/16/22 imposing the fine of $ 66,744.00 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: I am Requesting this mitigation because I am not able to pay the amount in fine I have paid many Contractor and demolition Crew because of hurricane please help me

Claudine Thorpe
Petitioner's Name (Print)

Claudine Thorpe
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Claudine Leroy and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on April 17, 2023.

Notary Public State of Florida: Maryeari Paz My Commission expires: Feb 17, 2026

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

V & A MIAMI LLC
Respondent(s)

Case No.: 5549

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on May 18th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #6, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

1. The Special Magistrate entered a Amended Final Order on May 18th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-2(a)(b); 15-17 and 15-22. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Amended Final Order issued on May 18th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$60,850.00** (SIXTY THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

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

29-51-42 S 50 OF N 375 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 6,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of February 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, 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:

Feb 15, 2023, 2023.

Notary Public, state of Florida

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

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of Feb., 2023.

Nazly Dayana CA.

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



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

Postage
$ 7.85

Total Postage and
$

Sent To
V & A MIAMI LLC
SALZANO, BERTINA
SOCL #7182, #5549

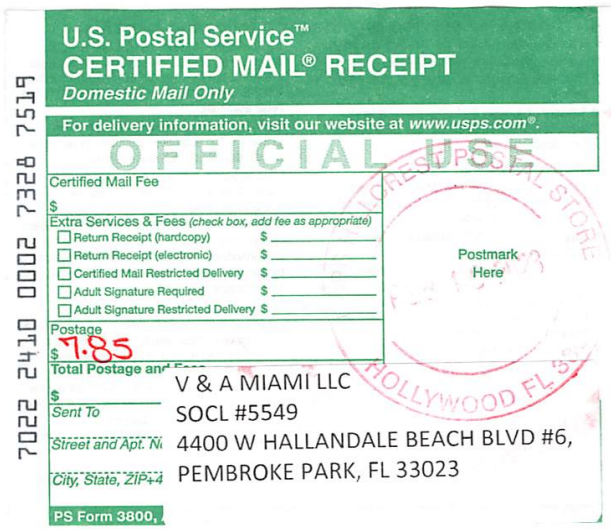
Street and Apt. No
14000 KENNETH LOOP

City, State, ZIP+4
PARKER CO 80134

PS Form 3800,

Postmark Here

7022 2410 0002 7328 4990



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

Postage
$ 7.85

Total Postage and
$

Sent To
V & A MIAMI LLC
SOCL #5549

Street and Apt. No
4400 W HALLANDALE BEACH BLVD #6,

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

PS Form 3800,

Postmark Here

7022 2410 0002 7328 7519

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Folio

514230090680

Legal Description

Case Status Open **Case #** 5549 **Date Next Inspection** 1/27/2023

Notes
1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2021		Notice of Violation	Hand
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2022	2/16/2022	Final Order	Certified Mail
5/5/2022	5/18/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Amended Final Order	Certified Mail Hand
1/27/2023	2/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 2/3/23 Certified Mail 1/31/23
1/27/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property 2/3/23 Certified Mail 1/31/23

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: 1/27/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/27/2023
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: 1/27/2023
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: 1/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/27/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$59,500.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$59,700.00**

Payments

Date	Payment Type Name	Amount
2/16/2022	Credit	$103.00
5/18/2022	Credit	$103.00
	Total Payments	**$206.00**

Case Overview

	Fees Outstanding	**$59,494.00**

Town of Pembroke Park

INVOICE

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

DATE: February 7, 2023
INVOICE # 435
FOR:

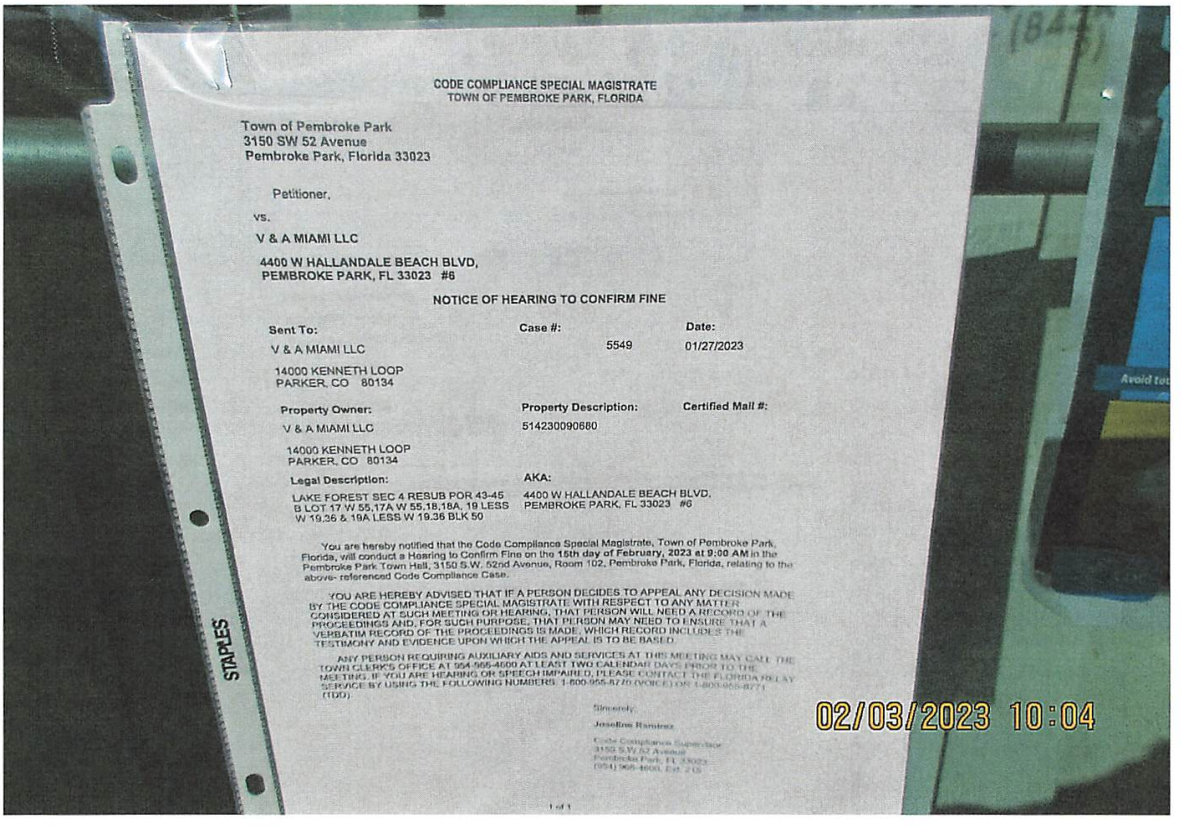
Case # 5549
V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD #6, PEMBROKE PARK, FL 33023

Bill To:

V & A MIAMI LLC
4400 W HALLANDALE BEACH
BLVD #6,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b); 15-17 and 15-22		
	Amended Final Order 05/18//2022		
1	Admin Fee	$ 100.00	$ 100.00
243	Day(s) of Per Diem from (06/17/2022-02/15/2023)	$ 250.00	$ 60,750.00
		Balance	$ 60,850.00

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
V & A MIAMI LLC	5549	01/27/2023
14000 KENNETH LOOP PARKER, CO 80134		

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17.W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of February, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

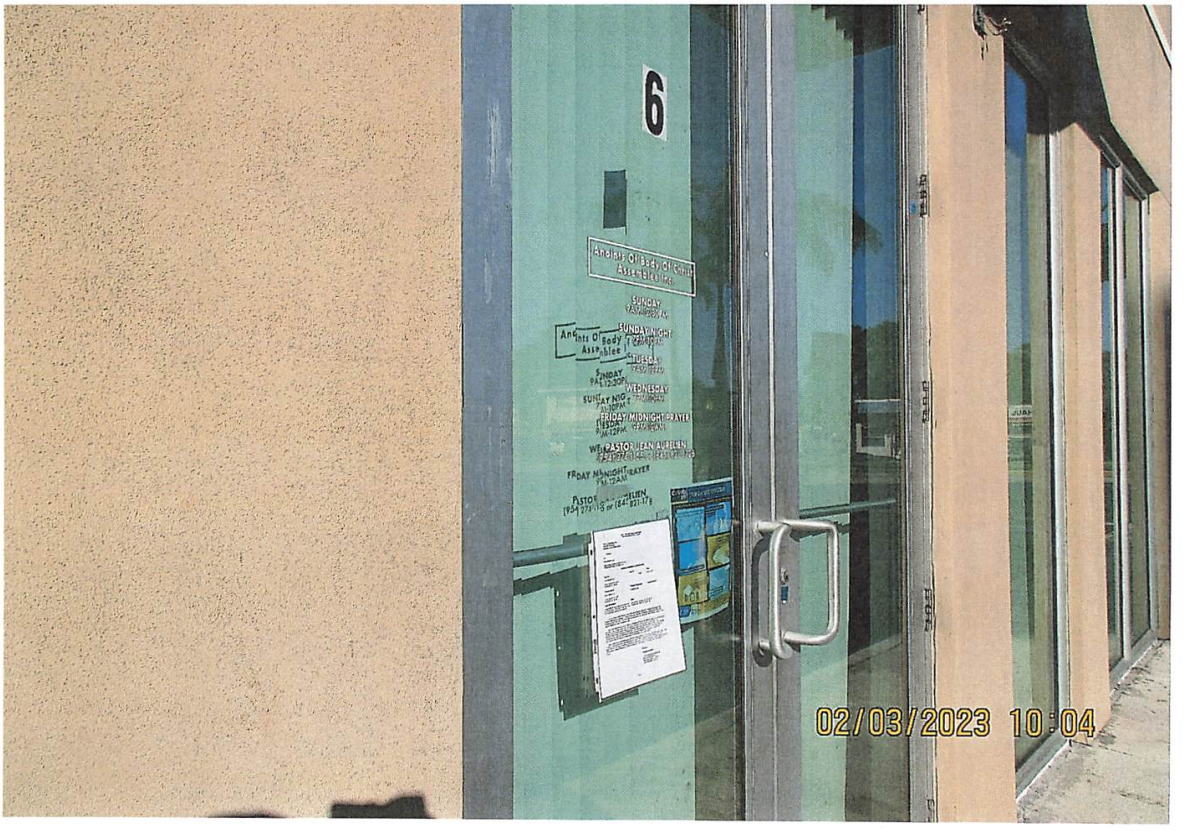
Joseline Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 10

1 of 1

STAPLES

02/03/2023 10:04



6

02/03/2023 10:04

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
V & A MIAMI LLC	CASE NO. 5549
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: V & A MIAMI LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD #6, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:04 A.M. ON THE 03RD DAY OF FEBRUARY 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.

2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC	5549	01/27/2023
14000 KENNETH LOOP PARKER, CO 80134		

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC	514230090680	
14000 KENNETH LOOP PARKER, CO 80134		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

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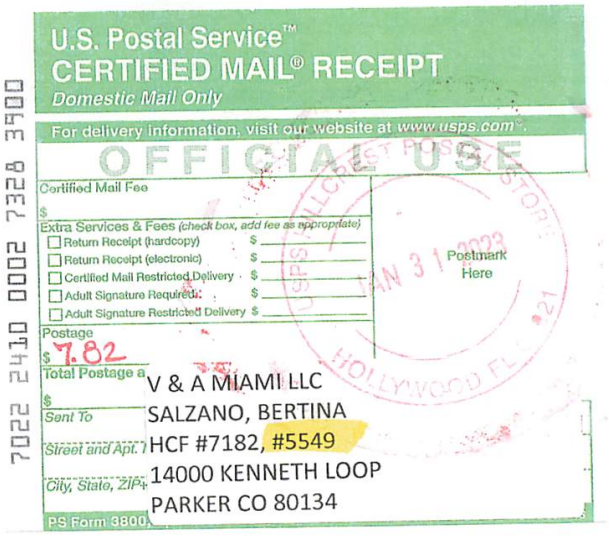
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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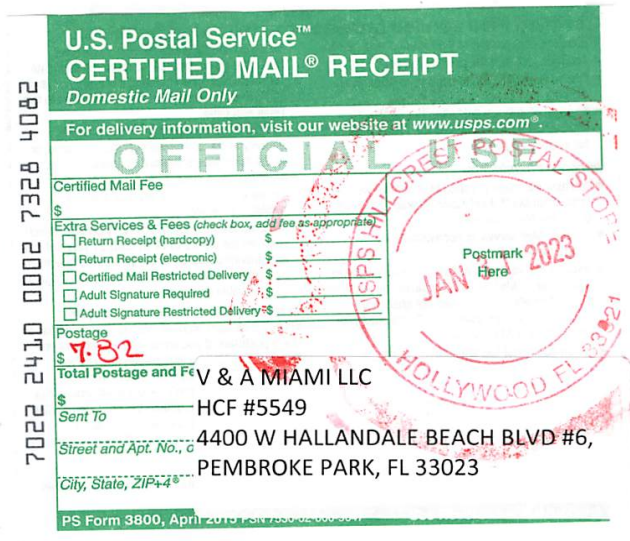
Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage a
$
Sent To
Street and Apt. 7
City, State, ZIP+
PS Form 3800,
7022 2410 0002 7328 3900
Postmark Here
JAN 31 2023
V & A MIAMI LLC
SALZANO, BERTINA
HCF #7182, #5549
14000 KENNETH LOOP
PARKER CO 80134



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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
Total Postage and Fe
$
Sent To
Street and Apt. No., o
City, State, ZIP+4®
PS Form 3800, Apri
7022 2410 0002 7328 4082
Postmark Here
JAN 4 2023
V & A MIAMI LLC
HCF #5549
4400 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/01/2023
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

V & A MIAMI LLC
AONC #5549
4400 W Hallandale Blvd #6,
Pembroke Park, Fl 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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02/01/2023
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

V & A MIAMI LLC
SALZANO, BERTINA
AONC #7182, #5549
1400 KENNETH LOOP
PARKER, CO, 80134

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.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

Respondent(s)

Case #:

5549

On 1/27/2023 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:	V & A MIAMI LLC
Address:	14000 KENNETH LOOP PARKER, CO 80134
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Means of Correction:

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained. Submitted BTR application as of 03/27/21, it was denied by zoning.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections. New Permit application submitted as of 1/27/23 in plan review. Permit not issued.
Property is not in compliance.

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 1/27/2023

NOTARY PUBLIC, STATE OF FLORIDA

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

7021 1970 0000 4565 5431

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage an
$

Sent To — V & A MIAMI LLC
Street and Apt. N — A.F.O #5549
City, State, ZIP+4 — 14000 KENNETH LOOP, PARKER, CO, 80134

Postmark Here

PS Form 3800,

7021 1970 0000 4565 5424

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.37

Total Postage an
$

Sent To — V & A MIAMI LLC / ANOINTS BODY OF CHIRST
Street and Apt. N — A.F.O #5549
City, State, ZIP+4 — 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

Postmark Here

PS Form 3800,

7021 1970 0000 4565 5448

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and F
$

Sent To — GREENLIGHT FINANCIAL LLC
Street and Apt. No., — A.F.O #5549
City, State, ZIP+4 — 7480 BIRD RS, SUITE 810, MIAMI, FL, 33155

Postmark Here

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

V & A MIAMI LLC
A.F.O #5549
14000 KENNETH LOOP,
PARKER, CO, 80134

9590 9402 6921 1104 8099 06

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 5431

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5549
Petitioner,)
)
vs.)
)
V & A MIAMI LLC)
ANOINTS BODY OF CHRIST
Respondent(s)

AMENDED 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: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 5-17 and 15-22. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-17 and 15-22 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of MAY, 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

CLAUDINE THORPE
6604 EVERGREEN DRIVE
MIRAMAR, FL 33023

Site Address:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

Date	5/18/2022 9:44:37 AM
Invoice #	25178
For	Code Enforcement Case# 5549

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	6/17/2022		$250.00	0	$0.00
Admin Fixed	2/16/2022		$100.00	0	$100.00
Admin Fixed	5/18/2022		$100.00	0	$100.00
Total					$200.00

Payments

Date	Type	Amount
2/16/2022	Credit	$103.00
5/18/2022	Credit	$103.00
Total		$206.00

Balance **($103.00)**

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC/Anoints Body of Christ	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Legal Description

Case Status Open **Case #** 5549 **Date Next Inspection** 5/18/2022 BTR App Submitted 9/24/20

Notes
1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

Process # 95098

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2021		Notice of Violation	Hand
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2022	2/16/2022	Final Order	Certified Mail
5/5/2022	5/18/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 5/6/22 Certified Mail 5/5/22

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: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 5/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,500.00**

Payments

Date	Payment Type Name	Amount
2/16/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$2,397.00**



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
$ 7.33

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY - 5 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 9781

V & A MIAMI LLC
H.E.T #5549
14000 KENNETH LOOP,
PARKER, CO, 80134



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
Street and Apt. No
City, State, ZIP+4®

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY - 5 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 9767

V & A MIAMI LLC / ANOINTS BODY OF CHIRST
H.E.T #5549
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
Street and Apt. No
City, State, ZIP+4®

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY - 5 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 9774

GREENLIGHT FINANCIAL LLC
H.E.T #5549
7480 BIRD RS, SUITE 810,
MIAMI, FL, 33155



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS

7021 0350 0000 2802 2231

V&A Miami LLC
F.O. #5549
14000 Kenneth Loop
Parker, CO 80134



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To

Street and Apt. No

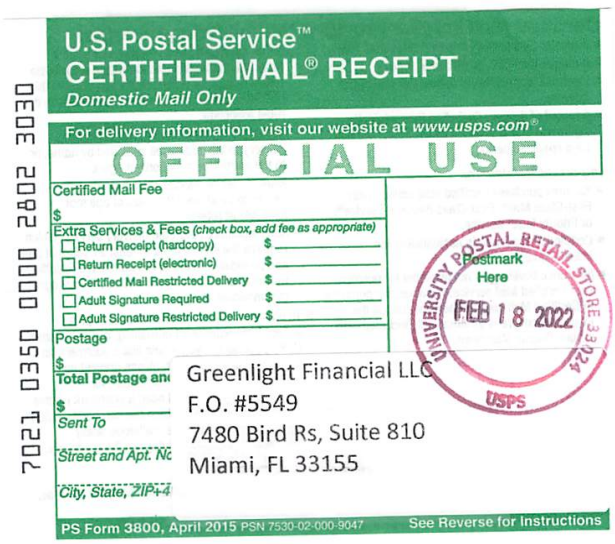
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS

7021 0350 0000 2802 2170

V&A Miami LLC/Anoints Body of Christ
F.O. #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS

7021 0350 0000 2802 3030

Greenlight Financial LLC
F.O. #5549
7480 Bird Rs, Suite 810
Miami, FL 33155

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC
ANOINTS BODY OF CHRIST CASE NO. 5549

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:09 A.M. ON THE 6 DAY OF MAY 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.

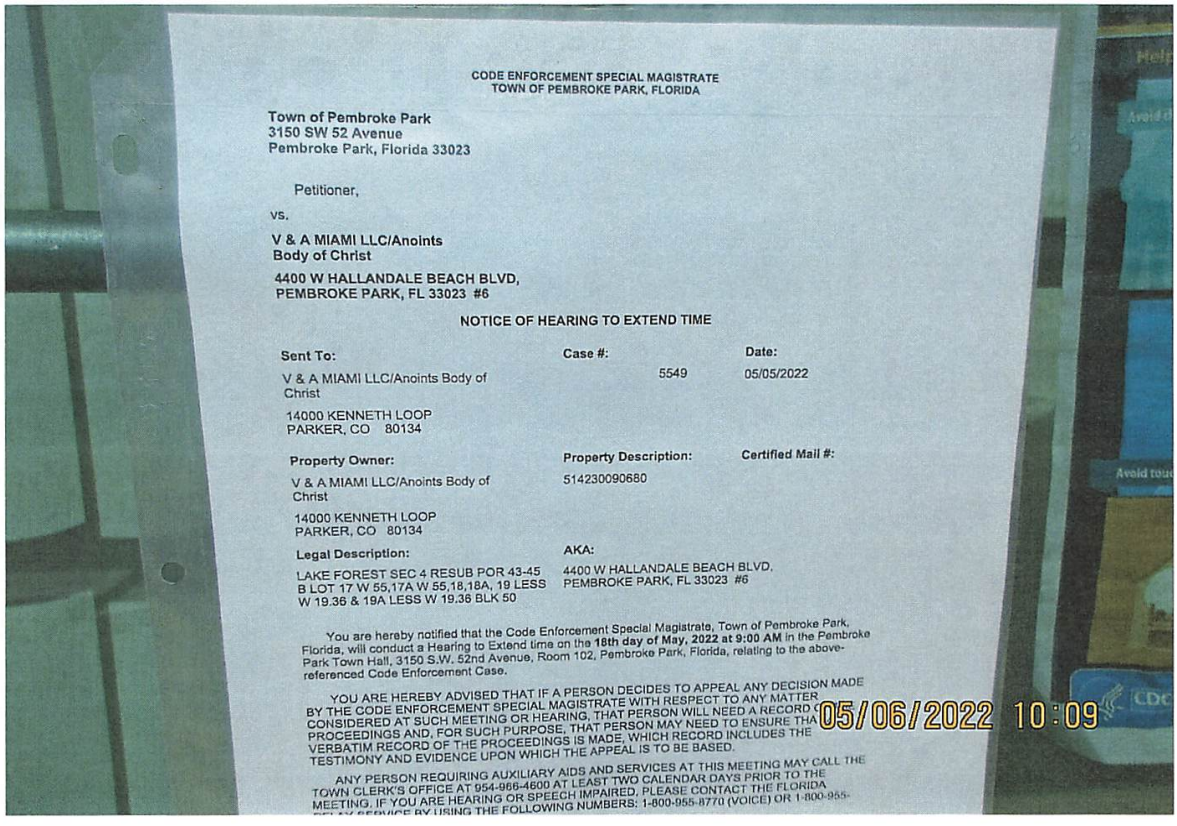
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 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.

V & A MIAMI LLC/Anoints Body of Christ

4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	05/05/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of May, 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 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 [illegible] BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

05/06/2022 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.

V & A MIAMI LLC/Anoints Body of Christ

4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	05/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of May, 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,) Case No.: 5549
Petitioner,)
)
vs.)
)
V & A MIAMI LLC)
ANOINTS BODY OF CHRIST
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL 33023 #6

PROPERTY OWNER: V & A MIAMI LLC, 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-17; 15-22. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE

SECTION(S) 5-105; 5-2(a)(b); 15-17; 15-22 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Claudine Thorpe
4400 W Hallandale Beach Blvd #6
Pembroke Park, FL 33023

Site Address:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

Date 2/16/2022 11:23:15 AM
Invoice # 24600
For Code Enforcement Case# 5549

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	4/15/2022		$100.00	0	$0.00
Admin Fixed	2/16/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
2/16/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC/Anoints Body of Christ	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Legal Description

Case Status Open **Case #** 5549 **Date Next Inspection** 2/16/2022

Notes
1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee. TWO Permits - Status - Plan Review

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2021		Notice of Violation	Hand 2/25/2021 Regular Mail 3/1/2021
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/6/22 Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 2/16/2022


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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage an
$ 8.36
Sent To
Street and Apt. No
City, State, ZIP+4
JAN - 5 2022
Postmark Here
USPS
7021 0350 0000 2802 1258
Greenlight Financial LLC
NOH #5336, #5549, #6059
7480 Bird Rs, Suite 810
Miami, FL 33155
PS Form 3800,


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Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
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Total Postage
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Sent To
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Postmark Here
USPS
7021 0350 0000 2802 1241
V&A Miami LLC
NOH #5336, #5549, #6059
14000 Kenneth Loop
Parker, CO 80134
PS Form 38



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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
$ 8.36

Sent To
Greenlight Financial LLC
NOH #5336, #5549, #6059

Street and Apt. No
7480 Bird Rs, Suite 810

City, State, ZIP+4
Miami, FL 33155

PS Form 3800,

JAN - 5 2022
Postmark Here

UNIVERSITY POSTAL RETAIL STORE 33134
USPS

7021 0350 0000 2802 1258



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
$ 8.36

Sent To
V&A Miami LLC
NOH #5336, #5549, #6059

Street and Ap
14000 Kenneth Loop

City, State, Zi
Parker, CO 80134

PS Form 38

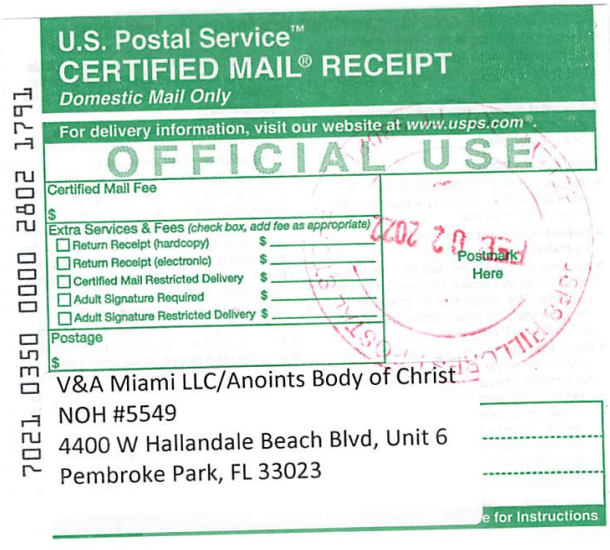
Postmark Here

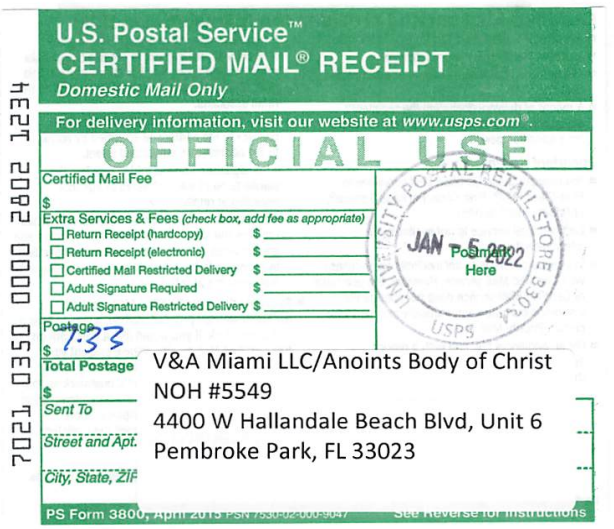
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Postage
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7021 0350 0000 2802 1807
V&A Miami LLC
NOH , #5549, #6059
14000 Kenneth Loop
Parker, CO 80134


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 1814
Greenlight Financial LLC
NOH , #5549, #6059
7480 Bird Rs, Suite 810
Miami, FL 33155


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 1791
V&A Miami LLC/Anoints Body of Christ
NOH #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023



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Certified Mail Fee
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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 1.33

Total Postage
$

Sent To
V&A Miami LLC/Anoints Body of Christ
NOH #5549

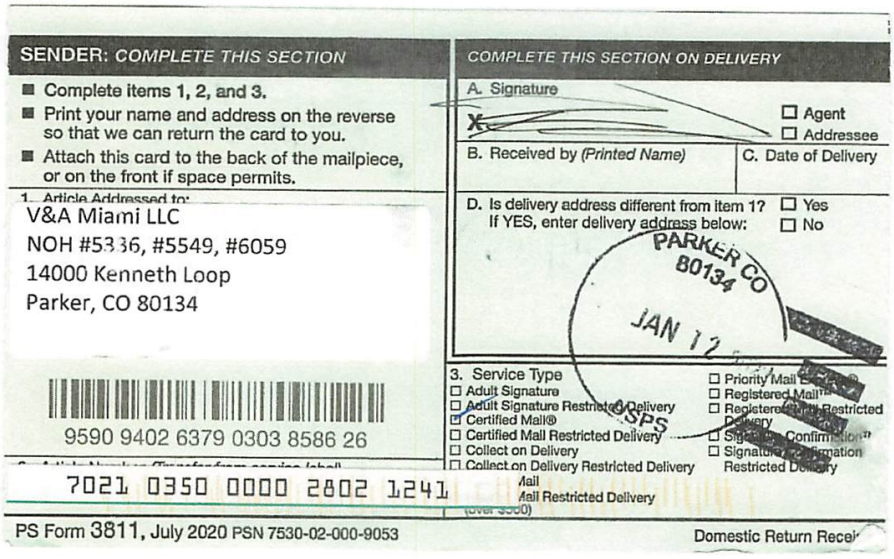
Street and Apt.
4400 W Hallandale Beach Blvd, Unit 6

City, State, ZIP
Pembroke Park, FL 33023

Postmark Here
JAN 5 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 1234



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

V&A Miami LLC
NOH #5336, #5549, #6059
14000 Kenneth Loop
Parker, CO 80134

9590 9402 6379 0303 8586 26

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1241

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

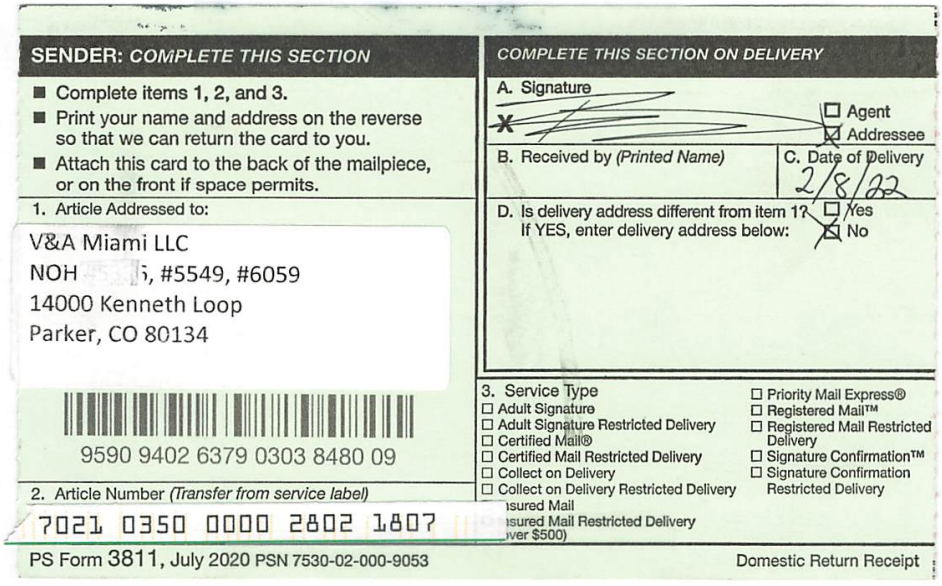
B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PARKER CO 80134
JAN 12
USPS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

V&A Miami LLC
NOH [redacted], #5549, #6059
14000 Kenneth Loop
Parker, CO 80134

9590 9402 6379 0303 8480 09

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1807

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
2/8/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Code Dept.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5549

Hasler
03/01/2021
US POSTAGE $

0

Anoints Body of Christ
4400 W Hallandale Beach Blvd, Bay 6
Pembroke Park, FL 33023

Code Dept.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5549

Hasler
03/01/2021
US POSTAGE $

Sent To:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$255,260	$1,778,510	$2,033,770	$2,033,770	
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42
2019	$255,260	$358,660	$613,920	$613,920	$13,404.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,033,770	$2,033,770	$2,033,770	$2,033,770
Portability	0	0	0	0
Assessed/SOH	$2,033,770	$2,033,770	$2,033,770	$2,033,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,033,770	$2,033,770	$2,033,770	$2,033,770

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021

Document Images

01/04/2021 -- ANNUAL REPORT View image in PDF format

02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC
ANOINTS BODY OF CHRIST CASE NO. 5549

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, # 6, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, # 6, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC/ ANOINTS BODY OF CHRIST AT 11:39 A.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

_____
AFFIANT

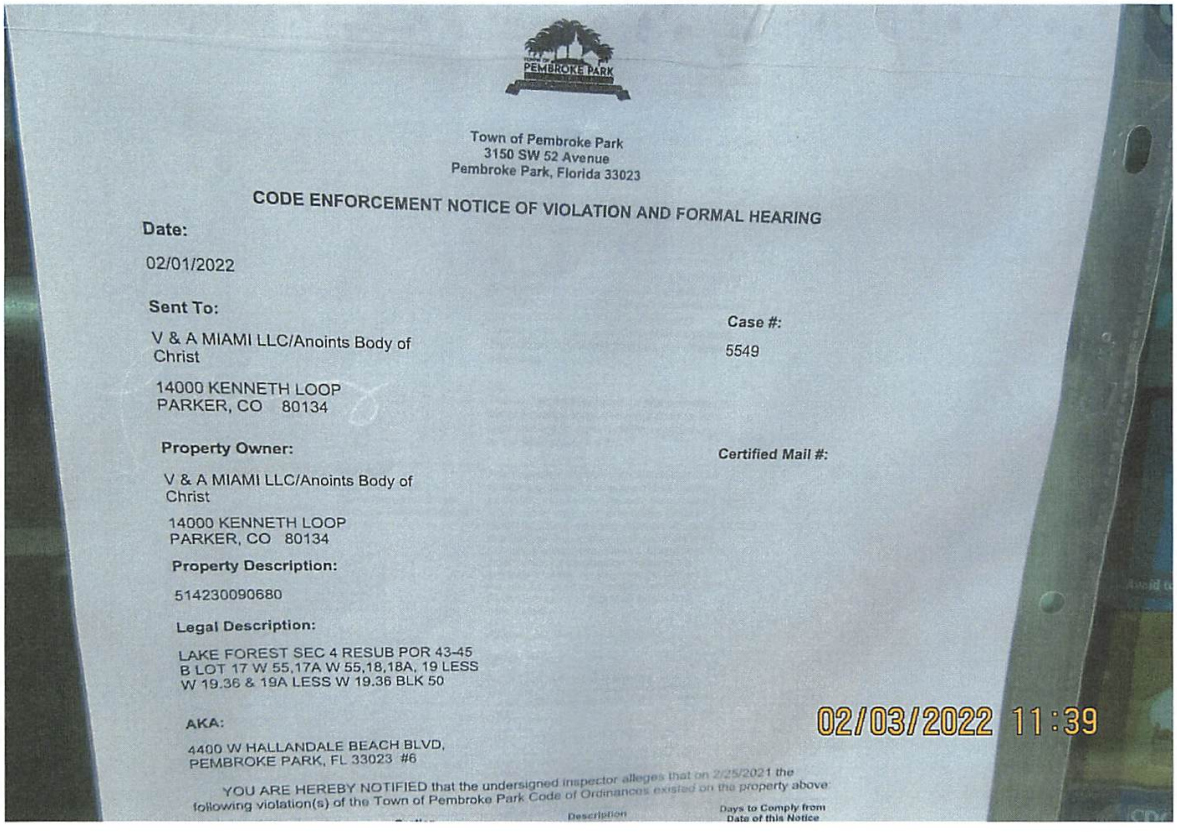
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





PEMBROKE PARK

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55.17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

02/03/2022 11:39

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Description | Days to Comply from Date of this Notice

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 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.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	60

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	60

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

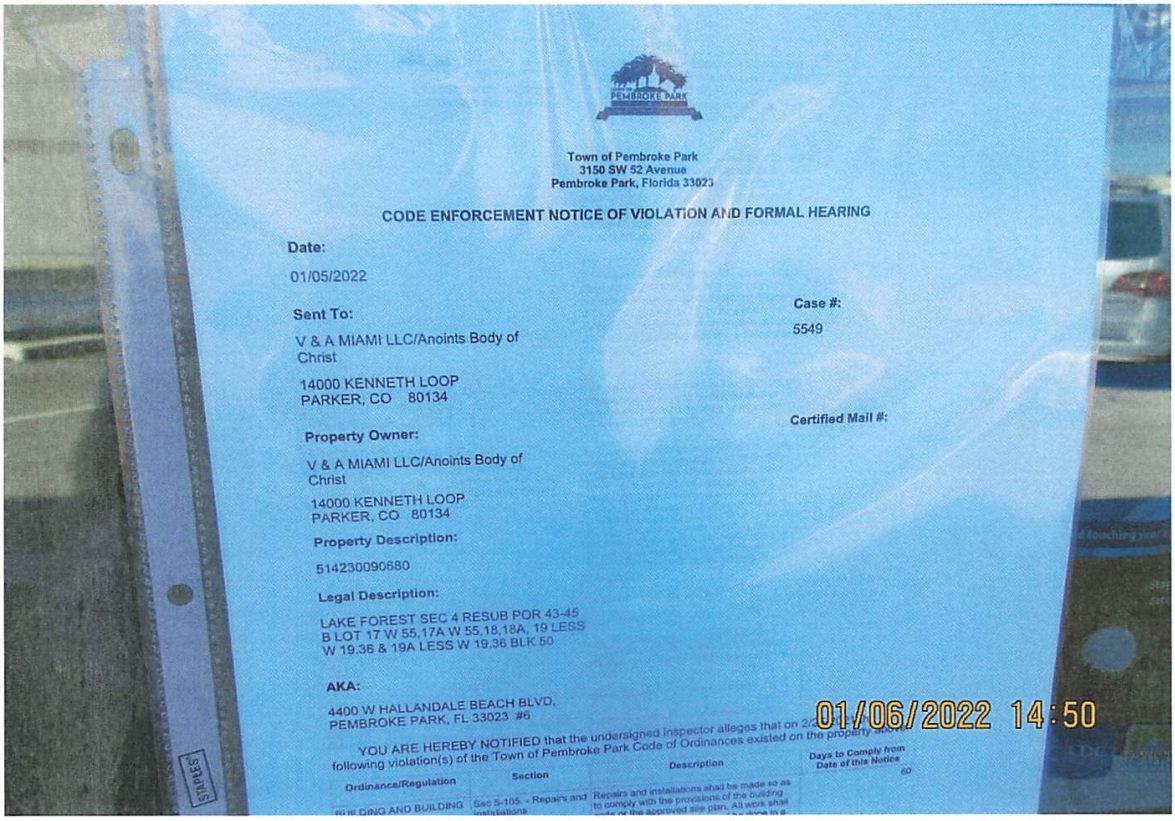
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Case #:

5549

Sent To:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Owner:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

01/06/2022 14:50

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2[illegible] following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property [illegible]

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building [illegible] of the approved site plan. All work shall	60

STAPLES


Anoints Of Body Of Christ
Assemblee Inc.
SUNDAY
9AM-12:30PM
SUNDAY NIGHT
7PM-10PM
TUESDAY
9AM-12PM
WEDNESDAY
7PM-10PM
FRIDAY MIDNIGHT PRAYER
9PM-12AM
PASTOR JEAN AURELIEN
(954) 274-1155 or (845) 821-1728
01/06/2022 14:50


01/06/2022 14:50

Cancelled - Rescheduled

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 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.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	60

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	60

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

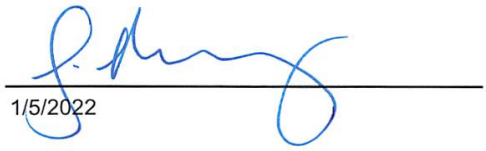
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Joseline Ramirez

Chief Code Enforcement Officer



1/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	02/25/2021

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	15

Notes/Means of Correction:

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

V&A Miami LLC

Name Annoits Body of Christ Date 2/25/2021

Site Address 4400 W Hallandale Beach Blvd Case # _____

Sub/Park _____

Permit # _____

- ☒ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105; 5-17
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Operating without a Business Tax Receipt License. Business owner must cease all operations. Build additional office without a permit.

Corrective Action(s)

Obtain a Business Tax Receipt License. Obtain plans, permit and inspections.

- ☐ Structural
- ☒ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 15

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

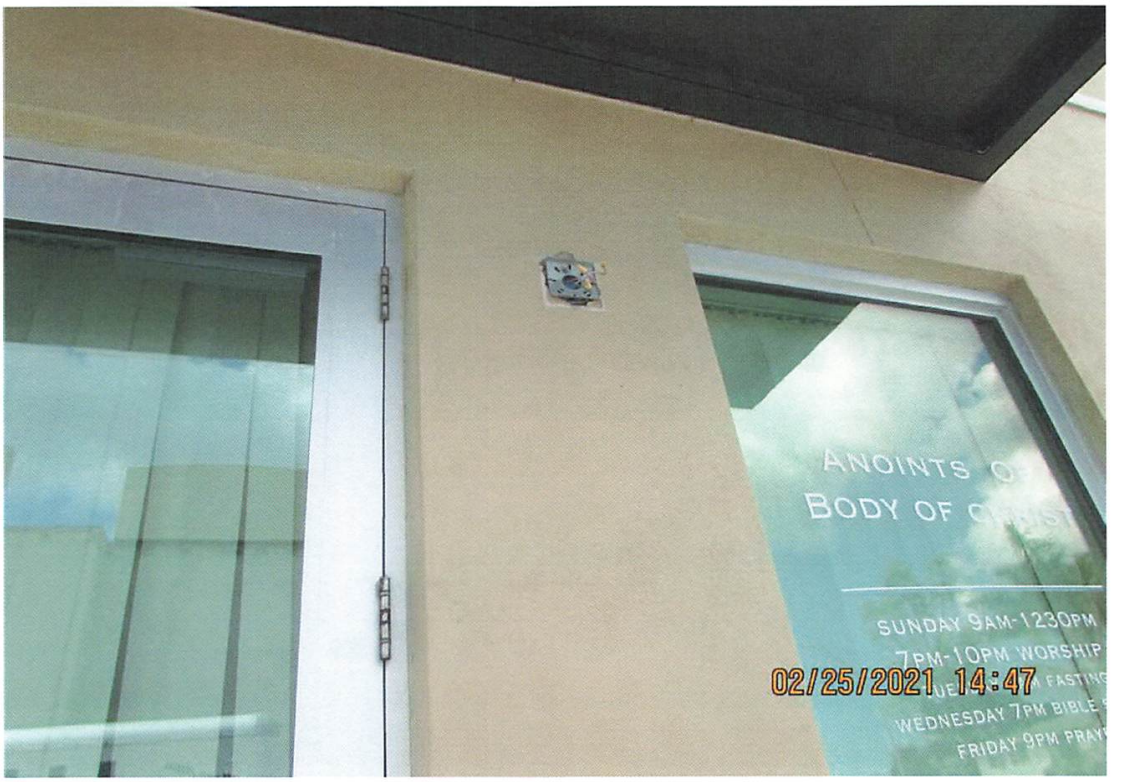
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

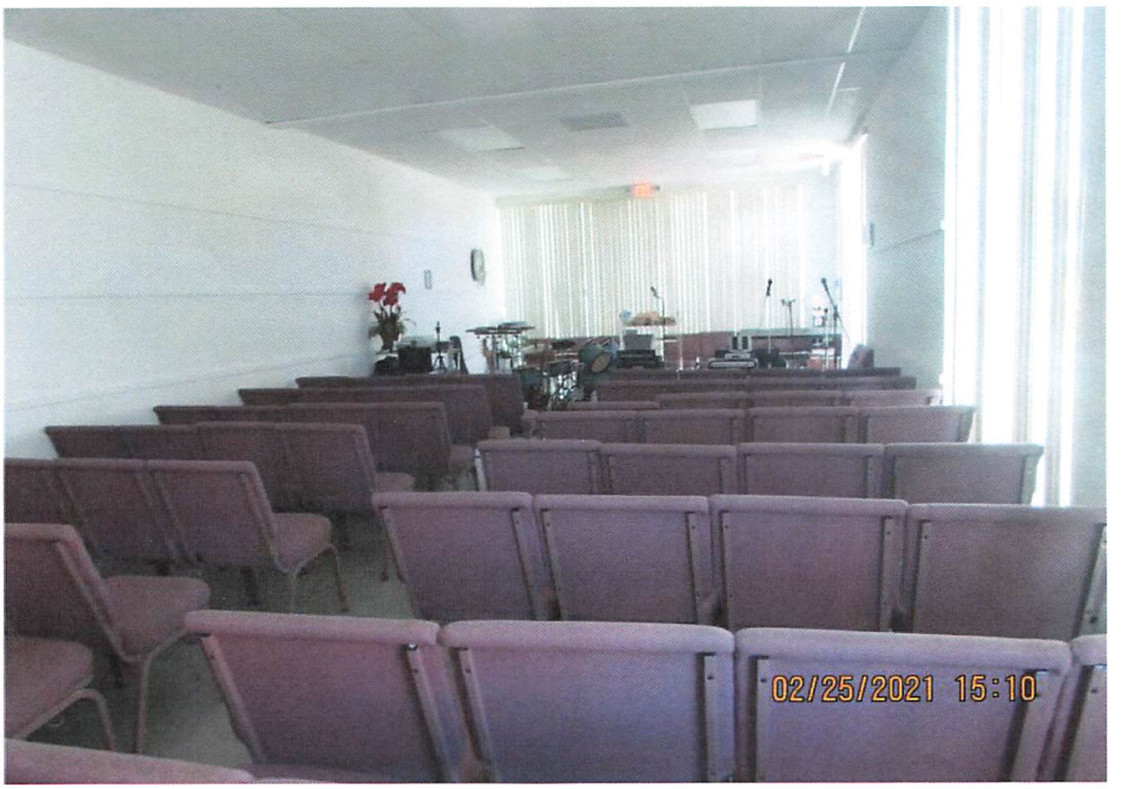
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


ANOINTS
BODY OF
SUNDAY 9AM-1230PM
7PM-10PM WORSHIP
WEDNESDAY 7PM BIBLE
FRIDAY 9PM PRAY
02/25/2021 14:47

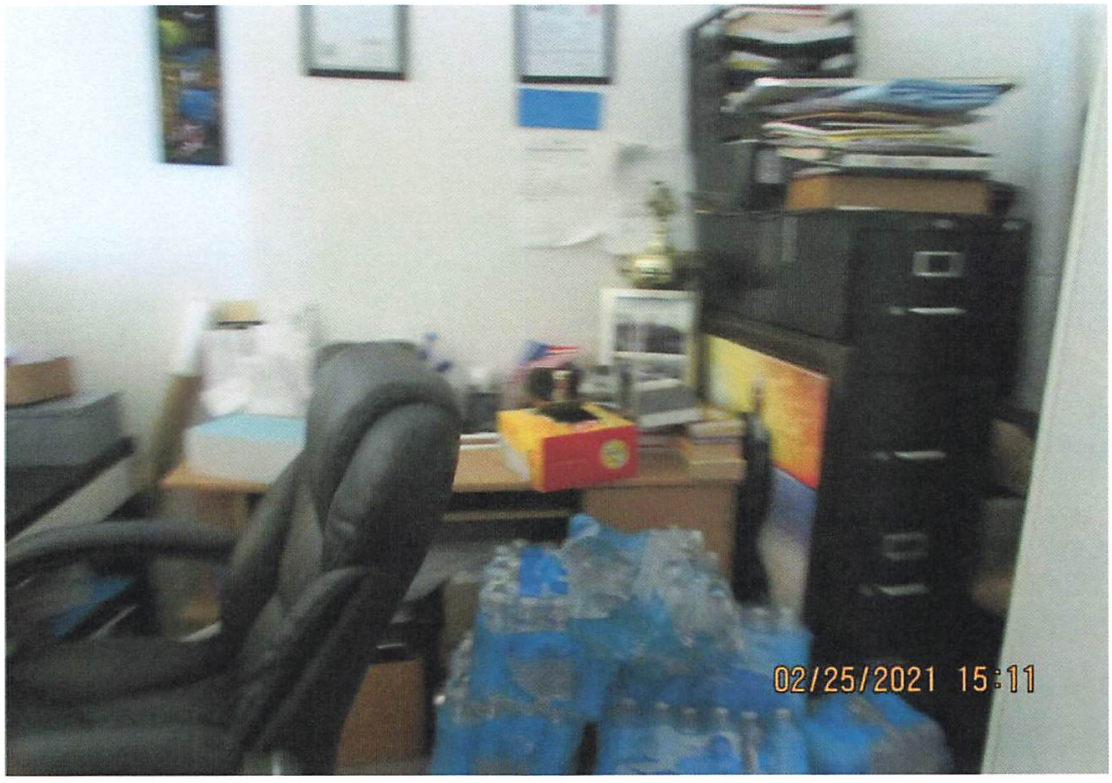

02/25/2021 15:10


welcome
HAPPY
02/25/2021 15:10


02/25/2021 15:10


ANOINTS OF BODY OF CHRIST
02/25/2021 15:10


02/25/2021 15:10


02/25/2021 15:11


02/25/2021 15:11


02/25/2021 15:11


02/25/2021 15:13
ANOINTS OF BODY OF CHRIST


HAPPY BIRTHDAY
GRACE
FAITH
PEACE
JOY
02/25/2021 15:14


02/25/2021 15:16


02/25/2021 15:17


MINNESOTA
U-HAUL
U-HAUL
26' SUPERMOVER
ENHANCED AERODYNAMICS
RENT THIS TRUCK!
uhaul.com
STOP
02/25/2021 14:47


02/25/2021 14:47


U-HAUL
RIGHT EQUIPMENT / LOWEST COST
Saving You Money On Gas
AERODYNAMIC CHASSIS SKIRTS
02/25/2021 14:47


02/25/2021 14:47

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 009855

APPLICATION FORM

Application Category: Services **Application Date:** 9/24/2020

Business Owner Information (Residential Usage)

Business Name: ANOINTS OF BODY OF CHRIST

Business Owner/Corporation/Partnership:

Business Address: 4400 W HALL BCH BLVD, 6

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: **Other Phone:** 8458211728 **Fax #:**

E-Mail: abodyofchrist@aol.com **Contact Person's Name:** CLAUDINE L THORPE

Parcel Information

Folio Number: 514230090680 **Legal Description:**

Prior Use:

Current Use: RELIGIOUS ORG - SUPPORT SERVICES

Contact Information

Name: ASSEMBLY INC

Mailing Address: 4400 W HALL BCH BLVD, 6

City / State / Zip: PEMBROKE PK FL 33023

Business Description:

OFFICE ONLY-RELIGIOUS ORG/SUPPORT SVCS

Limitations:

(NO BTR - STILL IN PROCESS)

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 4400 W HALLANDALE BEACH BLVD, # 6

Job Name: THE OUTREACH WAREHOUSE

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:4/15/2021 2:51:48 PM

Application Date: 4/15/2021 2:48:45 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	4/26/2021 1:13:33 PM
FIRE	Denied	4/19/2021 8:47:04 AM
MECHANICAL	Pending	
PLUMBING	Pending	
STRUCTURAL	Denied	4/15/2021 5:28:21 PM
ZONING	Approved	4/20/2021 9:57:46 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

Inkforce 94944

PERMIT NO.
F-94944

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: V & A MIAMI LLC					
JOB ADDRESS: 4400 W HALLANDALE BEACH BLVD unit 6					
OWNER NAME: V & A MIAMI LLC					
OWNER ADDRESS: 14000 KENNETH LOOP					
CITY: PARKER					
PHONE: 8458211728	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: alcounti general contractors inc					
MAIL ADDRESS: 10362 NW 55 ST					
CITY STATE ZIP: SUNRISE FL 33351					
PHONE: 9546825179	**FAX:**	**EMAIL:** DIRECTRATHLLC@GMAIL.COM			
CERT. COMPENTENCY: CGC1515554		**STATE REGISTRATION: N/A**			
LOT: 6	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514230090680		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: storage room was build without a permit					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 4400 W HALLANDALE BEACH BLVD unit 6

Job Name: V & A MIAMI LLC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:1/14/2022 11:22:59 AM

Application Date: 1/14/2022 11:16:57 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	1/19/2022 9:37:11 PM
FIRE	Denied	1/20/2022 8:47:31 AM
STRUCTURAL	Denied	1/19/2022 9:04:21 AM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$255,260	$1,719,160	$1,974,420	$1,974,420	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

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
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

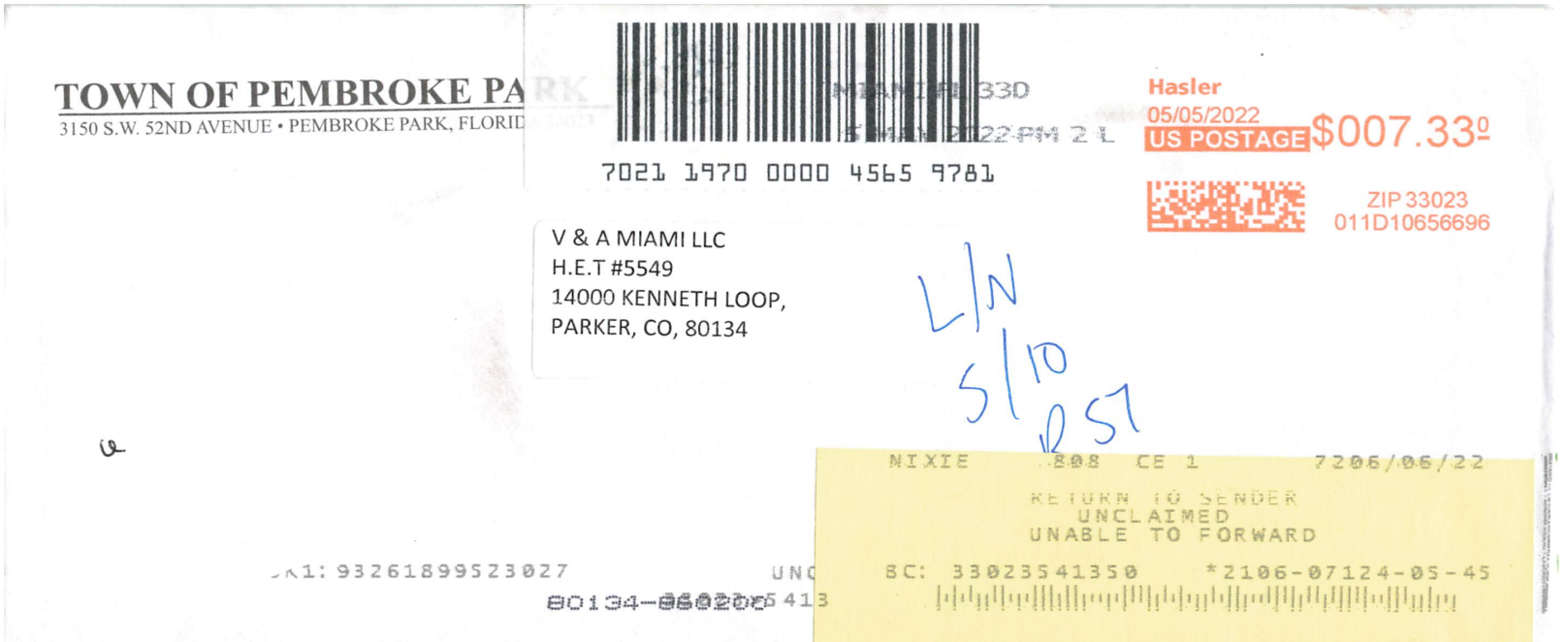
SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021

Document Images

01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format



TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORID

7021 1970 0000 4565 9781

Hasler
05/05/2022
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

V & A MIAMI LLC
H.E.T #5549
14000 KENNETH LOOP,
PARKER, CO, 80134

L/N
5/10
857

NIXIE 808 CE 1 7206/06/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-07124-05-45

80134-880205413


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:

V & A MIAMI LLC
H.E.T #5549
14000 KENNETH LOOP,
PARKER, CO, 80134

9590 9402 6921 1104 8099 82

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9781

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORI

MIAMI FL 330
MAY 2022 PM 5 L

7021 1970 0000 4565 9767

Hasler
05/05/2022
US POSTAGE $007.33⁰

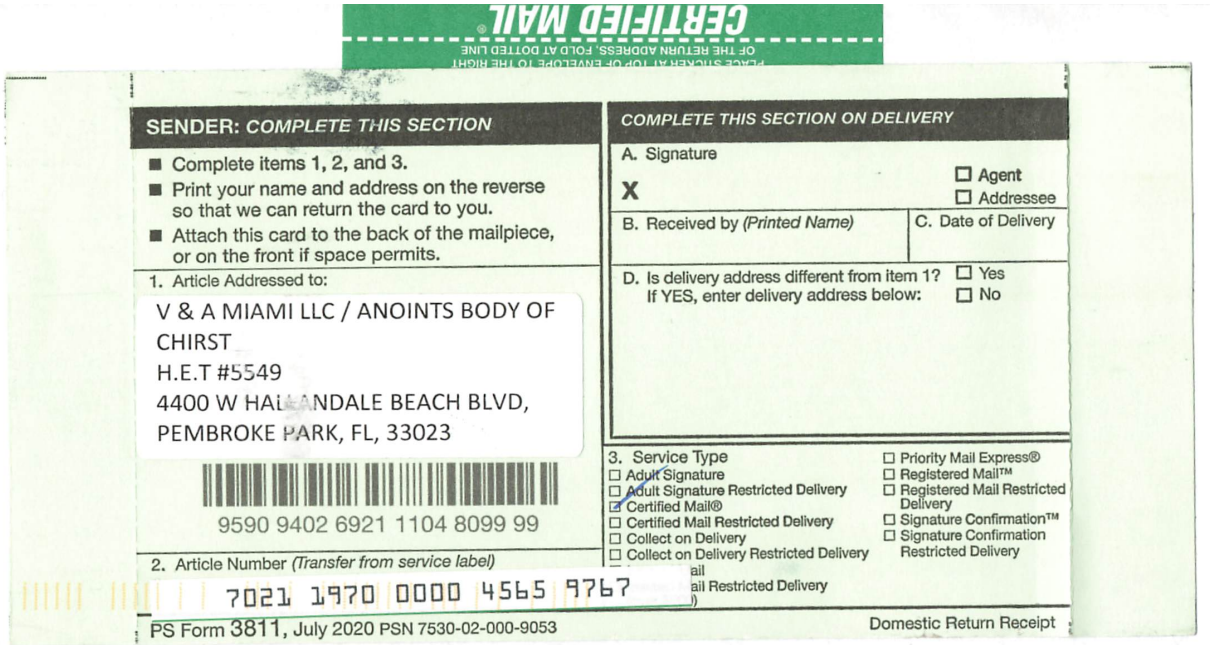
ZIP 33023
011D10656696

V & A MIAMI LLC / ANOINTS BODY OF
CHIRST
H.E.T #5549
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

NIXIE 331 CE 1 2205/11/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *2506-00854-05-47

9326010903306129

IA
33023-4342 20


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:

V & A MIAMI LLC / ANOINTS BODY OF CHIRST
H.E.T #5549
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8099 99

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9767

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

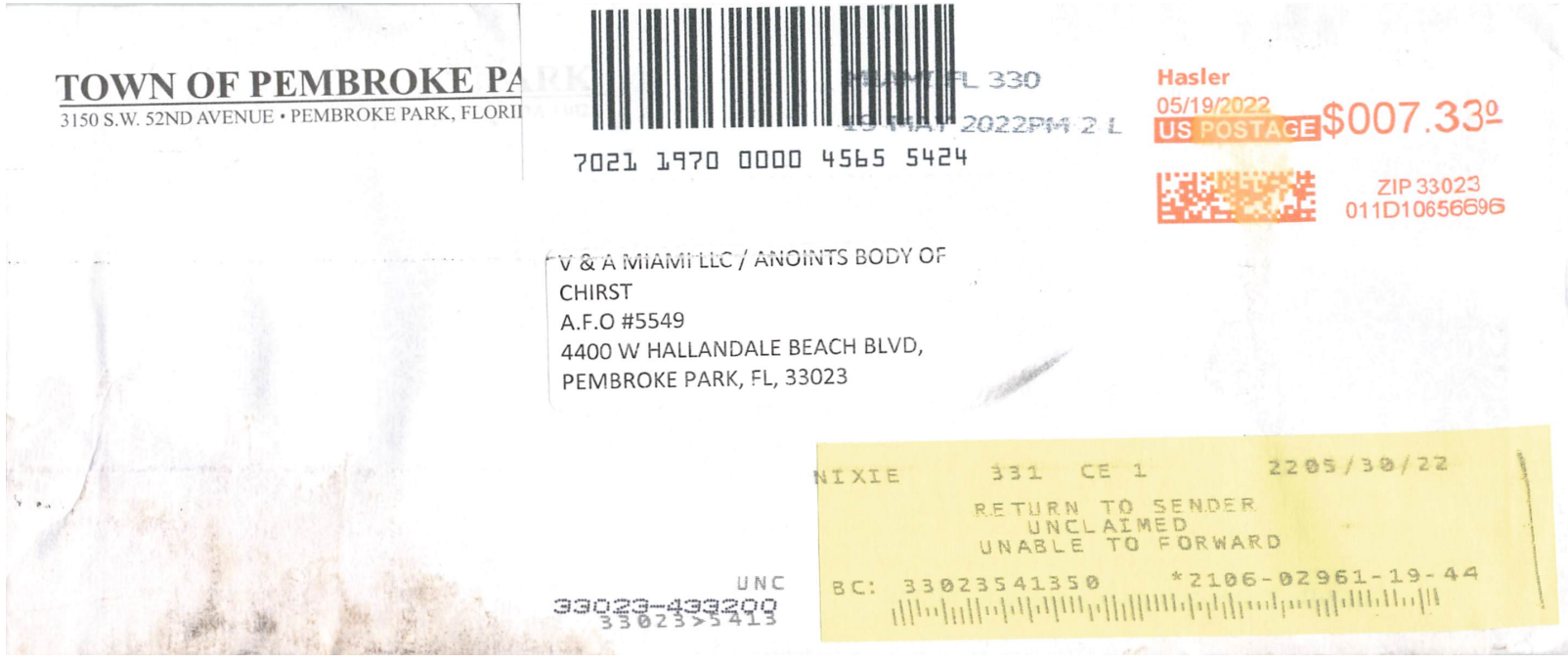
C. Date of Delivery

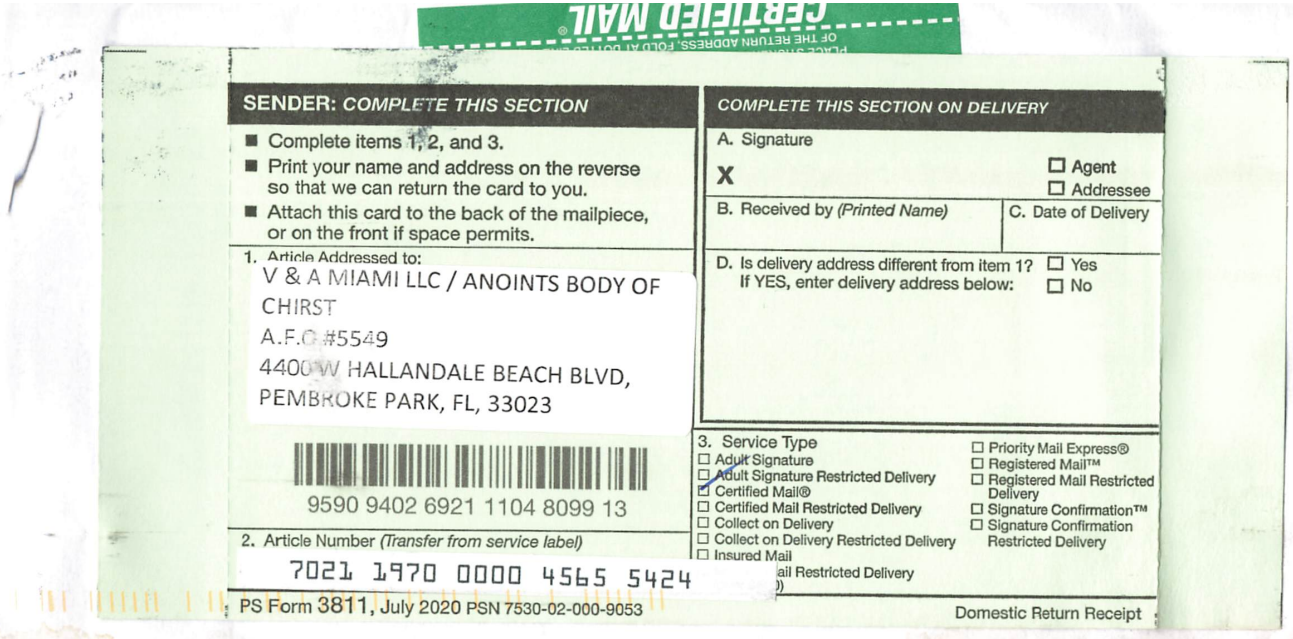
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt


TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORI
7021 1970 0000 4565 5424
Hasler
05/19/2022
US POSTAGE $007.33⁰
ZIP 33023
011D10656696
V & A MIAMI LLC / ANOINTS BODY OF
CHIRST
A.F.O #5549
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
NIXIE 331 CE 1 2205/30/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-02961-19-44
UNC
33023-433200
33023>5413


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:

V & A MIAMI LLC / ANOINTS BODY OF CHIRST
A.F.C #5549
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8099 13

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5424

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

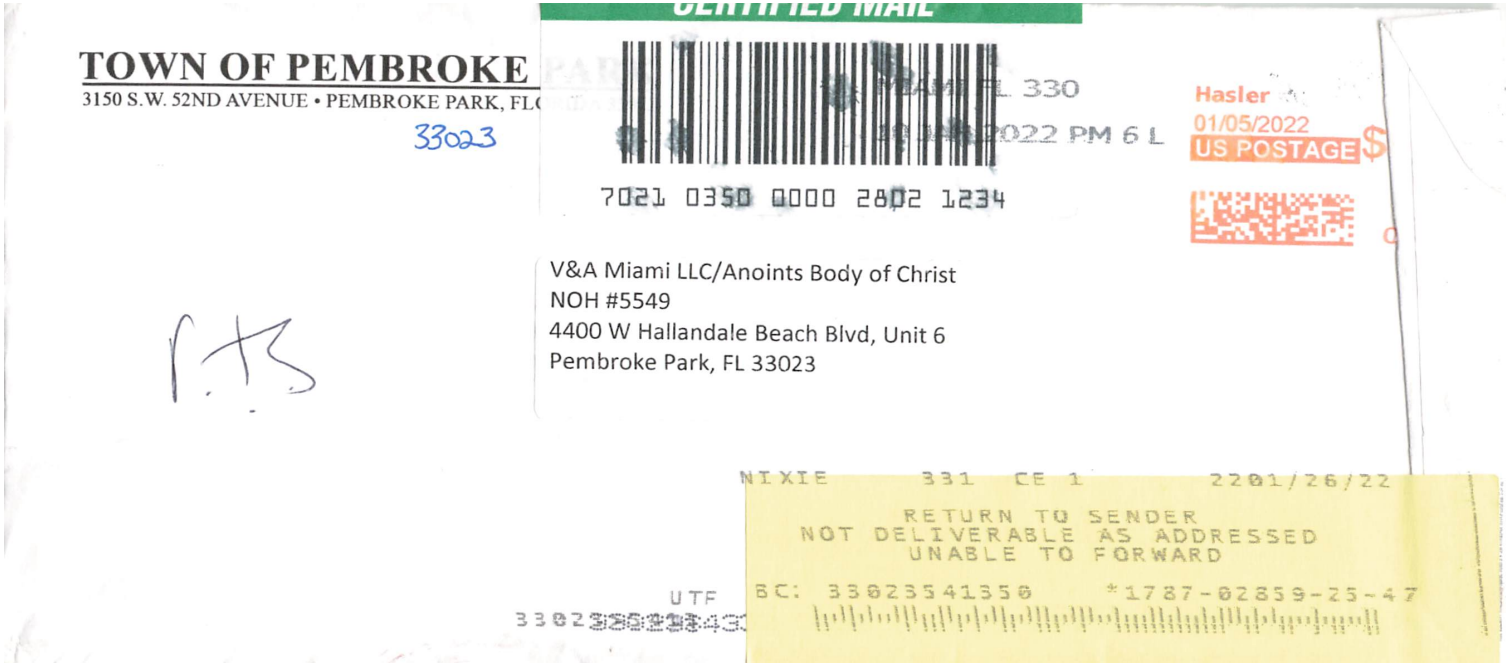
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
ail Restricted Delivery
))

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL
33023

CERTIFIED MAIL

7021 0350 0000 2802 1234

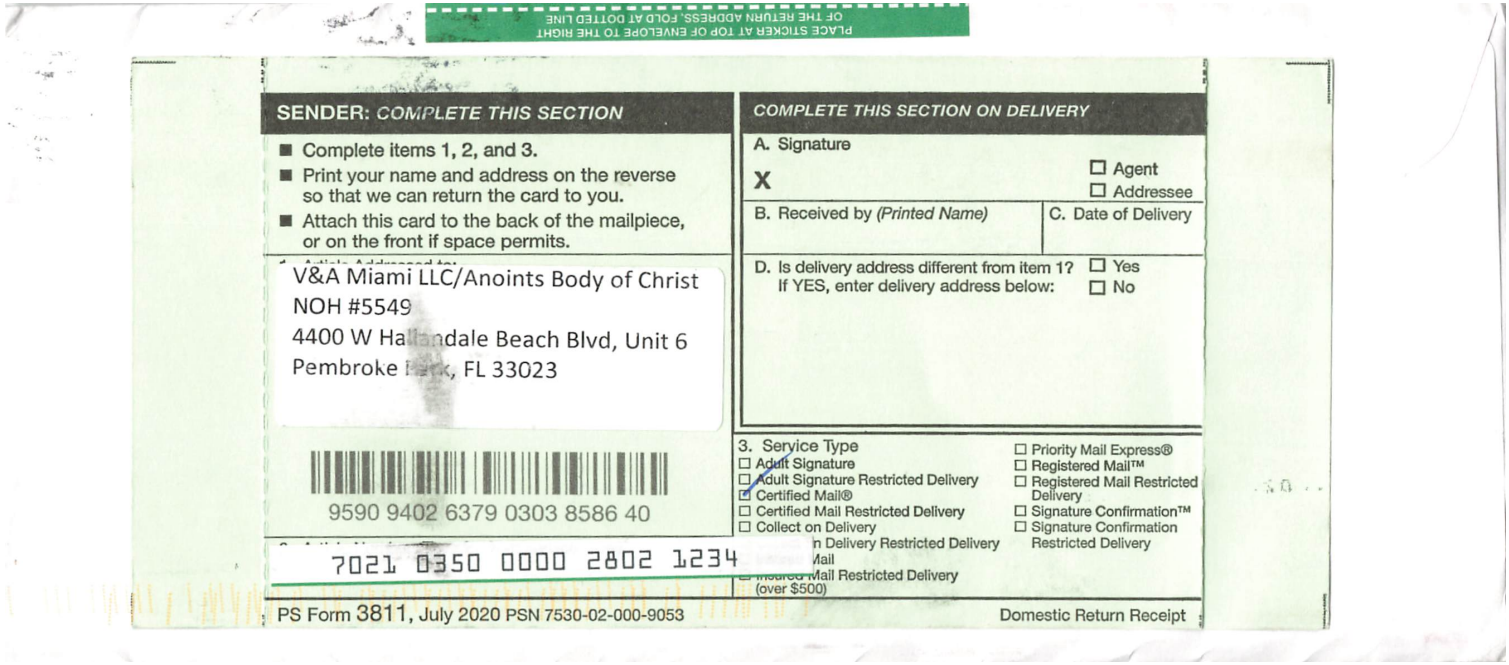
Hasler
01/05/2022
US POSTAGE $

V&A Miami LLC/Anoints Body of Christ
NOH #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023

P.B.

NIXIE 331 CE 1 2201/26/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *1787-02859-25-47

UTF


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

V&A Miami LLC/Anoints Body of Christ
NOH #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023

9590 9402 6379 0303 8586 40

7021 0350 0000 2802 1234

COMPLETE THIS SECTION ON DELIVERY

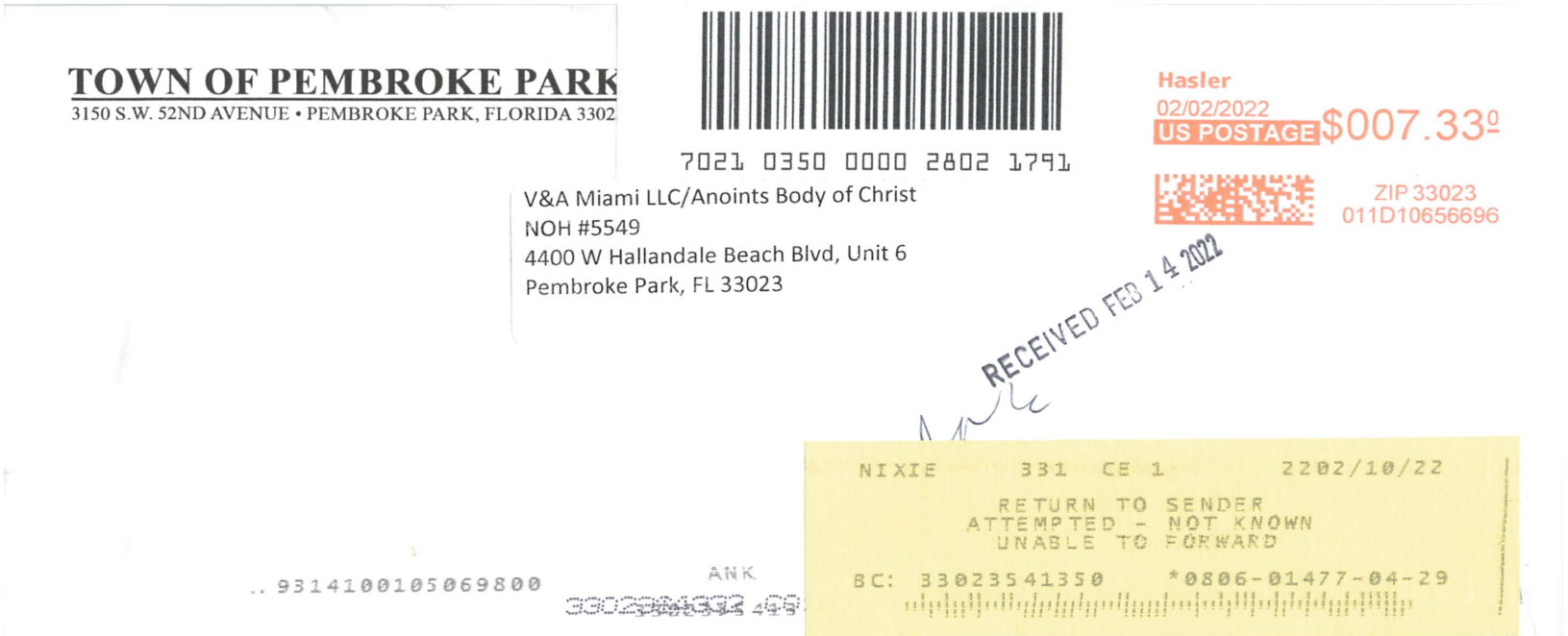
A. Signature
X
☐ Agent
☐ Addressee

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



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 3302

7021 0350 0000 2802 1791

V&A Miami LLC/Anoints Body of Christ
NOH #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023

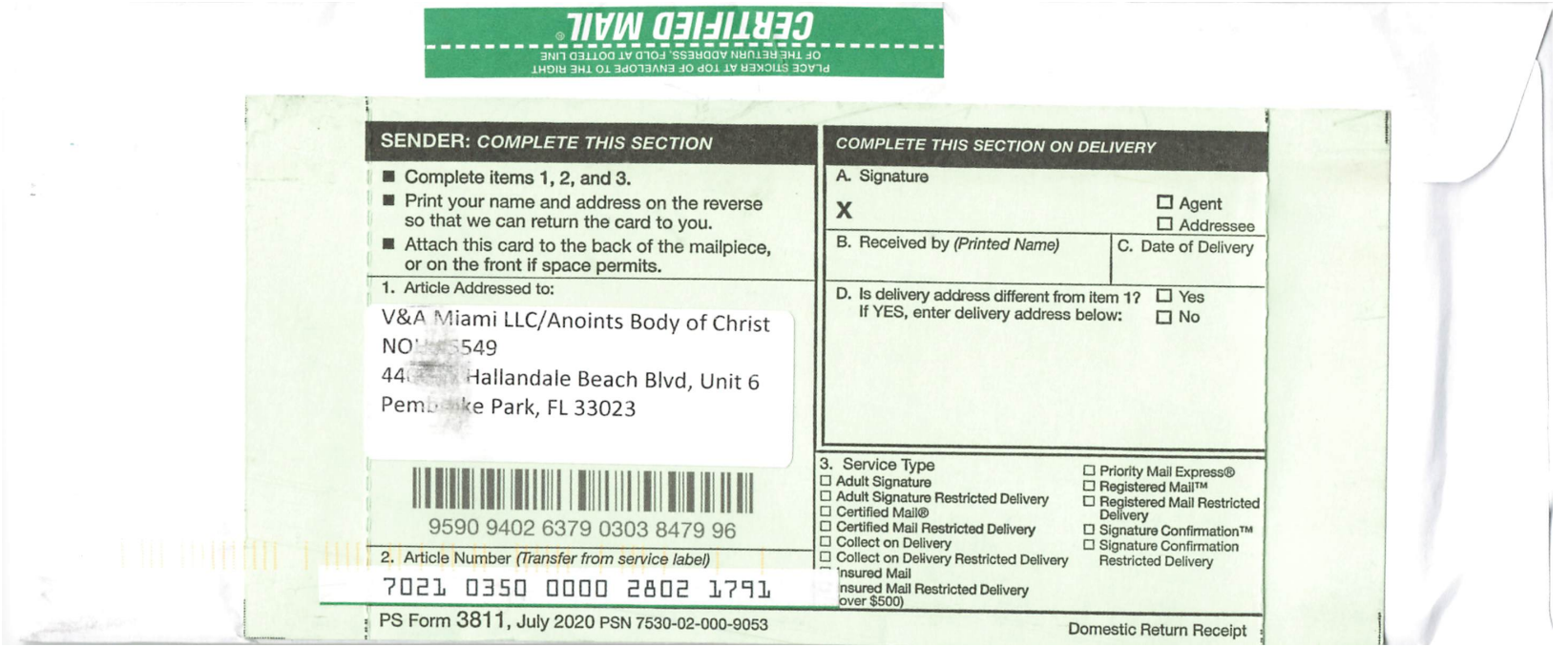
Hasler
02/02/2022
US POSTAGE $007.33⁰

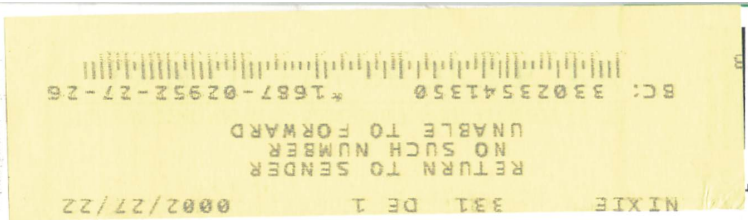
ZIP 33023
011D10656696

RECEIVED FEB 14 2022

NIXIE 331 CE 1 2202/10/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0806-01477-04-29

.. 9314100105069800 ANK

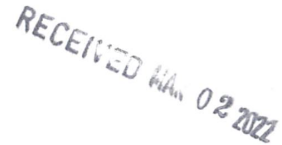

CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
V&A Miami LLC/Anoints Body of Christ
NO 5549
44 Hallandale Beach Blvd, Unit 6
Pem ke Park, FL 33023
9590 9402 6379 0303 8479 96
2. Article Number (Transfer from service label)
7021 0350 0000 2802 1791
PS Form 3811, July 2020 PSN 7530-02-000-9053
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery
over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt





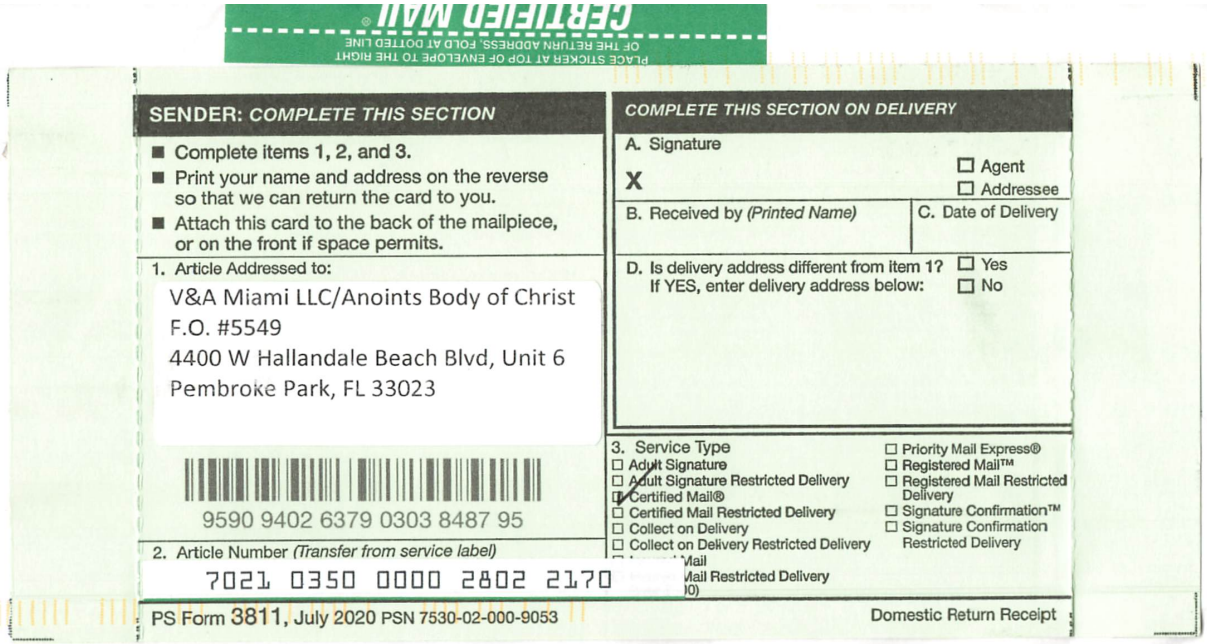


V&A Miami LLC/Anoints Body of Christ
F.O. #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023



33023$4332 C016




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:
V&A Miami LLC/Anoints Body of Christ
F.O. #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023
9590 9402 6379 0303 8487 95
2. Article Number (Transfer from service label)
7021 0350 0000 2802 2170
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

7022 2410 0002 7328 4082

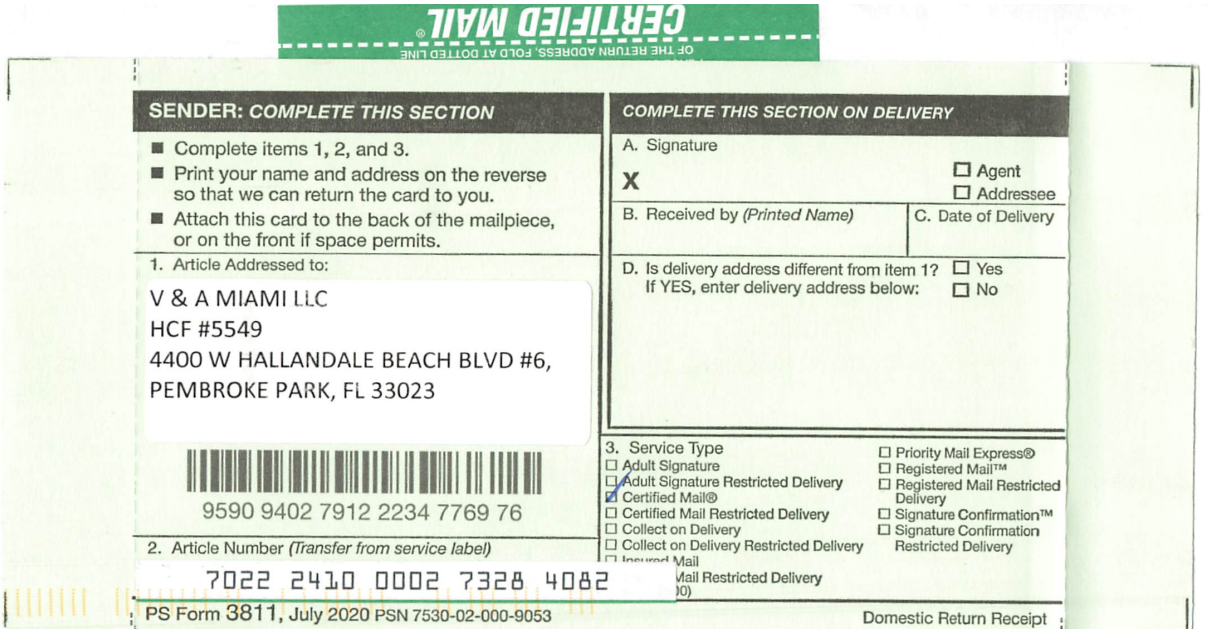
Hasler
01/31/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

V & A MIAMI LLC
HCF #5549
4400 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK, FL 33023

I A.

NIXIE 331 DE 1 0002/12/23
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
IA BC: 33023541350 *2606-03926-01-35
33023-430200
33023541350


CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
V & A MIAMI LLC
HCF #5549
4400 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK, FL 33023
9590 9402 7912 2234 7769 76
2. Article Number (Transfer from service label)
7022 2410 0002 7328 4082
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
1 FEB 2023 PM 6 L

Hasler
02/01/2023
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

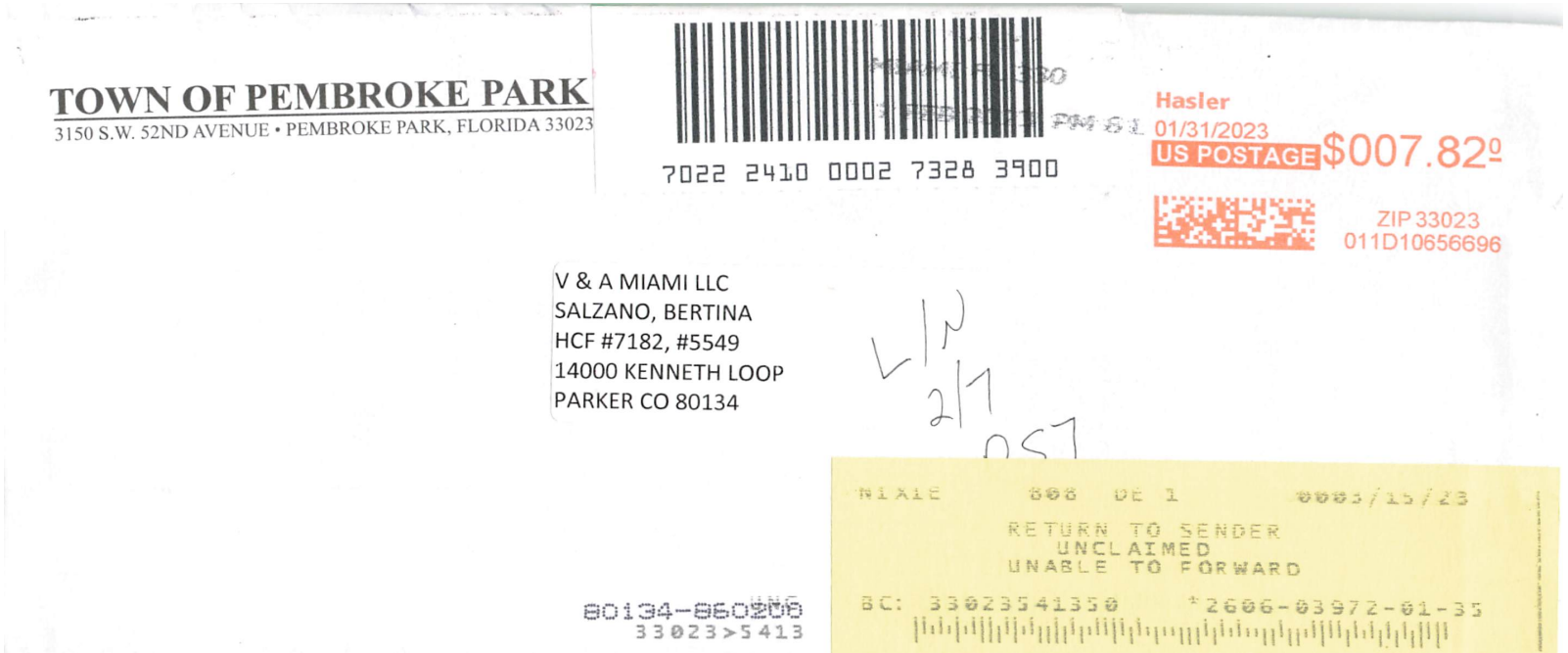
V & A MIAMI LLC
AONC # 5549
4400 W Hallandale Blvd #6,
Pembroke Park, FL 33023

RECEIVED FEB 21 2023

NIXIE 331 SE 1 2202/12/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2606-09805-01-41

:A1:93036106915713

ANK
33023+4559200



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7022 2410 0002 7328 3900

Hasler
01/31/2023
US POSTAGE $007.82⁰

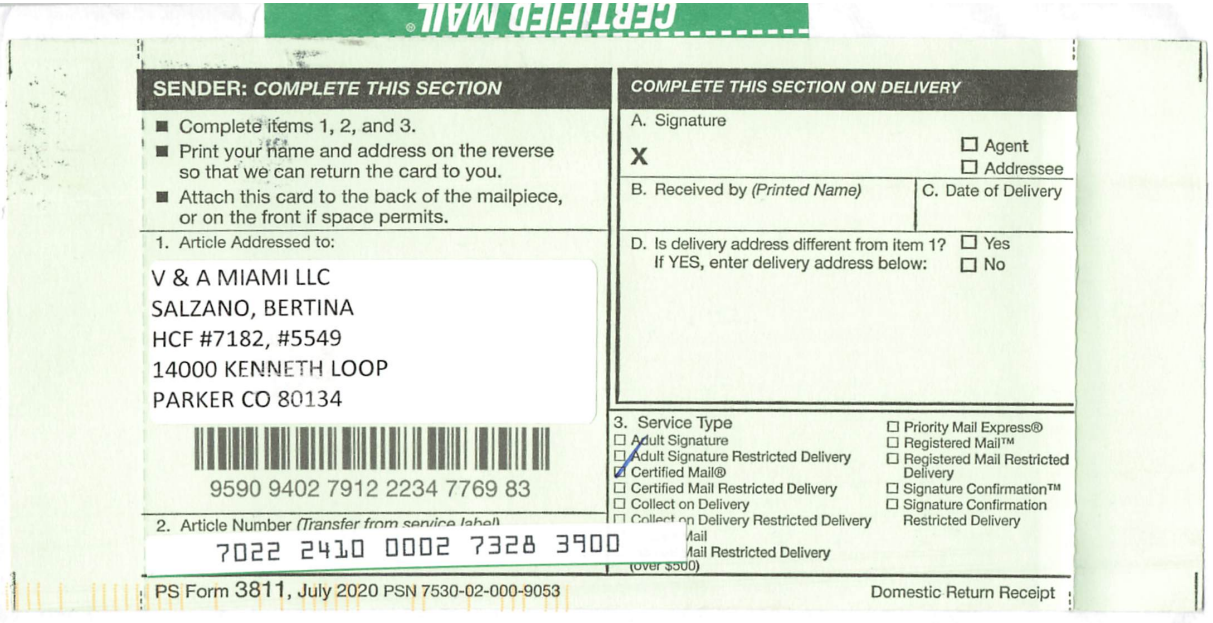
ZIP 33023
011D10656696

V & A MIAMI LLC
SALZANO, BERTINA
HCF #7182, #5549
14000 KENNETH LOOP
PARKER CO 80134

L/N
2/7
057

NIXIE 808 DE 1 0003/15/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2606-03972-01-35

80134-860206
33023>5413


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:

V & A MIAMI LLC
SALZANO, BERTINA
HCF #7182, #5549
14000 KENNETH LOOP
PARKER CO 80134

9590 9402 7912 2234 7769 83

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3900

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC	2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311	SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270340

Legal Description

Case Status Closed **Case #** 5680

Notes

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building.
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being re-paved with stripes.
13. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		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
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Case Overview

10/20/2021	10/20/2021	Final Order	
1/17/2023		Affidavit of Compliance	Hand
3/8/2023	4/19/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	1/17/2023
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.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/17/2023

Case Overview

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)	1/17/2023
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)	1/17/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/17/2023	$16,650.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,750.00**

Payments

Date	Payment Type Name	Amount
10/25/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$16,650.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
Respondent

CASE NO. 5680

AFFIDAVIT OF SERVICE

TO BE SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC AT 09:59 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

4/11/23
AFFIANT

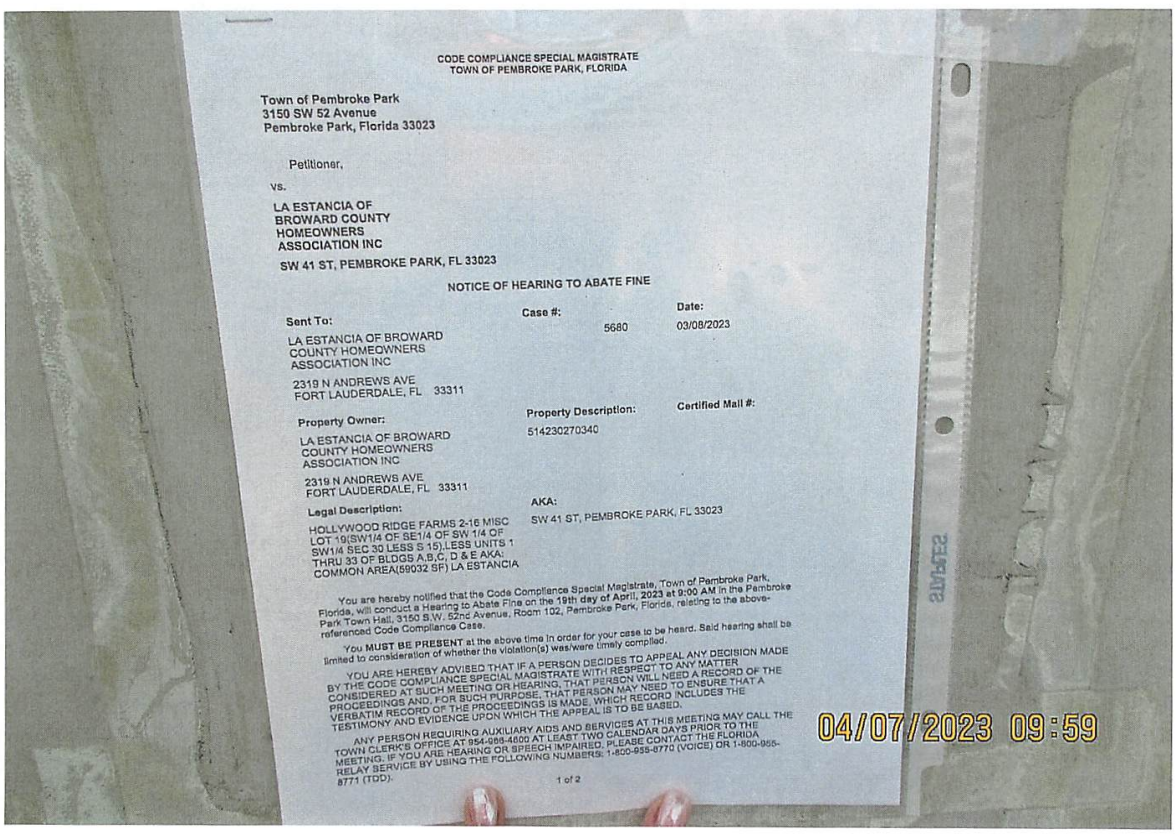
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LA ESTANCIA OF
BROWARD COUNTY
HOMEOWNERS
ASSOCIATION INC

SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311	5680	03/08/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311	514230270340	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15).LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA	SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 19th day of April, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: April 18, 2023
INVOICE # 435
FOR:

Case # 5680
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
SW 41 AVE,
PEMBROKE PARK, FL 33023

Bill To:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
SW 41 AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(c)(g)(j)(l); 5-105; 5-17; 5-87 and 12-48.		
	Final Order 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
1	Admin Fee Paid	$ 100.00	$ 100.00
333	Day(s) of Per Diem from (02/18/2022-01/17/2023)	$ 50.00	$ 16,650.00
	Recommend to Abate Per Diem Fine by 90%		$ 1,665.00
		Balance	$ 16,650.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311	5680	03/08/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311	514230270340	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA	SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: February 14, 2023

Phone #: 954-563-1269

Case # 5680

E-mail: director@rmsaccounting.com

Address of Violation: La Estancia of broward County 5401-5465 SW 41st Street Pembroke Park FL 33316
c/o Royale Management Services 2319 N Andrews Avenue, Fort Lauderdale, FL 33311

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Lorri M Hill, LCAM (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5680 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the MArch 15, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on February 6, 2023 imposing the fine of $16,500.00 for violation(s)of the Town's Code of Ordinances: See attached violation notice.

Brief summary for request: La Estancia of Broward County is a blue collar working class community and fines will have a detrimental effect on the Association given its current financial status. The HOA had to impose multiple Special Assessments on the membership in order to raise the funds for the required repairs. This posed significant hardship to many owners and they ended up in collections. In addition, there were delays due to compliance with the HOA Statutes, Permitting, Vendor Selection. Vendors also had scheduling delays.

Lorri M Hill,LCAM on behalf of the Board of Directors
Petitioner's Name (Print)

Lorri M Hill
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, _____ and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Mar. 7, 2023.

Notary Public State of Florida: Jill Goldberg My Commission expires: _____

JILL GOLDBERG
Notary Public - State of Florida
Commission # HH 086360
My Comm. Expires Feb 9, 2025
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 41 STREET, PEMBROKE PARK FL 33023
Property Owner	LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
Mailing Address	2319 N ANDREWS AVE FORT LAUDERDALE FL 33311-3924

ID #	5142 30 27 0340
Millage	0613
Use	09

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) 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*	$10		$10	$10	
2022	$10		$10	$10	
2021	$10		$10	$10	

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
9/1/2006	SWD	$100	42761 / 297
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10	1.36	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N06000001932
FEI/EIN Number	80-0106798
Date Filed	02/21/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/09/2017

Principal Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Mailing Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Registered Agent Name & Address

Royale Management Services
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Name Changed: 04/29/2022

Address Changed: 04/29/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

Dyer, Jermaine
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Profit Corporation
ROLLINS CONTINENTAL, INC.

Filing Information

Document Number	812738
FEI/EIN Number	47-3102508
Date Filed	04/26/1958
State	NY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/02/1986
Event Effective Date	NONE

Principal Address

2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Changed: 04/16/2010

Mailing Address

2170 PIEDMOND ROAD, N.E.
CORPORATE TAX DEPT
ATLANTA, GA 30324-4135

Changed: 01/12/2012

Registered Agent Name & Address

THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE, FL 32301

Name Changed: 03/09/1994

Address Changed: 03/09/1994

Officer/Director Detail

Name & Address

Title Secretary

CHANDLER, ELIZABETH
2170 PIEDMONT RD NE
ATLANTA, GA 30324-4135

Title President

WILSON, JOHN
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title President

Campbell, Jeffrey B.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, Treasurer

Northern, Edward P.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, VP

Leavitt, Steve
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	04/20/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
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04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®

ESQ. LARRY SHENDELL
635 SE 10 STREET SUITE 635A
DEERFIELD BEACH, FL 33441
FO # 5680

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$ 7.33
Sent To
Street and Apt.
City, State, ZIP

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOICATION INC
2319 ANDREWS AVE
FORT LAUDERDALE, FL 33311
FO # 5680

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage & Fees $7.47

Postmark Here
APR 23 2021

NOH #5680

Sent To LA ESTANCIA OF BROWARD HOMEOWNERS ASSOCIATION INC
Street, Apt. No.; or PO Box No. 9050 Pines BLVD #415
City, State, ZIP+4 Pembroke Pines FL 33024

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2429

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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47

Postmark Here
APR 23 2021

NOH #5680

Sent To Royale Management Services
Street, Apt. No.; or PO Box No. 2319 N Andrews Ave
City, State, ZIP+4 Ft Lauderdale FL 33311

PS Form 3800, August 2006 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:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC
2319 N ANDREWS AVE
FT LAUDERDALE, FL 33311
NOH # 5680

9590 9402 6610 1028 6955 14

2. Article Number (Transfer from service label)
7021 0350 0001 0298 0204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X FOR RMS ☐ Agent ☐ Addressee

B. Received by (Printed Name) Mail Room LVS C. Date of Delivery 6/1/21

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
Mail
Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY

7022 2410 0002 7328 8547

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC
HAF #5680
SW 41 ST,
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800,

7022 2410 0002 7328 8530

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC / ROYALE
MANAGEMENT SERVICES
HAF #5680
2319 N ANDREWS AVE
FORT LAUDERDALE FL 33311

Postmark Here

PS Form 3800, Apri

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC / ROYALE
MANAGEMENT SERVICES
HAF #5680
2319 N ANDREWS AVE
FORT LAUDERDALE FL 33311

9590 9402 4729 8344 1612 69

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8530

COMPLETE THIS SECTION ON DELIVERY

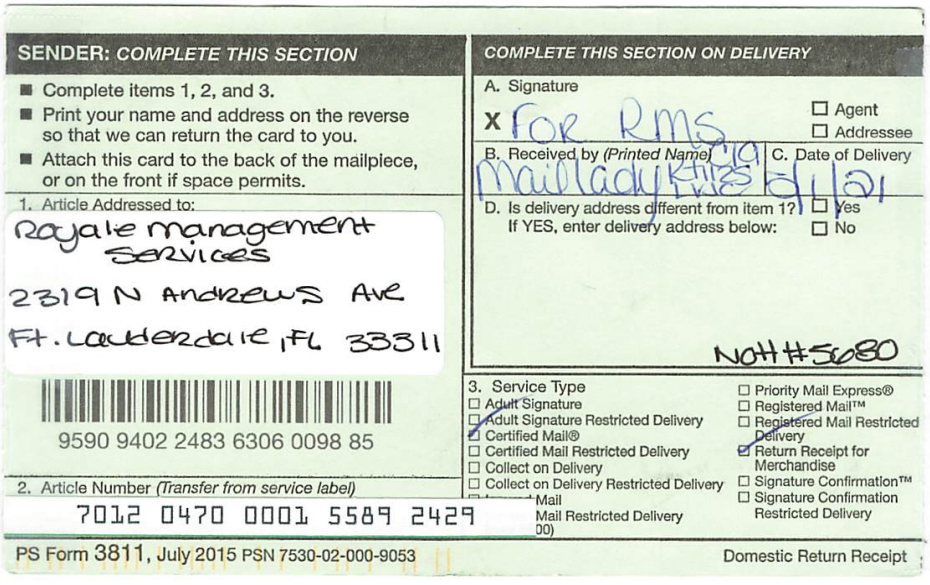
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Royale Management Services
2319 N Andrews Ave
Ft. Lauderdale, FL 33311

9590 9402 2483 6306 0098 85

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2429

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X for RMS ☐ Agent ☐ Addressee

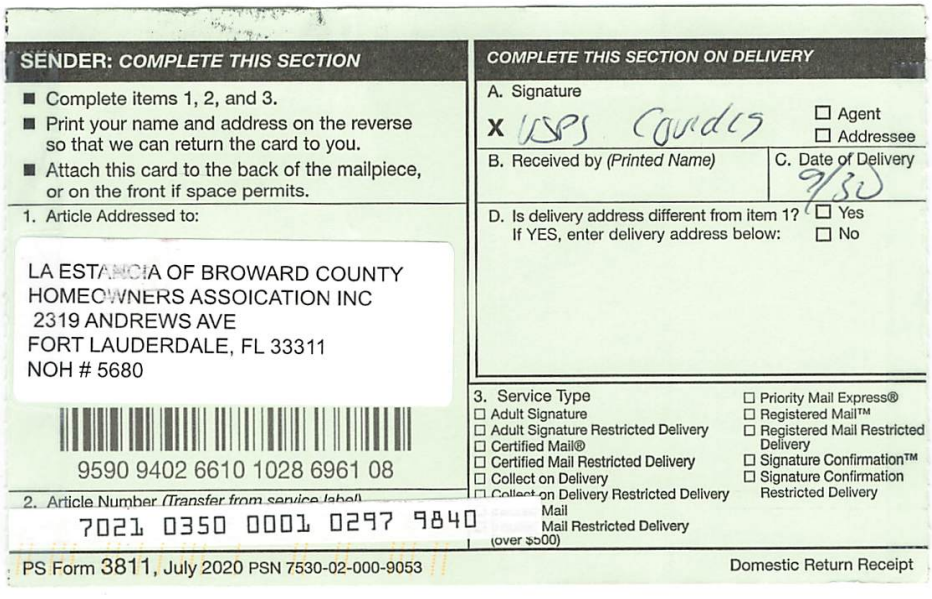
B. Received by *(Printed Name)* Mailladykris C. Date of Delivery 9/30/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

NOH #5680

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOICATION INC
2319 ANDREWS AVE
FORT LAUDERDALE, FL 33311
NOH # 5680

9590 9402 6610 1028 6961 08

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9840

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X USPS Cordis ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/30

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ 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. LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC Respondent(s)	Case No.: 5680

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: SW 41 ST, PEMBROKE PARK FL 33023

PROPERTY OWNER: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC, 2319 N ANDREWS AVE, FORT LAUDERDALE, FL 33311

FOLIO NO.: 5142 30 27 0340

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) 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(a)(b)(c)(g)(i)(j)(l); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(i)(j)(l); 5-105; 5-17; 12-48 **WITHIN** 120 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

La Estancia of Broward County HOA
2319 N Andrews Avenue
Fort Lauderdale, FL 33311

Site Address:

SW 41 ST, PEMBROKE PARK, FL 33023

Date 10/25/2021 2:41:44 PM
Invoice # 24043
For Code Enforcement Case# 5680

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	2/18/2022		$50.00	0	$0.00
Admin Fixed	10/25/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
10/25/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER, THE BACK A UNIQUE CHECK IDENTITY BAR CODE AND A WATERMARK - HOLD AT AN ANGLE TO VIEW.

LA ESTANCIA OF BROWARD COUNTY HOA
OPERATING ACCOUNT
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

ALLIANCE ASSOCIATION BANK

91-598/1221

00004560

10/20/2021

PAY Town of Pembroke Park $ **100.00

One Hundred and 00/100********** DOLLARS

TO THE ORDER OF
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke PArk, FL, 33023

084700 Case #5680

VOID AFTER 90 DAYS

MP

⑈00004560⑈ ⑆122105980⑆ 83764004531⑈

LA ESTANCIA OF BROWARD COUNTY HOA
Town of Pembroke Park

00004560

10/20/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/20/2021	Bill	2021-1020	100.00	100.00		100.00
					Check Amount	100.00

AAB 0453 - Operating 084700 100.00

7021 0350 0001 0297 9857

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Postmark Here
SEP 28 2021

Sent To
ESQ. LARRY SHENDELL

Street and Apt.
635 SE 10 STREET SUITE 635A

City, State, ZIP
DEERFIELD BEACH, FL 33441
NOH # 5680

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9840

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.33

Postmark Here
SEP 28 2021

Sent To
LA ESTANCIA OF BROWARD COUNTY

Street and Apt. N
HOMEOWNERS ASSOICATION INC
2319 ANDREWS AVE

City, State, ZIP+4
FORT LAUDERDALE, FL 33311
NOH # 5680

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:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOICATION INC
2319 ANDREWS AVE
FORT LAUDERDALE, FL 33311
NOH # 5680

9590 9402 6610 1028 6961 08

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9840

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X USPS Couriers ☐ Agent ☐ Addressee

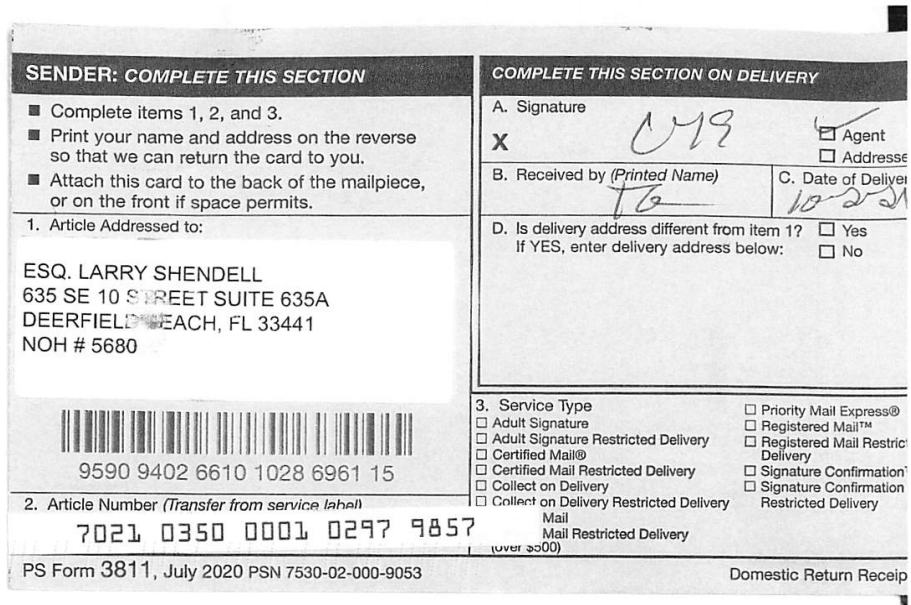
B. Received by *(Printed Name)*

C. Date of Delivery
9/30

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ESQ. LARRY SHENDELL
635 SE 10 STREET SUITE 635A
DEERFIELD BEACH, FL 33441
NOH # 5680

9590 9402 6610 1028 6961 15

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9857

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

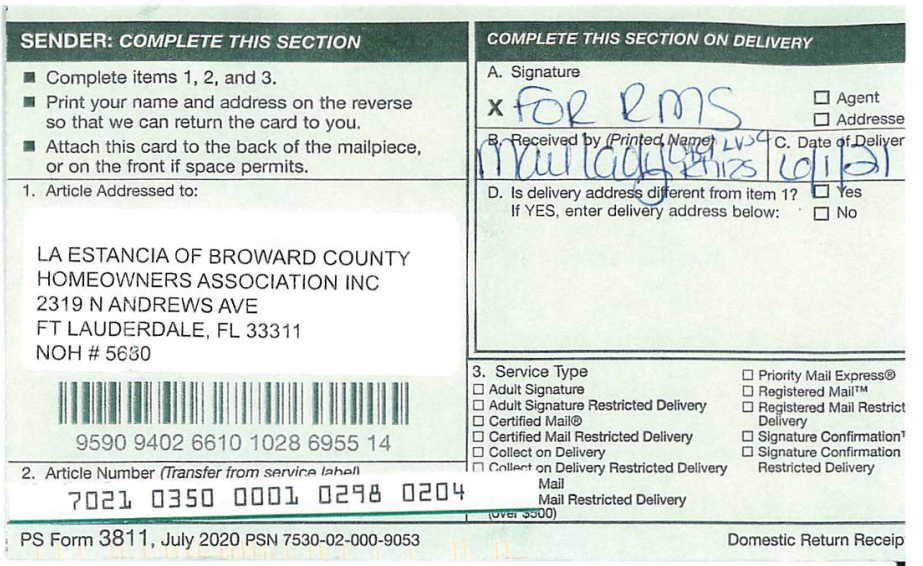
C. Date of Delivery
10-25-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC
2319 N ANDREWS AVE
FT LAUDERDALE, FL 33311
NOH # 5680

9590 9402 6610 1028 6955 14

2. Article Number (Transfer from service label)
7021 0350 0001 0298 0204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X FOR RMS
☐ Agent
☐ Addressee

B. Received by (Printed Name) MULLIGAN RMS
C. Date of Delivery 6/1/21

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
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 7.18

Sent To
LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC

Street and Apt.
2319 N ANDREWS AVE

City, State, ZIP
FT LAUDERDALE, FL 33311
NOH # 5680

Postmark Here
WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD 2023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1594



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 7.18

Sent To
JERMAINE DYER

Street and Apt. N
5403 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5680

City, State, ZIP+4

Postmark Here
WEST HOLLYWOOD
MAY 26 2021
HOLLYWOOD FL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1587



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 a
$ 7.18

Sent To
LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC

Street and Apt.
2319 N ANDREWS AVE

City, State, ZIP+
FT LAUDERDALE, FL 33311
NOH # 5680

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0204



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 7.18

Sent To
JERMAINE DYER

Street and Apt.
5403 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5680

City, State, ZIP

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0211

NOV #5080

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE

Sent To:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N06000001932
FEI/EIN Number	80-0106798
Date Filed	02/21/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/09/2017

Principal Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Mailing Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Registered Agent Name & Address

Royale Management Services
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Name Changed: 04/22/2021

Address Changed: 04/22/2021

Officer/Director Detail

Name & Address

Title PRESIDENT

Dyer, Jermaine
5403 SW 41ST STREET
PEMBROKE PARK, FL 33023

Title VICE PRESIDENT

Title VICE PRESIDENT

Gusprasad, Narine
5429 SW 41st STREET
PEMBROKE PARK, FL 33023

Title SECRETARY

TRUSS, JUNIE
5415 SW 41ST STREET
PEMBROKE PARK, FL 33023

Title TREASURER

INGRAM, STERLING
5405 NW 41st STREET
PEMBROKE PARK
FL, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/28/2019
2020	04/09/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
10/25/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- REINSTATEMENT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/03/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
10/16/2009 -- Reg. Agent Change	View image in PDF format
02/17/2009 -- REINSTATEMENT	View image in PDF format
10/19/2007 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514230270340
Property Owner/s:LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
Mailing Address:2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311-3924
Physical Address:SW 41 STREET PEMBROKE PARK, 33023

Property Use: 09 - Residential Common Elements/Areas
Millage Code: 0613
Adj. Bldg. S.F: 0
Bldg Under Air S.F:
Effective Year: 0
Year Built:
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRIC
Abbr. Legal Des.: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESSUNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	$10	0	0	$10	$10	
2020	$10	0	0	$10	$10	
2019	$10	0	0	$10	$10	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed / SOH	$10	$10	$10	$10
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$10	$10	$10	$10
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/01/2006	Special Warranty Deed	$100	42761 / 297
04/08/2004	Multi Warranty Deed	$600,000	37326 / 934

LAND CALCULATIONS

Unit Price	Units	Type
$10	1.36 Acre	Acreage

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230270290	01/26/2021	Warranty Deed	Qualified Sale	$175,000	117032449	5407 SW 41 ST PEMBROKE PARK, FL 33023
514230270110	12/15/2020	Warranty Deed	Qualified Sale	$197,000	116956681	5437 SW 41 ST PEMBROKE PARK, FL 33023
514230270020	12/14/2020	Warranty Deed	Qualified Sale	$210,000	116929342	5419 SW 41 ST PEMBROKE PARK, FL 33023
514230270320	05/21/2020	Warranty Deed	Qualified Sale	$200,000	116530581	5413 SW 41 ST PEMBROKE PARK, FL 33023
514230270150	01/04/2019	Warranty Deed	Qualified Sale	$153,000	115577379	5445 SW 41 ST PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Watkins Elementary: B
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Property Owner:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Certified Mail #:

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF
SW1/4 SEC 30 LESS S 15),LESS UNITS 1
THRU 33 OF BLDGS A,B,C, D & E AKA:
COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
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. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building.
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being re-paved with stripes.
13. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LA ESTANCIA OF BROWARD COUNTY) CASE NO. 5680

HOMEOWNERS ASSOCIATION INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC AT **12:49** A.M./**P.M.** ON THE 1 DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(✓) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teresa 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.



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Property Owner:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Certified Mail #:

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA

10/01/2021 00:49

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Date:

03/23/2021

Property Owner:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Description:

514230270340

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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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Pembroke Towhere Fence

Neighbor fence

Notes/Means of Correction:

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building. Will Be starting
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
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Teressa Malcolm
Code Enforcement Officer


03/18/2021 12:57


03/18/2021 12:57


03/18/2021 12:57


03/18/2021 12:58

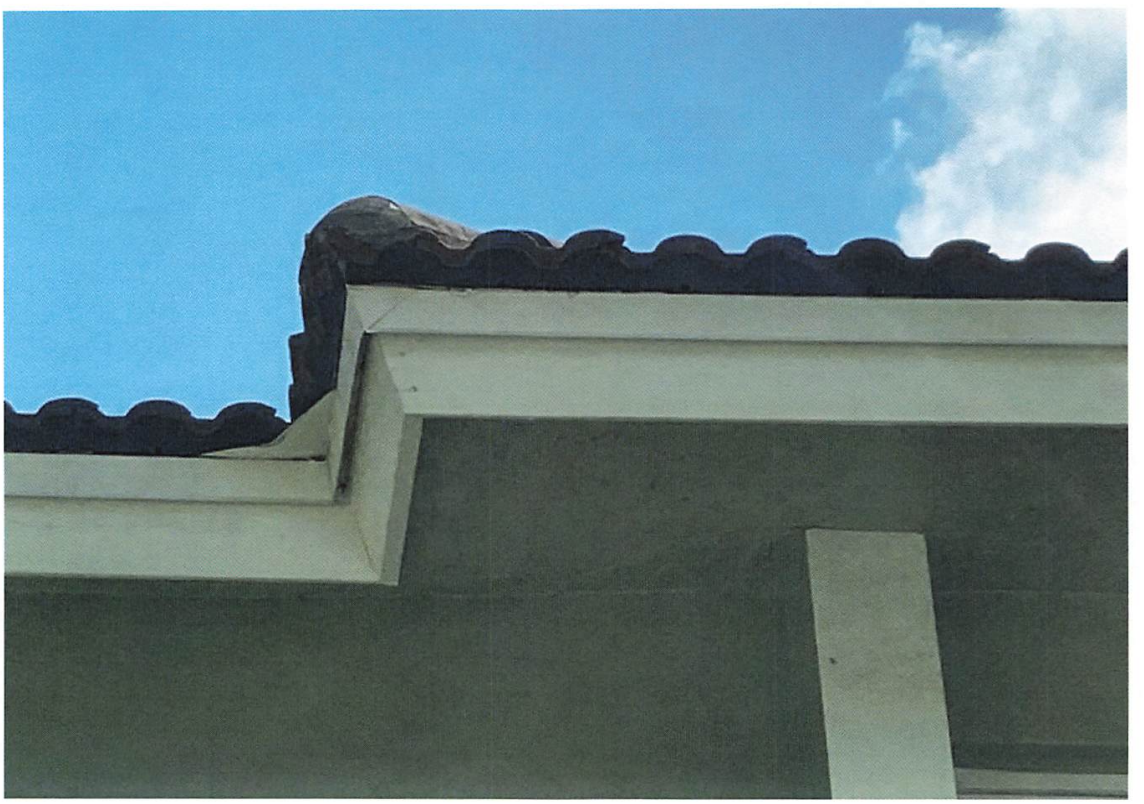







NOTICE
REPAIR AND MAINTENANCE OF CARS PROHIBITED IN PARKING AREA
AVISO
PROHIBIDO HACER REPARACIONES Y MANTENIMIENTO DE VEHICULOS EN LA AREA DE ESTACIONAMIENTO
2
3
13299
C
WARNING









HANDICAP


03/18/2021 12:51




03/18/2021 12:52

Teressa Malcolm

From: Larry Shendell <larry@shendell-law.com>
Sent: Thursday, October 14, 2021 11:34 AM
To: Teressa Malcolm
Subject: La estancia

Thank you for the updates and listening to the Association's updates.
Please ask the City Attorney to allow the Assocation 120 days to wrap these violation up

Thanks
See you next Wednesday

Larry Shendell, Esq.
Shendell & Associates, P.A.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441
Phone: (954) 781-3747
E-Mail: Larry@Shendell-law.com

The following statement is being provided as required by federal law: We have been retained by the Association to collect a debt owed to the Association and any information will be used for that purpose.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this message. This communication is confidential and may be subject to applicable lawyer-client and/or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute or copy this message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

Virus-free. www.avg.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

5680

case removed from hearing per Chief Case Officer & Resp. Lawyer due to "incorrect notification"

- No changes to property as of 6/11/2021

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Case #:

5680

Sent To:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Owner:

LA ESTANCIA OF BROW
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 4
PEMBROKE PINES, FL

Certified Mail #:

Incorrect Address on all Notices.

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FA
LOT 19(SW1/4 OF SE1/4
SW1/4 SEC 30 LESS S 15
THRU 33 OF BLDGS A,B,
COMMON AREA(59032 S

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
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. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
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10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
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13. 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 June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

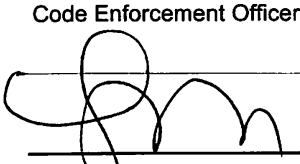
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For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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



5/25/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC	9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5680 **Date Next Inspection** 6/16/2021

Notes

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
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Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 6/16/2021
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Property Owner:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Certified Mail #:

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF
SW1/4 SEC 30 LESS S 15),LESS UNITS 1
THRU 33 OF BLDGS A,B,C, D & E AKA:
COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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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 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

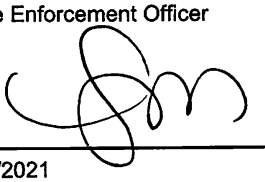
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Teressa Malcolm

Code Enforcement Officer



5/25/2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 41 STREET, PEMBROKE PARK FL 33023
Property Owner	LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
Mailing Address	2319 N ANDREWS AVE FORT LAUDERDALE FL 33311-3924

ID #	5142 30 27 0340
Millage	0613
Use	09

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) 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).

* 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*	$10		$10	$10	
2020	$10		$10	$10	
2019	$10		$10	$10	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
9/1/2006	SWD	$100	42761 / 297
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10	1.36	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 22, 2021
Secretary of State
4130252376CC

DOCUMENT# N06000001932

Entity Name: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION, INC.

Current Principal Place of Business:

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Current Mailing Address:

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311 US

FEI Number: 80-0106798

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROYALE MANAGEMENT SERVICES
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: LORRI M HILL 04/22/2021

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	VICE PRESIDENT
Name	DYER, JERMAINE	Name	GUSPRASAD, NARINE
Address	5403 SW 41ST STREET	Address	5429 SW 41ST STREET
City-State-Zip:	PEMBROKE PARK FL 33023	City-State-Zip:	PEMBROKE PARK FL 33023
Title	SECRETARY	Title	TREASURER
Name	TRUSS, JUNIE	Name	INGRAM, STERLING
Address	5415 SW 41ST STREET	Address	5405 NW 41ST STREET PEMBROKE PARK
City-State-Zip:	PEMBROKE PARK FL 33023	City-State-Zip:	FL FL 33023

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JERMAINE DYER PRESIDENT 04/22/2021

Electronic Signature of Signing Officer/Director Detail — Date

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Date:

5/25/2021 12:00:00 AM

Property Owner:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

Mailing Purposes Only

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5680

LA ESTANCIA OF BROWARD COUNTY)
HOME OWNERS ASSOCIATION INC.
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LA ESTANCIA OF BROWARD COUNTY HOME OWNERS ASSOCIATION INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 41 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LA ESTANCIA OF BROWARD COUNTY HOME OWNERS ASSOCIATION INC AT 12:43 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

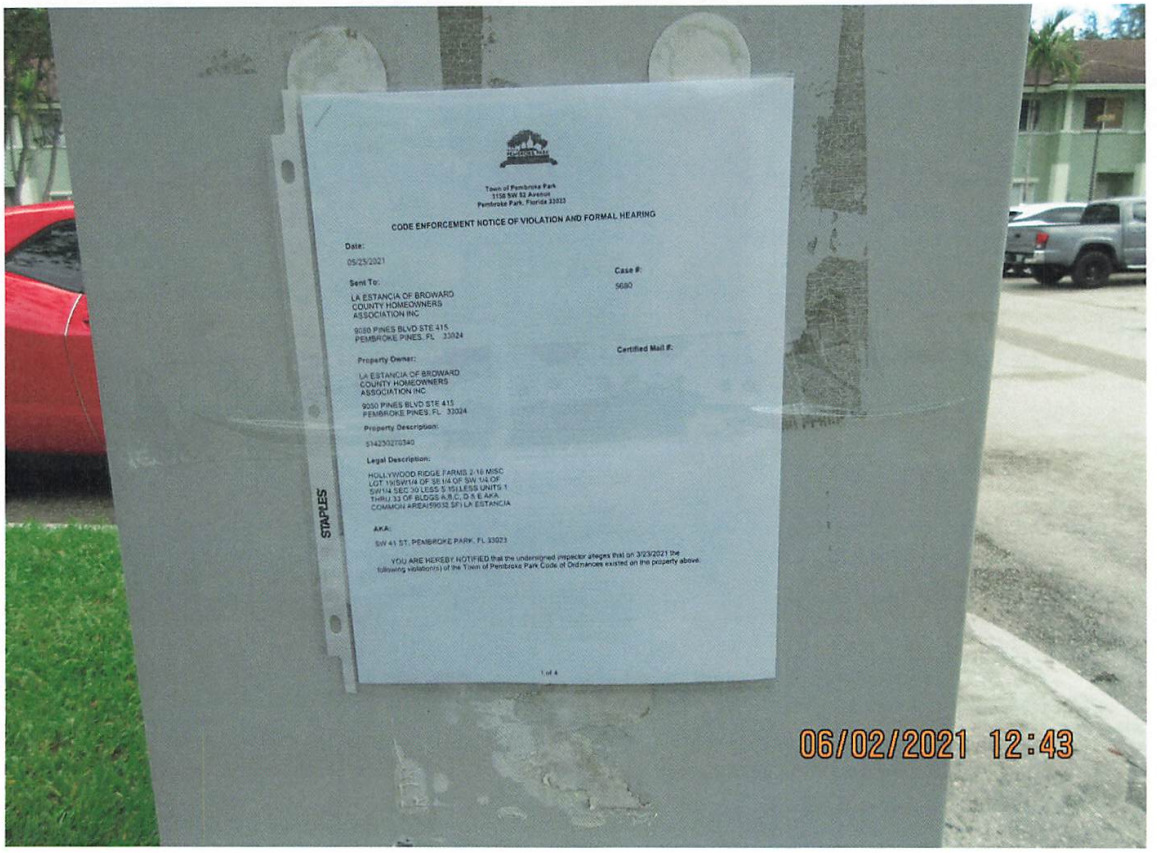
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Managed by
Royale Management Services
2319 N Andrews Avenue, Fort Lauderdale FL 33311
(954) 563-1269
06/02/2021 12:43


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/25/2021
Case #:
5080
Sent To:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024
Certified Mail #:
Property Owner:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC
9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024
Property Description:
514203070340
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 1W5W1/4 OF SE1/4 OF SW1/4 OF
SW1/4 SEC 30 LESS S 151LESS UNITS 1
THRU 33 OF BLDGS A,B,C,D,E,F,G AKA
COMMON AREA/5903.SF\ LA ESTANCIA
AKA:
SW 41 ST, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
1 of 4
STAPLES
06/02/2021 12:43

continued next month

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

NOTICE OF VIOLATION AND FORMAL HEARING

Case #:

5680

COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Owner:

Certified Mail #:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF
SW1/4 SEC 30 LESS S 15),LESS UNITS 1
THRU 33 OF BLDGS A,B,C, D & E AKA:
COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
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. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building.
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being re-paved with stripes.
13. 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 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

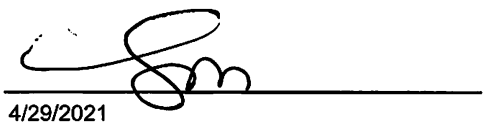
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Date:

4/29/2021 12:00:00 AM

Property Owner:

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

Mailing Purposes Only

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N06000001932
FEI/EIN Number	80-0106798
Date Filed	02/21/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/09/2017

Principal Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Mailing Address

2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Registered Agent Name & Address

Royale Management Services
2319 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

Name Changed: 04/22/2021

Address Changed: 04/22/2021

Officer/Director Detail

Name & Address

Title PRESIDENT

Dyer, Jermaine
5403 SW 41ST STREET
PEMBROKE PARK, FL 33023

Title VICE PRESIDENT

Title VICE PRESIDENT

Gusprasad, Narine
5429 SW 41st STREET
PEMBROKE PARK, FL 33023

Title SECRETARY

TRUSS, JUNIE
5415 SW 41ST STREET
PEMBROKE PARK, FL 33023

Title TREASURER

INGRAM, STERLING
5405 NW 41st STREET
PEMBROKE PARK
FL, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/28/2019
2020	04/09/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
10/25/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- REINSTATEMENT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/03/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
10/16/2009 -- Reg. Agent Change	View image in PDF format
02/17/2009 -- REINSTATEMENT	View image in PDF format
10/19/2007 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	5680	03/23/2021

Property Owner:	Property Description:	Certified Mail #:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	514230270340	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA	SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teresa Malcolm
Code Enforcement Officer


03/18/2021 12:57


03/18/2021 12:57


03/18/2021 12:57


03/18/2021 12:58

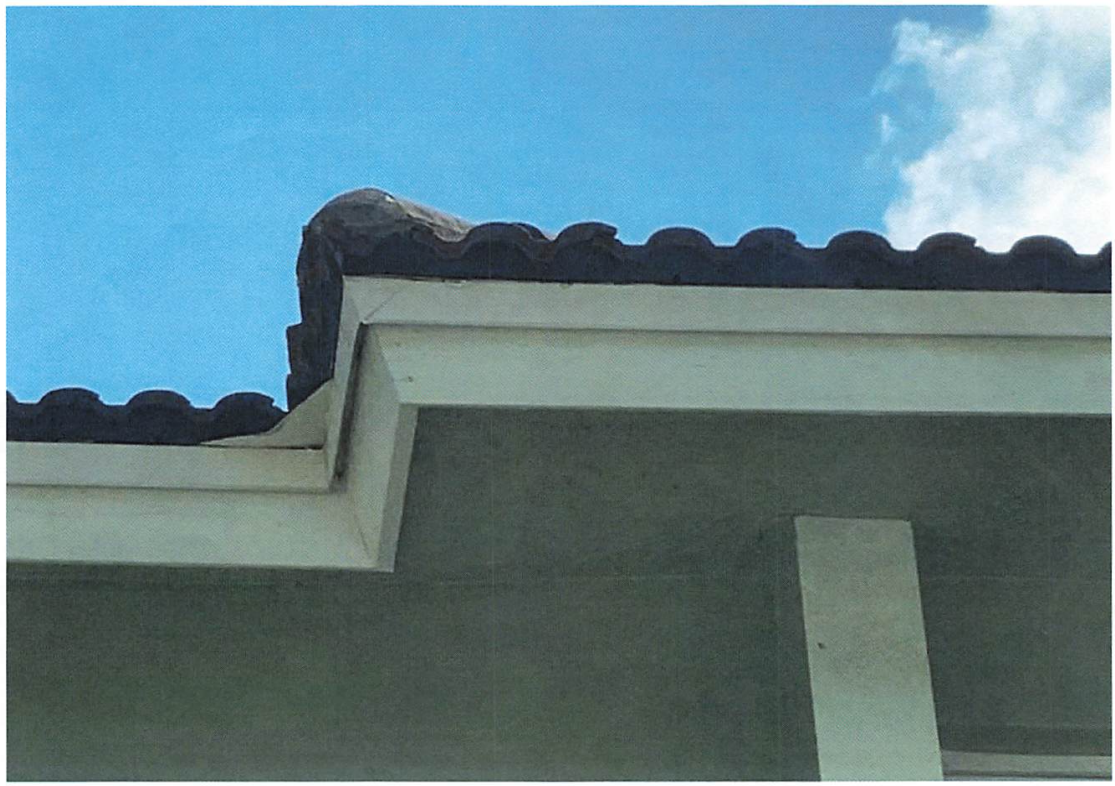







NOTICE
AVISO
2
3
13299
C
WARNING









HANDICAP


03/18/2021 12:51




03/18/2021 12:52

Law Offices of
SHENDELL & ASSOCIATES, P.A.
Suite 635A
635 SE 10 Street
Deerfield Beach, FL 33441

MIAMI FL 330
12 JUN 2021 PM 5 L



Town of Pembroke Park
Code Enforcement
3150 SW 52 Avenue
Pembroke Park, Florida 33023

5680

RECEIVED JUN 14 2021

33023-541350

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221280025

Legal Description

Case Status Closed **Case #** 5699

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		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	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/3/2021		Affidavit of Non-Compliance	Certified Mail
11/17/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/16/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/12/2022		Affidavit of Non-Compliance	Regular Mail
12/29/2022		Affidavit of Compliance	Regular Mail

Case Overview

3/9/2023	4/19/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	9/12/2022
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.	9/12/2022
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.	9/12/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	9/12/2022
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.	12/29/2022
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
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)	9/12/2022
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)	9/12/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/12/2022	$17,950.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,050.00**

Case Overview

Payments

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$17,950.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
ROLLINS CONTINENTAL INC	CASE NO. 5699
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: ROLLINS CONTINENTAL INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROLLINS CONTINENTAL INC AT 10:56 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

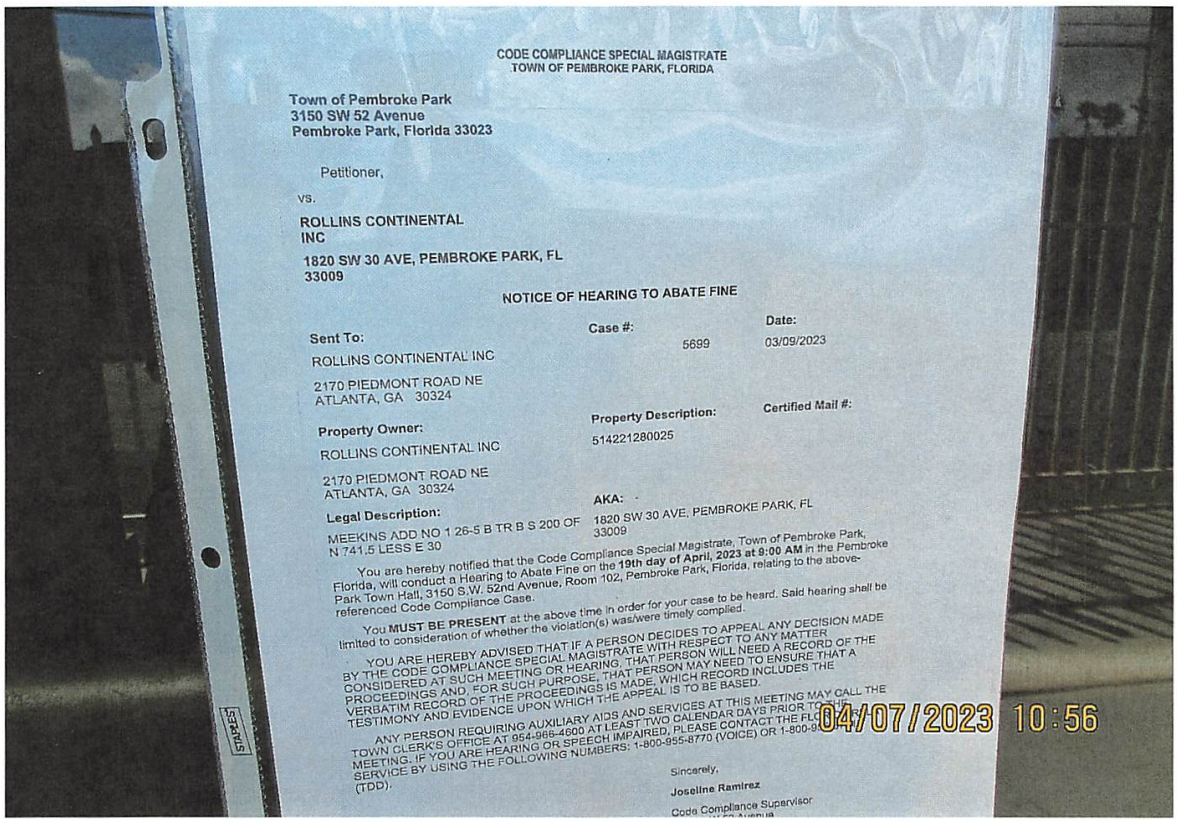
4/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez, as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dahana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:
ROLLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #: 5699

Date: 03/09/2023

Property Owner:
ROLLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Property Description: 514221280025

Certified Mail #:

Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

AKA: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez
Code Compliance Supervisor

04/07/2023 10:56



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 28, 2023
INVOICE # 435
FOR:

Case # 5699
ROLLINS CONTINENTAL INC
1820 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(j)(n); 5-105; 5-17; 5-87 and 12-48.		
	Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
1	Admin Fee Paid	$ 100.00	$ 100.00
467	Day(s) of Per Diem from (09/18/2021-12/29/2022)	$ 50.00	$ 23,350.00
1	Recorded Lien	$ 48.50	$ 48.50
	Recommend to Abate Per Diem Fine by 90%		$ 2,335.00
	2,335.00 + 48.50.00		$ 2,384
		Balance	$ 23,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC	5699	03/09/2023
2170 PIEDMONT ROAD NE ATLANTA, GA 30324		

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC	514221280025	
2170 PIEDMONT ROAD NE ATLANTA, GA 30324		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVEPembroke Park, FL 33023

Date: March 1, 2023

Phone #: 786-703-9675

Case # 5699

E-mail: nosgood@wallenkelley.com

Address of Violation: 1820 SW 30th Ave, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Nicole Osgood (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5699 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the April 19, 2023 9:00 AM 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 Rollins imposing the fine of $_____ for violation(s)of the Town's Code of Ordinances: 5-103 (a), (c), (j), (n) 5-105 5-17 5-87 12-48 + generator issues

Brief summary for request: Violations have been resolved. Building Manager's office never sent 150-day notice upon original expiration of permit.

Nicole Osgood
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of ~~Broward.~~ Miami

Personally appeared before me the undersigned authority, Nicole Osgood and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on March 1st, 2023

Notary Public State of Florida: _____ My Commission expires: 3/31/26

AMANDA CASTRO
Notary Public - State of Florida
Commission # HH 247464
My Comm. Expires Mar 31, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

DATE: June 6, 2022
INVOICE # 602
FOR:

Case # 5699

ROLINS CONTINENTAL INC /
ORKIN
1820 SW 30 AVE,
PEMBROKE PARK, FL, 33009

ROLINS CONTINENTAL INC /
ORKIN
2170 PIEDMONT ROAD NE,
ATLANTA, GA, 30324

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(j)(n); 5-105; 5-17; 12-48 Final Order issued 05/18/2021		
1	Admin Fee Paid	$ 100.00	$ 100.00
362	Day(s) of Per Diem from (06/18/2021-06/15/2022	$ 50.00	$ 18,100.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 18,048.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 091654-0

Job Address: 1820 SW 30 Ave

Job Name: Orkin - Generator

Permit Status: Expired

Permit Issued Date:11/3/2009 12:13:42 PM

Submitted Into Plan Review Date:1/24/2008 3:03:10 PM

Application Date: 1/23/2008 2:36:06 PM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 649 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/19/2011 3:00:32 PM
FIRE	Denied	7/26/2011 12:21:55 PM
PLUMBING	Approved	7/15/2010 4:11:31 PM
STRUCTURAL	Approved	6/23/2009 1:44:09 PM
ZONING	Approved	1/30/2008 5:14:16 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

091654
PERMIT NO.
B-70607
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inforce 70607

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Orkin - Generator					
JOB ADDRESS: 1820 SW 30 Ave					
OWNER NAME: ROLINS CONTINENTAL INC					
OWNER ADDRESS: 2170 PIEDMONT ROAD NE					
CITY: ATLANTA					
PHONE: 3055928045	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 26	BLOCK: 5	PRESENT USE: Warehouse		PROPOSED USE: Warehouse	
FOLIO NUMBER: 514221280025		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	NEW	N/A	N/A	N/A
JOB COST: 50000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Generator					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Zoning Inspection

21131 Final Zoning	12/2/2010	Pass
21130 Location Verification	12/2/2010	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 11/17/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks. ✓ Pressured washed
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found. ✓
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc. ✓ Trashed removed
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections. ✓ Generator permit 091654-0
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property. ✓ EXP Permit.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		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	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 11/17/2021
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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,100.00**

Payments

Case Overview

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$3,000.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Rollins Continental Inc
2170 Piedmont Road NE
Atlanta, GA 30324

DATE: November 17, 2021
INVOICE # 5699
FOR:

Case # 5699
Rollins Continental Inc

1820 SW 30 AVE,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(c)(j)(n);5-105;5-17;12-48		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (9/18/2021-11/17/2021)	$ 50.00	$ 3,000.00
		Balance	$3,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

WALLEN KELLEY
1600 PONCECDE LEON BLVD.
PENTHOUSE 1
CORAL GABLES, FL 33134

Site Address:

1820 SW 30 AVE, PEMBROKE PARK,
FL 33009

Date 6/24/2021 2:24:59 PM
Invoice # 22932
For Code Enforcement Case# 5699

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	6/30/2021		$50.00	0	$0.00
Admin Fixed	6/18/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
6/24/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

Instr# 117786702 , Page 1 of 5, Recorded 12/07/2021 at 02:53 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ORKIN INC / ROLLINS CONTINENTAL INC
Respondent(s)

Case No.: **5699**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ORKIN INC / ROLLINS CONTINENTAL INC, 2170 PIEDMONT ROAD NE, ATLANTA, GA 30324

FOLIO NO.: 5142 21 28 0025

1. The Special Magistrate entered a Final Order on May 18th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(j)(n); 5-105;5-17; 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on May 18th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,000.00** (THREE THOUSAND 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:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, 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:

November 17, 2021.

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, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROLINS CONTINENTAL INC/ ORKIN Respondent(s)	Case No.: 5699

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: 1820 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Rolins Continental Inc, 2170 Piedmont Road NE, Atlanta, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

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)(j)(n); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(j)(n); 5-105; 5-17; 12-48 **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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ORKIN INC / ROLLINS CONTINENTAL INC
Respondent(s)

Case No.: **5699**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ORKIN INC / ROLLINS CONTINENTAL INC, 2170 PIEDMONT ROAD NE, ATLANTA, GA 30324

FOLIO NO.: 5142 21 28 0025

1. The Special Magistrate entered a Final Order on May 18th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(j)(n); 5-105;5-17; 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on May 18th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,000.00** (THREE THOUSAND 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:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, 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: November 17, 2021.

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, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ORKIN / ROLINS CONTINENTAL INC Respondent(s)	)	Case No.: 5699

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 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: 1820 SW 30 AVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: ROLINS CONTINENTAL INC, 2170 PIEDMONT ROAD NE, ATLANTA, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-48;103(a)(c)(j)(n). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105;5-17;12-48;103(a)(c)(j)(n). **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 20th day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROLINS CONTINENTAL INC/ ORKIN Respondent(s)	)	Case No.: 5699

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: 1820 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Rolins Continental Inc, 2170 Piedmont Road NE, Atlanta, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

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)(j)(n); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(j)(n); 5-105; 5-17; 12-48 **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

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.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 5699

On 11/3/2021 I TERESSA MALCOLM 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:	ROLLINS CONTINENTAL INC
Address:	2170 PIEDMONT ROAD NE ATLANTA, GA 30324
Folio:	514221280025
Site Address:	1820 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

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: 11/17/2021
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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021

Further, Affiant sayeth naught

STATE OF FLORIDA

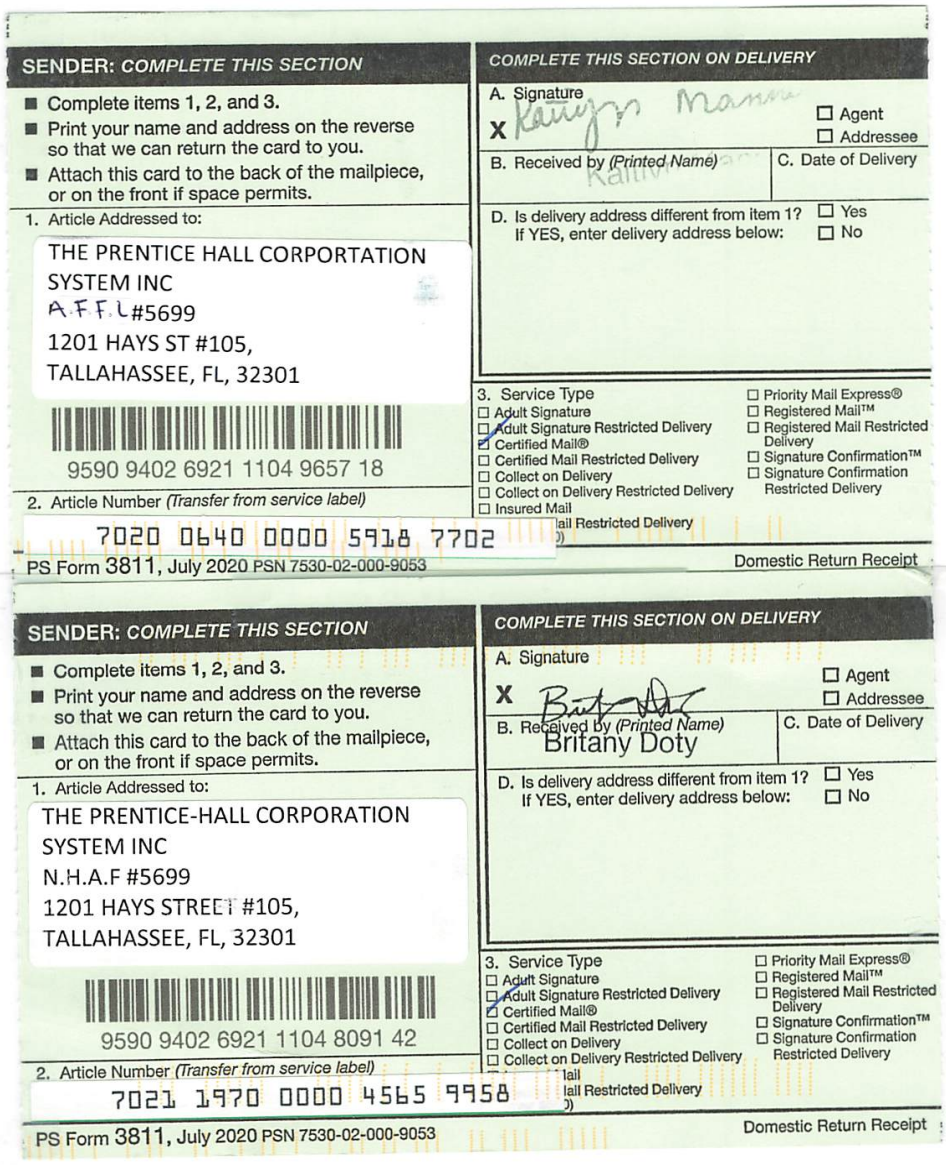
COUNTY OF BROWARD

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 11/3/2021

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THE PRENTICE HALL CORPORTATION
SYSTEM INC
A.F.F.L #5699
1201 HAYS ST #105,
TALLAHASSEE, FL, 32301

9590 9402 6921 1104 9657 18

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 7702

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kathryn Mann ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kathryn Mann C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THE PRENTICE-HALL CORPORATION
SYSTEM INC
N.H.A.F #5699
1201 HAYS STREET #105,
TALLAHASSEE, FL, 32301

9590 9402 6921 1104 8091 42

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Britany Doty ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Britany Doty C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ lail
- ☐ lail 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
$ 7.82

Total Postage an
$

Sent To ROLINS CONTINENTAL INC
A.F.F.L #5699

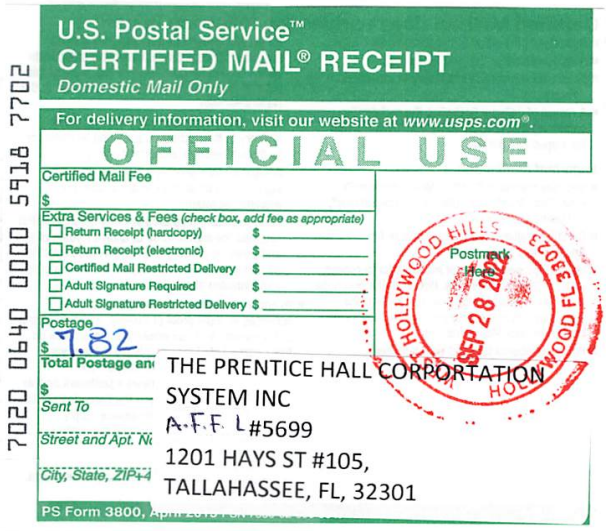
Street and Apt. N 1820 SW 30 AVENUE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800,

7020 0640 0000 5918 9720

Postmark Here
SEP 22 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To THE PRENTICE HALL CORPORATION SYSTEM INC
A.F.F.L #5699

Street and Apt. Nu 1201 HAYS ST #105,

City, State, ZIP+4 TALLAHASSEE, FL, 32301

PS Form 3800,

7020 0640 0000 5918 9702

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To ROLINS CONTINENTAL INC
A.F.F.L #5699

Street and Apt. N 2170 PIEDMONT ROAD NE,

City, State, ZIP+4 ATLANTA, GA, 30324

PS Form 3800,

7020 0640 0000 5918 9737

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

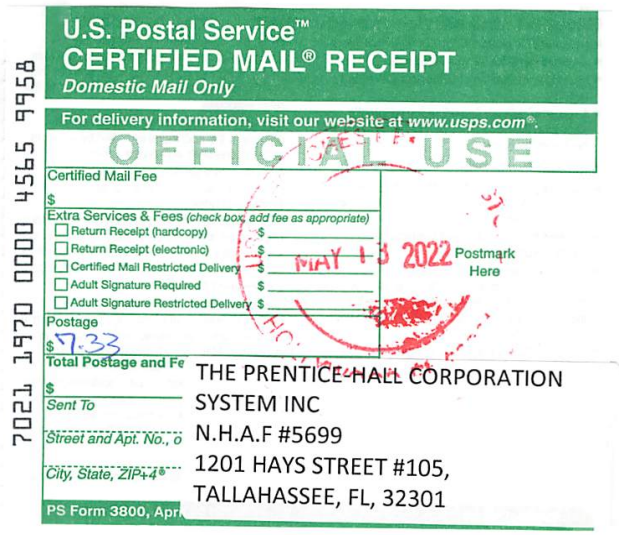
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To ROLINS CONTINENTAL INC
Street and Apt. No. N.H.A.F #5699
City, State, ZIP+4® 1820 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009
PS Form 3800, A

Postmark Here
MAY 13 2022

7021 1970 0000 4565 9965



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

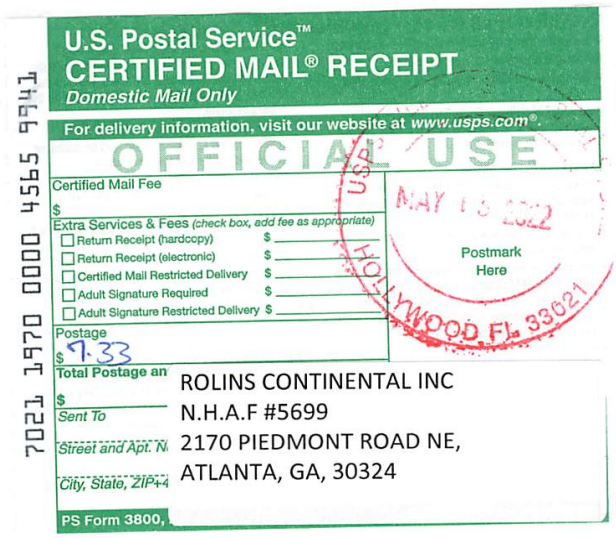
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fe
$
Sent To THE PRENTICE-HALL CORPORATION
SYSTEM INC
Street and Apt. No., o N.H.A.F #5699
City, State, ZIP+4® 1201 HAYS STREET #105,
TALLAHASSEE, FL, 32301
PS Form 3800, Apr

Postmark Here
MAY 13 2022

7021 1970 0000 4565 9958



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.33

Total Postage an
$

Sent To ROLINS CONTINENTAL INC

Street and Apt. N 2170 PIEDMONT ROAD NE,

City, State, ZIP+4 ATLANTA, GA, 30324

PS Form 3800,

USPS
MAY 13 2022
Postmark Here
HOLLYWOOD FL 33021

7021 1970 0000 4565 9941

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

9590 9402 6610 1028 6961 84

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7488

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
SOCL # 5699

9590 9402 6379 0303 8484 67

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7996

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

7019 1120 0000 9007 8009

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Postmark Here

ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
SOCL # 5699

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7996

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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 $
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ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
SOCL # 5699

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


12/02/2021 11:57


12/02/2021 11:57


12/02/2021 11:57


DANGER
DEADLY
POISON
12/02/2021 11:57


12/02/2021 11:58


12/02/2021 11:58


12/02/2021 11:59


12/02/2021 11:59


12/02/2021 11:59


12/02/2021 12:00

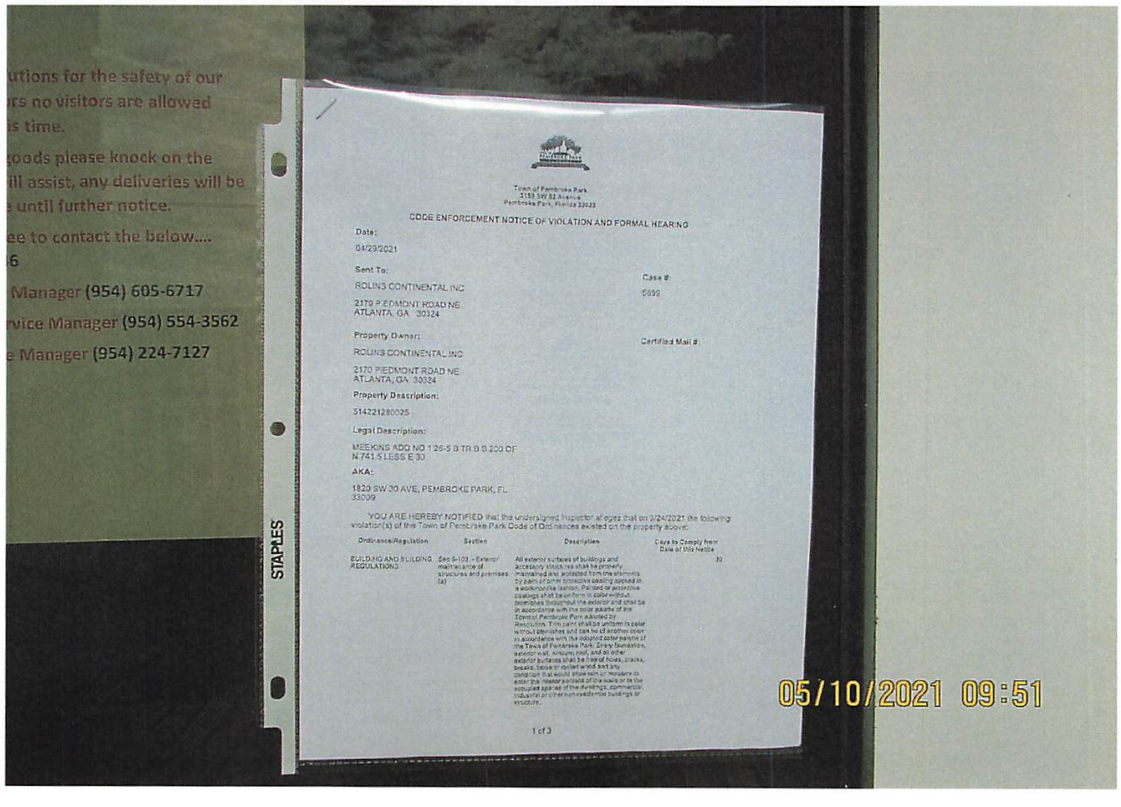

12/02/2021 12:00


12/02/2021 12:01


STOP
12/02/2021 12:01


12/02/2021 12:02

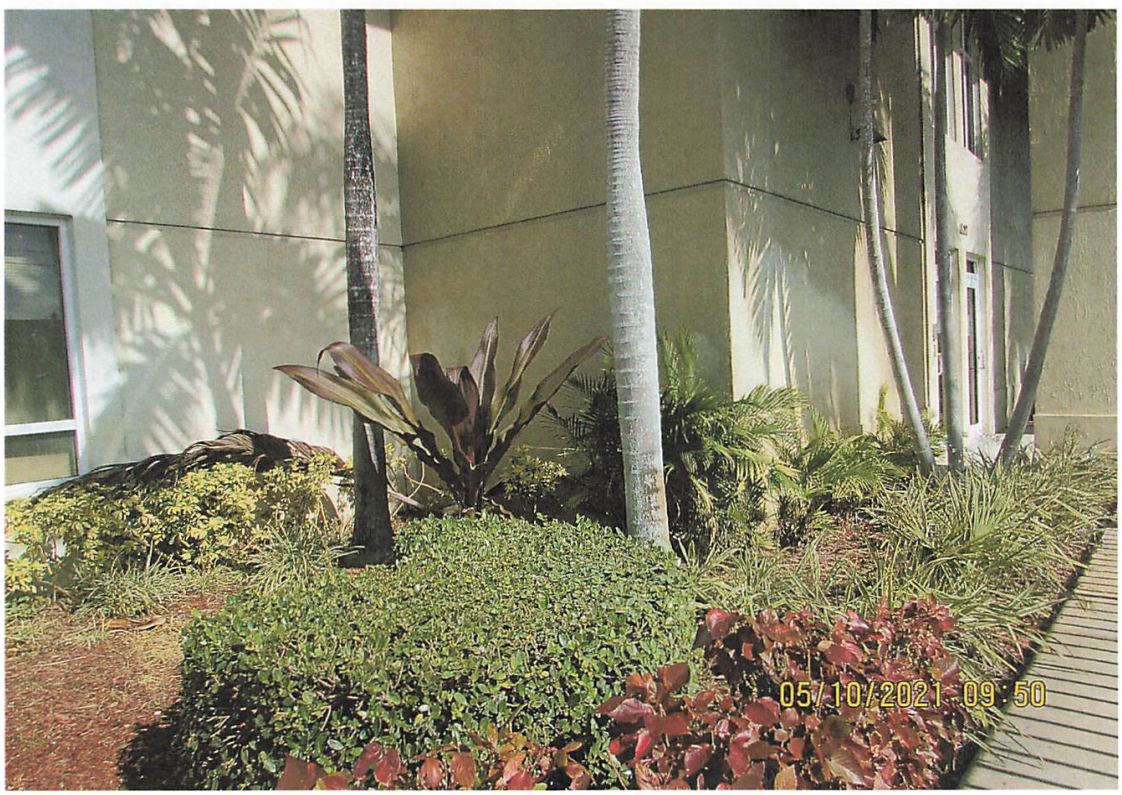

05/10/2021 09:50

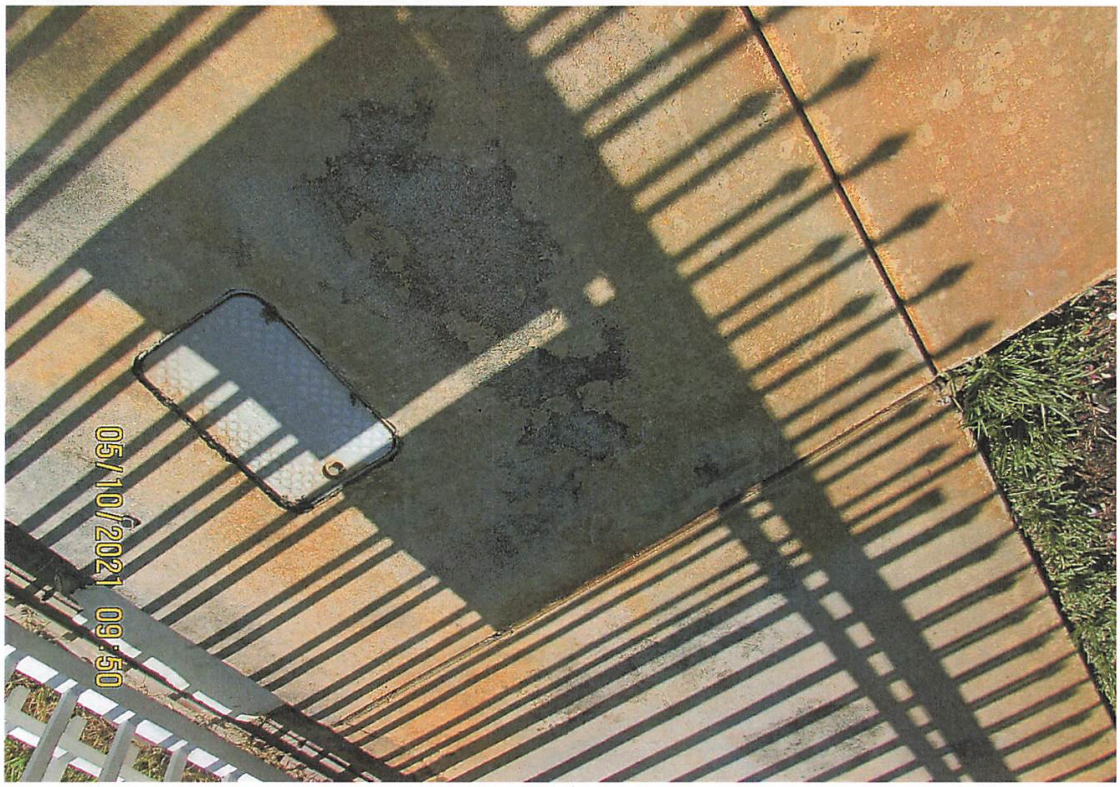

utions for the safety of our
rs no visitors are allowed
s time.
oods please knock on the
ill assist, any deliveries will be
until further notice.
ee to contact the below....
6
Manager (954) 605-6717
vice Manager (954) 554-3562
e Manager (954) 224-7127
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/29/2021
Sent To:
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Case #:
5899
Property Owner:
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Certified Mail #:
Property Description:
514221280025
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30
AKA:
1820 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - 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 nonresidential buildings or structures.
30
1 of 3
05/10/2021 09:51


05/10/2021 09:50


05/10/2021 09:50


05/10/2021 09:50


05/10/2021 09:50


05/10/2021 09:50


WARNING
05/10/2021 09:50


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1820
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05/10/2021 09:52


oup.com
3073
05/10/2021 09:53


The Kelsey Group.com
954.981.8073
05/10/2021 09:53


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ORKIN
ORKIN.COM
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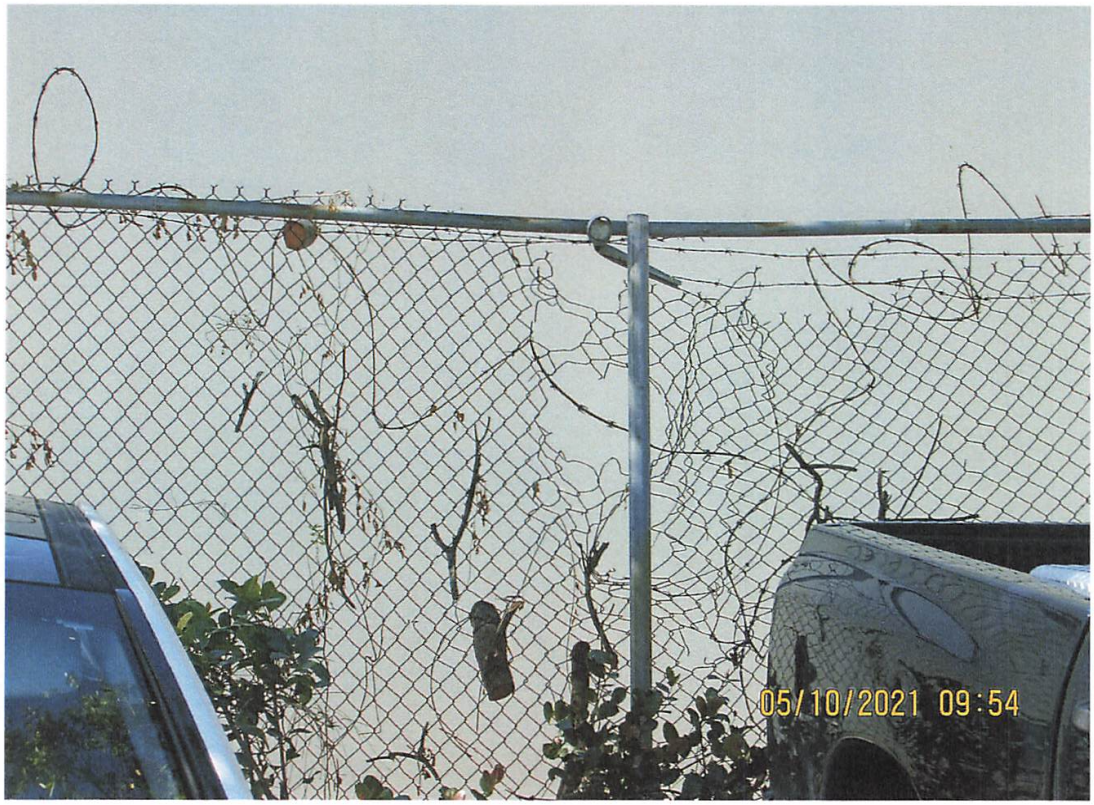

05/10/2021 09:54


PENETR
05/10/2021 09:54


05/10/2021 09:54

05/10/2021 09:54

05/10/2021 09:54


05/10/2021 09:54


PEST CONTROL DOWN TO A SCIENCE.
ORKIN
05/10/2021 09:55


STOP
ORKIN
05/10/2021 09:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 11/17/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		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	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 11/17/2021
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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
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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)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021

Fines

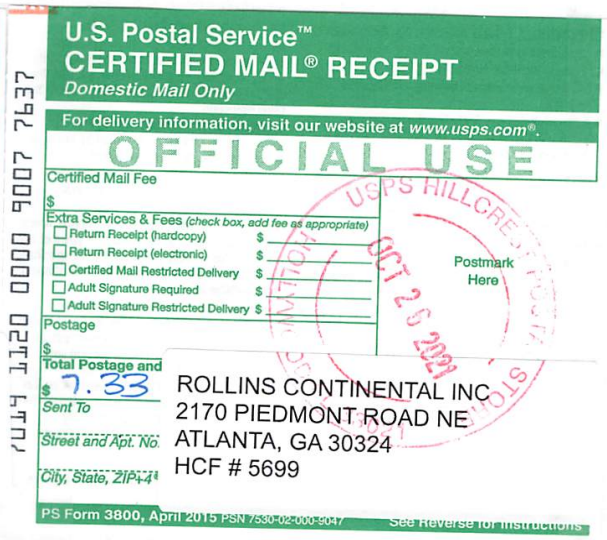
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,600.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,800.00**

Payments

Case Overview

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$2,700.00**


7019 1120 0000 9007 7620
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and F
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
OCT 26 2021
ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
HCF # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

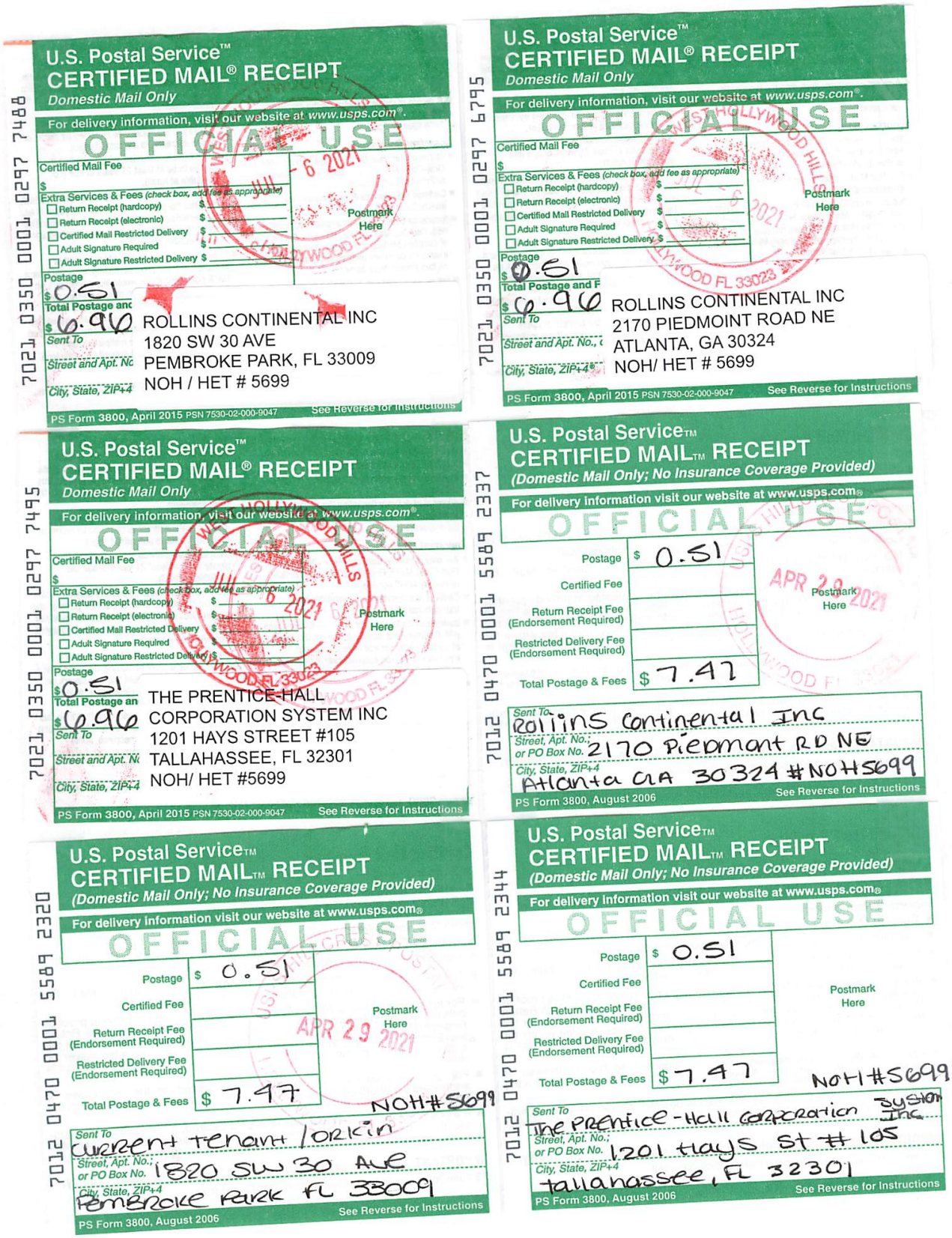

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
OCT 26 2021
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
HCF # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047


7021 0350 0001 0297 6528
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.51
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0297 6535
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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
$ 0.51
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
FO # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0298 0396
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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
$ 0.51
Total Postage
$ 6.47
Sent To
Street and Api
City, State, Zi
Postmark Here
JUN 4 2021
THE PRENTICE-HALL
CORPORATION SYSTEM INC.
1201 HAYS STREET SUITE 105
TALLAHASSEE, FL 32301
FO # 5699
PS Form 380
See Reverse for Instructions


7021 0350 0001 0298 0389
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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
$ 0.51
Total Postage
$ 6.47
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
JUN 4 2021
ROLLINS CONTINENTAL INC /
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699
PS Form 3800



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$0.51
Total Postage and
$6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 7488
JUL - 6 2021
HOLLYWOOD FL 33023
Postmark Here

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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$0.51
Total Postage and F
$6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4
ROLLINS CONTINENTAL INC
2170 PIEDMOINT ROAD NE
ATLANTA, GA 30324
NOH/ HET # 5699
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 6795
JUL - 6 2021
HOLLYWOOD FL 33023
Postmark Here

U.S. Postal Service™
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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$0.51
Total Postage an
$6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 7495
JUL - 6 2021
HOLLYWOOD FL 33023
Postmark Here

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CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 29 2021
Sent To Rollins Continental Inc
Street, Apt. No.; or PO Box No. 2170 Piedmont RD NE
City, State, ZIP+4 Atlanta GA 30324 #NOH5699
PS Form 3800, August 2006 See Reverse for Instructions
7012 0470 0001 5589 2337

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 29 2021
Sent To current tenant / Orkin
Street, Apt. No.; or PO Box No. 1820 SW 30 Ave
City, State, ZIP+4 Pembroke Park FL 33009
NOH#5699
PS Form 3800, August 2006 See Reverse for Instructions
7012 0470 0001 5589 2320

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
Sent To The Prentice-Hall Corporation System Inc
Street, Apt. No.; or PO Box No. 1201 Hays St #105
City, State, ZIP+4 Tallahassee, FL 32301
NOH#5699
PS Form 3800, August 2006 See Reverse for Instructions
7012 0470 0001 5589 2344



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4

ROLLINS CONTINENTAL INC
N.H.A.F #5699
2170 PIEDMONT ROAD NE,
ATLANTA, GA, 30324

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

Postmark Here

PS Form 3800,

7021 1970 0000 4565 3789



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

THE PRENTICE HALL CORPORTATION
SYSTEM INC
N.H.A.F #5699
1201 HAYS ST #105,
TALLAHASSEE, FL, 32301

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3772



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fe
$

Sent To
Street and Apt. No., o
City, State, ZIP+4®

UNITED AGENT GROUP INC.
HAF #5699
801 US HWY 1
NORTH PALM BEACH, FL 33408

USPS HILLCR
MAR 17 2023
FORT LAUDERDALE FL 333

Postmark Here

PS Form 3800, Apri

7022 2410 0002 7328 8301



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

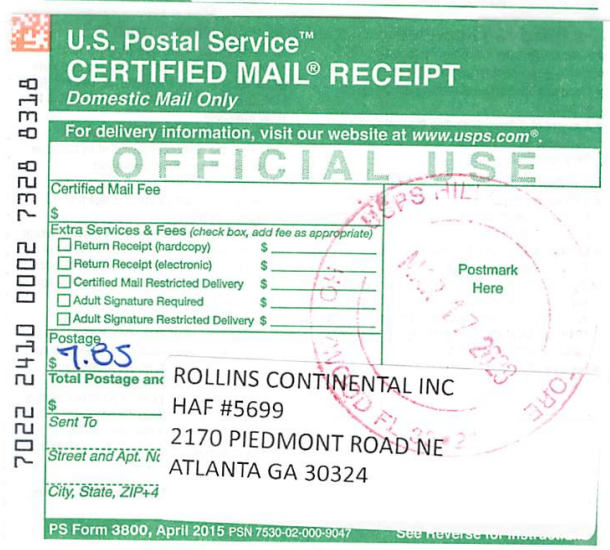
ROLLINS CONTINENTAL INC
HAF #5699
1820 SW 30 AVE,
PEMBROKE PARK, FL 33009

MAR 17 2023

Postmark Here

PS Form 3800, Ap

7022 2410 0002 7328 8493



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4

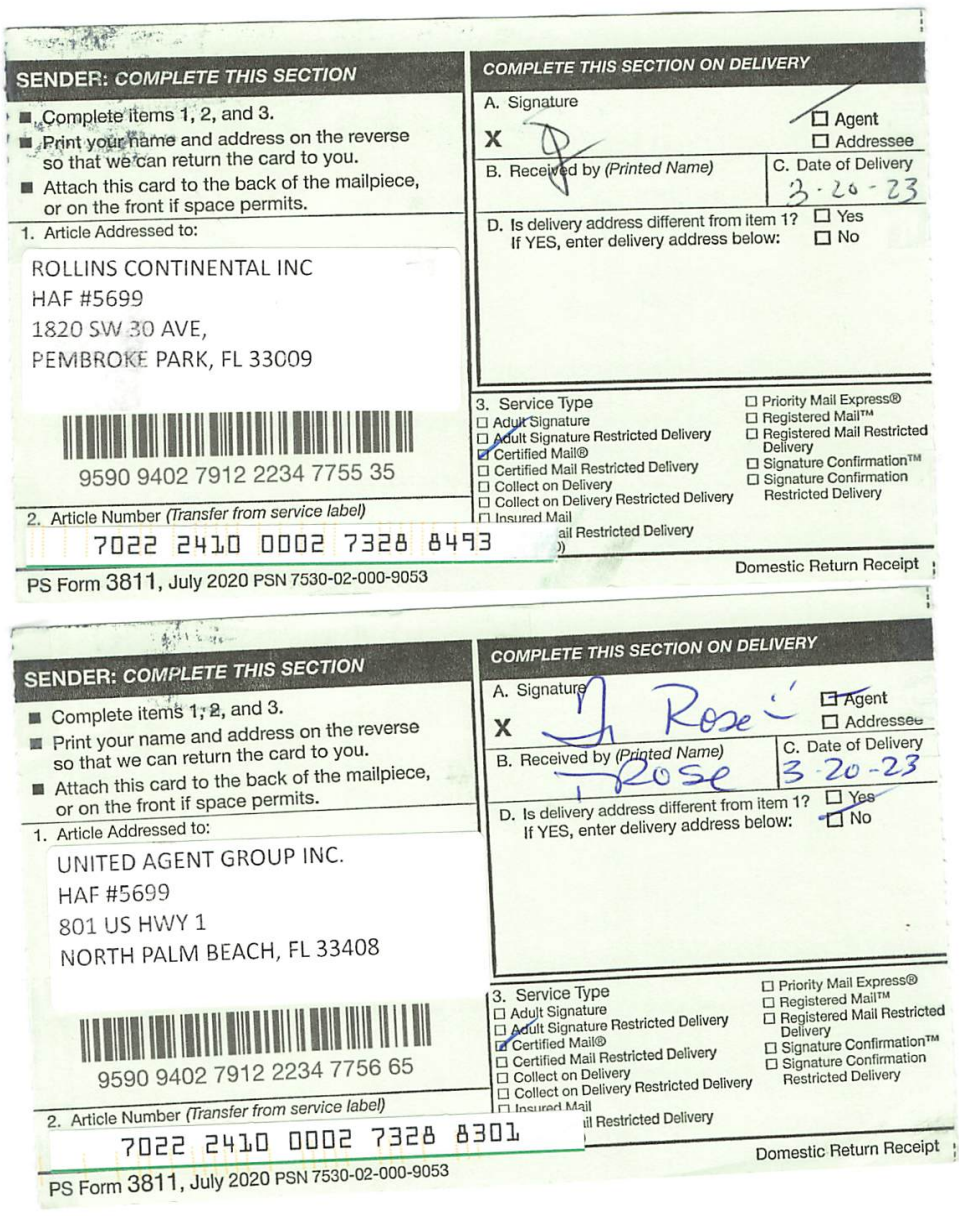
ROLLINS CONTINENTAL INC
HAF #5699
2170 PIEDMONT ROAD NE
ATLANTA GA 30324

USPS HILL
MAR 17 2023
FORT LAUDERDALE FL 333

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0002 7328 8318



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROLLINS CONTINENTAL INC
HAF #5699
1820 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7755 35

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8493

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible]
C. Date of Delivery 3-20-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

UNITED AGENT GROUP INC.
HAF #5699
801 US HWY 1
NORTH PALM BEACH, FL 33408

9590 9402 7912 2234 7756 65

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8301

COMPLETE THIS SECTION ON DELIVERY

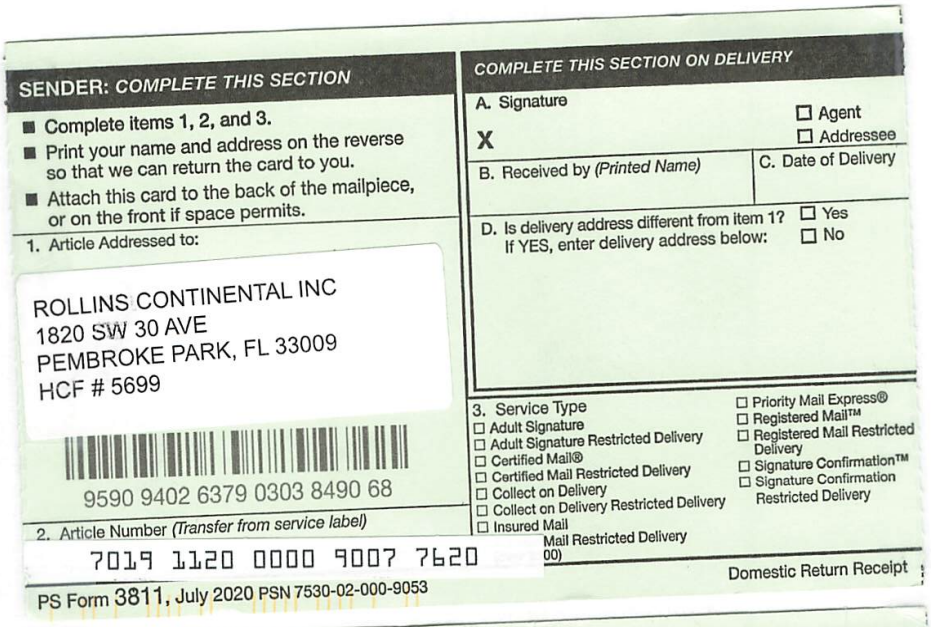
A. Signature
X [signature] Rose ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rose
C. Date of Delivery 3-20-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
HCF # 5699

9590 9402 6379 0303 8490 68

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7620

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

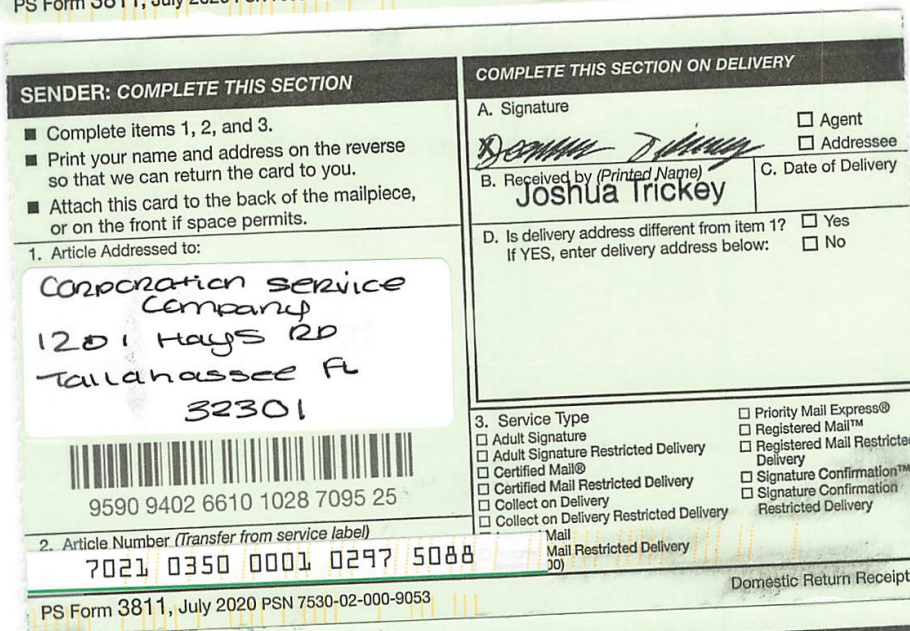
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service Company
1201 Hays Rd
Tallahassee FL
32301

9590 9402 6610 1028 7095 25

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5088

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

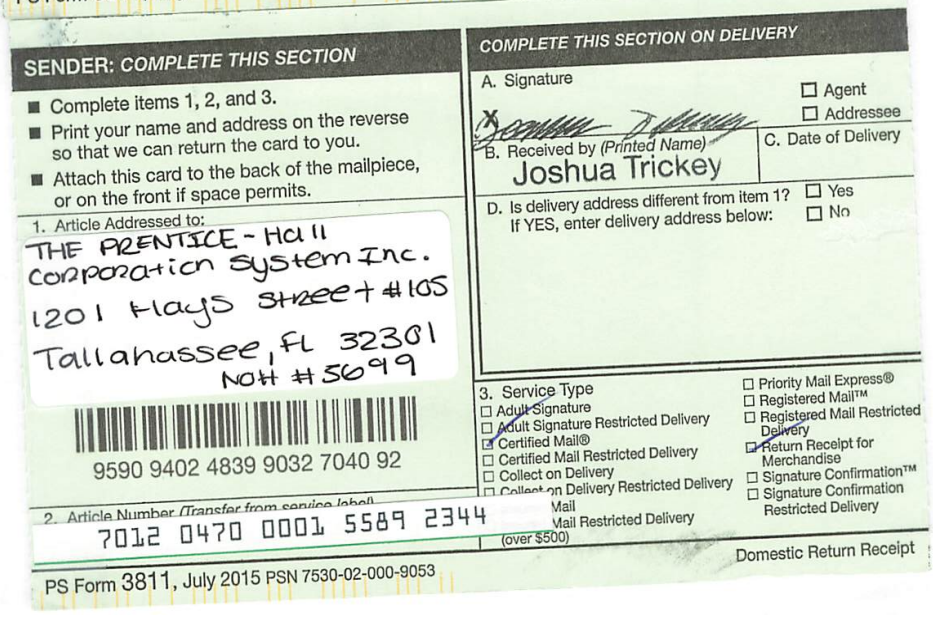
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Joshua Trickey C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:

THE PRENTICE-Hall Corporation System Inc.
1201 Hays Street #105
Tallahassee, FL 32301
NOH #5699

9590 9402 4839 9032 7040 92

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2344

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)* Joshua Trickey C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

(over $500)

Domestic Return Receipt

ELOPE 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:

THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699

9590 9402 6610 1028 6962 07

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 7495

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Zachary Sautter ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Zachary Sautter C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ROLLINS CONTINENTAL INC /
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

9590 9402 6610 1028 6950 88

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0389

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:

ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

9590 9402 6610 1028 6964 43

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 6528

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



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:

THE PRENTICE-HALL
CORPORATION SYSTEM INC.
1201 HAYS STREET SUITE 105
TALLAHASSEE, FL 32301
FO # 5699

9590 9402 6610 1028 6950 71

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0396

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ronnie Long ☐ 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
- ☐ 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

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $C

01

ORKIN
1820 SW 30 AVE
PEMBROKE PARK
FL 33009

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $C

01

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1820 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0025
Property Owner	ROLINS CONTINENTAL INC	Millage	0613
Mailing Address	2170 PIEDMONT ROAD NE ATLANTA GA 30324	Use	18
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30		

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*	$300,520	$1,337,750	$1,638,270	$1,638,270	
2020	$300,520	$1,338,010	$1,638,530	$1,638,530	$35,362.42
2019	$300,520	$1,270,030	$1,570,550	$1,570,550	$34,291.39

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,638,270	$1,638,270	$1,638,270	$1,638,270
Portability	0	0	0	0
Assessed/SOH	$1,638,270	$1,638,270	$1,638,270	$1,638,270
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	$1,638,270	$1,638,270	$1,638,270	$1,638,270

Sales History

Date	Type	Price	Book/Page or CIN
6/14/2005	SWD	$650,000	39960 / 1220
3/1/1971	WD	$36,520	4466 / 86
3/1/1966	WD	$30,000	

Land Calculations

Price	Factor	Type
$9.00	33,391	SF
Adj. Bldg. S.F. (Card, Sketch)		9508
Eff./Act. Year Built: 2008/2007		

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.)

ORKIN INC/ ROLLINS) CASE NO. 5699

CONTINENTAL INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN INC / ROLLINS CONTINENTAL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ORKIN INC / ROLLINS CONTINENTAL INC AT **11:31** **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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	10/25/2021

Property Owner:	Property Description:	Certified Mail #:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	11/03/2021 23:31

Legal Description:

AKA:

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC	5699	10/25/2021
2170 PIEDMONT ROAD NE ATLANTA, GA 30324		

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC	514221280025	
2170 PIEDMONT ROAD NE ATLANTA, GA 30324		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Rollins Continental Inc
2170 Piedmont Road NE
Atlanta, GA 30324

INVOICE

DATE: November 17, 2021
INVOICE # 5699
FOR:

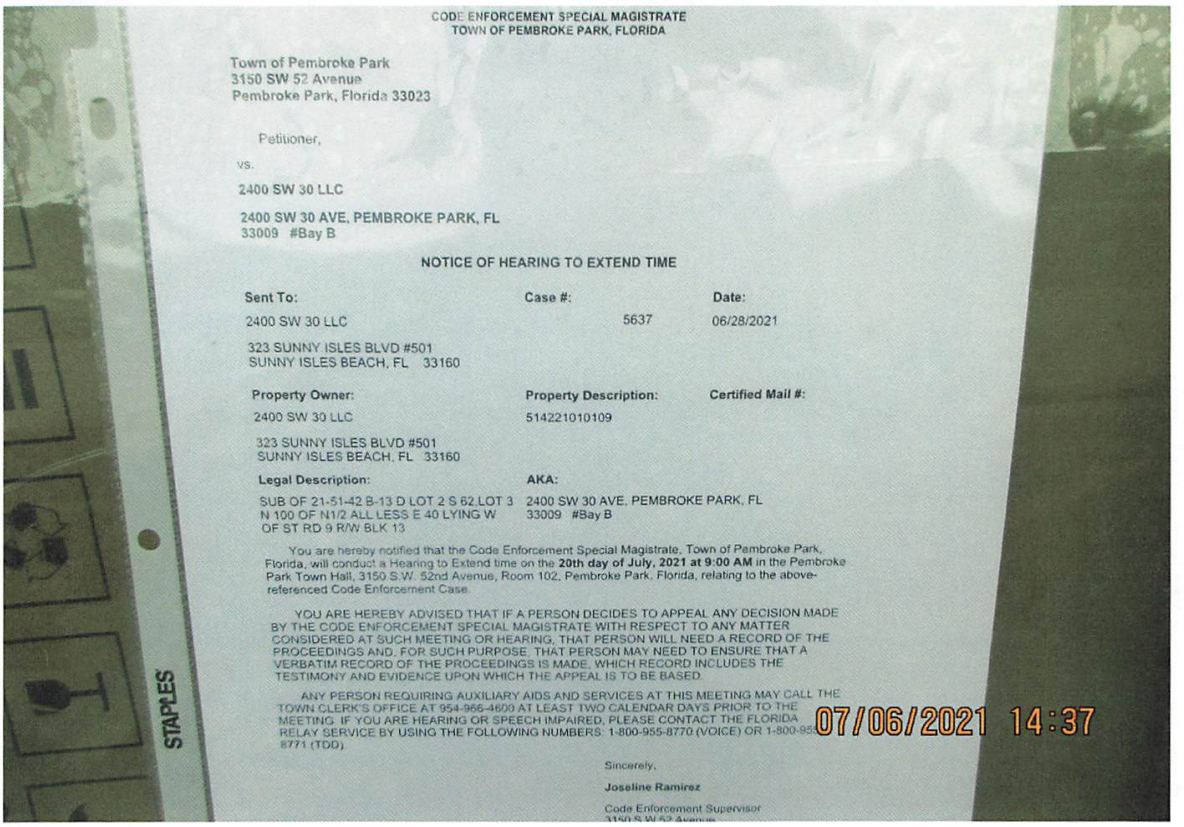
Case # 5699
Rollins Continental Inc

1820 SW 30 AVE,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (9/18/2021-11/17/2021)	$ 50.00	$ 3,000.00
		Balance	$3,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5637	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62 LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

07/06/2021 14:37

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W. 52 Avenue

STAPLES

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5699

ORKIN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: ORKIN
AT 9:51 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

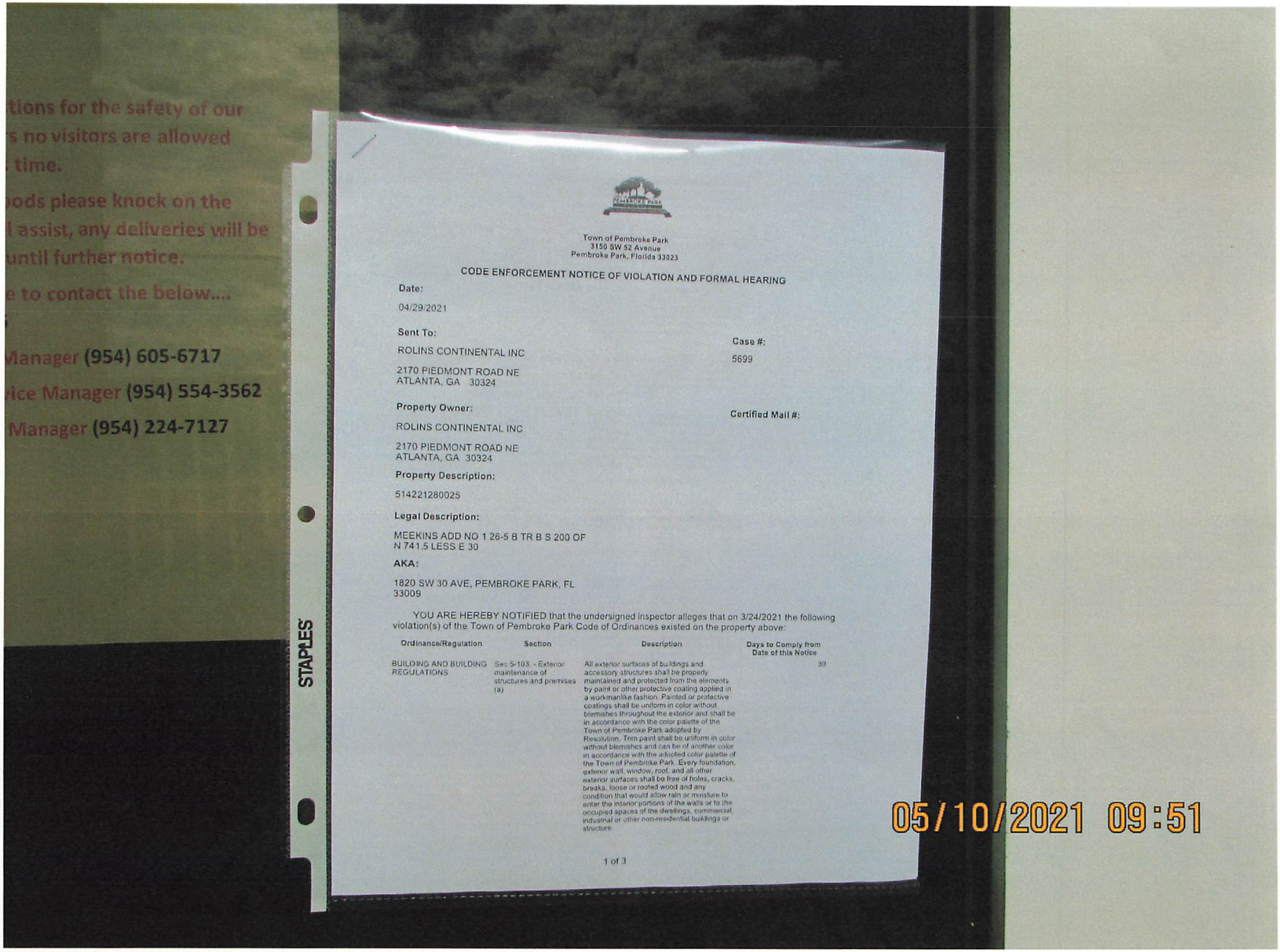
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


tions for the safety of our
s no visitors are allowed
time.
ods please knock on the
l assist, any deliveries will be
until further notice.
e to contact the below....
Manager (954) 605-6717
ice Manager (954) 554-3562
Manager (954) 224-7127
STAPLES
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:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Case #:
5699
Property Owner:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Certified Mail #:
Property Description:
514221280025
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30
AKA:
1820 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - 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
1 of 3
05/10/2021 09:51

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:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Certified Mail #:

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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
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. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
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.

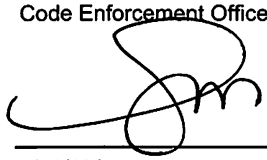
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	4/29/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	03/24/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	
Legal Description:	**AKA:**	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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
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. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Unprohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Unprohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. 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

Teressa Malcolm

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Monday, May 17, 2021 3:59 PM
To: Teressa Malcolm
Cc: Joseline Ramirez; Barbosa, Leandro
Subject: RE: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21; f/u 5-17-21
Attachments: 20210517152234326.pdf; 20210517152200461.pdf; 20210517152124021.pdf

Teresa—thought I would provide an update re: the disposition of the items detailed in your email Friday afternoon in advance of tomorrow morning's hearing at 9:00 a.m.

Please see our comments inserted in "red" to your email below.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY
1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Friday, May 14, 2021 2:36 PM
To: Mark Grimes <mgrimes@wallenkelley.com>
Cc: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Mr. Grimes:

Good afternoon,

I tried calling you back earlier with no response. However, I was able to re-inspect the property and found a few things that haven't been addressed:

- the sidewalks have not been pressured wash as of today. The sidewalks are being pressure cleaned on Wed, 5/19 (at an estimated cost of $225).
- The chain link fence has been repaired. Check. The original fence permit is not available (fence there since building was built).

- The black bags have been removed from the property but in that same area of the parking lot the other items are considered prohibited items and will need to be removed from the property. Other prohibited items in the area of the parking lot have been removed.
- I noticed the pod was removed from the parking lot, can you please provide me with the permit number for the removal of the pod? So I can assure all the inspections were passed and the permit was closed. The POD was removed per the attached Relocation/Move Agreement dated 5/12/21 with Pac-Van, the POD supplier (see attached pdf 4326). No permit was opened for removal of the POD.
- I've also noticed a lot of dead vegetation on the palm trees and ground area per my inspection this afternoon. Dead vegetation / debris has been picked up/removed.

The building hasn't been pressured washed as of yet. A formal estimate to pressure clean the building (and paint where necessary) is being procured.

Additionally, attached please see:

- a copy of the previously referenced Agreement with DMI Paving and Sealcoating (attached as pdf 4021; DMI to obtain permit); and

-a copy of the building permit for the generator (attached as pdf 0461).

Per my inspection of the property this afternoon, my recommendation is that you or your representative show up at the hearing next Tuesday (5/18/2021) at 9 am for the case to be heard by the judge and we can determine how to proceed. We will see you there.

Please feel free to contact me with anything further,

Teressa Malcolm

Get Outlook for iOS

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Friday, May 14, 2021 10:21 AM
To: Teressa Malcolm
Cc: Joseline Ramirez
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Teressa—this follows up the voice mail I just left re: next Tuesday's hearing.

The following corrective actions (1 thru 5) have been taken by Rollins within the 30-day period from the date of the Code Enforcement Notice for the purpose of addressing the specific requirements set forth in your notice of 4/29/21:

1. Sidewalks will be pressured cleaned 5/12/21. Rust from fence cleaned on 5/3/21. Signed Agreement with DMI Paving and Sealcoating (project # M21-5174) on 5/12/21 confirming parking lot repairs to be started within 2-3 weeks.
2. Chain-Link fence repaired 5/12/21.

3. Items(black garbage bags) removed from parking lot area.
4. Original generator permit obtained.
5. POD Removed from premises 5/12/21.

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Please let me know what else you require in order to confirm Rollins' compliance and possibly avoid the hearing on same next Tuesday.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY
1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Mark Grimes
Sent: Wednesday, May 12, 2021 11:07 AM
To: jramirez@tppfl.gov
Cc: tmalcolm@tppfl.gov
Subject: Re: Case #: 5699; 5/12/21--Pembroke

Jocelyn—thank you for taking my call earlier this morning re: my attendance as counsel for Rollins at the hearing noticed for next **Tuesday, 5/18 @ 9:00 a.m.**

Look forward to meeting you and Teressa.

Regards,

Mark

Mark E. Grimes

Partner

1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Pac-Van

Miami
3100 NW 131st Street
Opa-locka, FL 33054
PH: (305) 509-6065
FAX: (305) 509-6066

Purchase Agreement No: SFQ-708821
Purchase Agreement Date: 05-12-2021
Purchase Agreement Expires: 7 days
Sales Consultant:Joey Gonzalez
Email: jgonzalez@pacvan.com

Billing Information
ORKPC7
Orkin Pest Control
Leandro (Leo) Barbosa
1820 SW 30th Ave
Hallandale, FL 33009
Ph:(954) 628-5046

Shipping Information
Orkin Pest Control
1820 SW 30th Ave
South Broward #197
Hallandale, FL 33009
Leo Barbosa
Ph:(954) 628-5046

Charges	Quantity	Unit Price	Unit Tax	Total Sale Price
First 2 hrs of job	2.00	$130.00	$9.10	$278.20
Extra hrs TBD	1.00	$0.00	$0.00	$0.00
Loaded Container Fee	1.00	$100.00	$7.00	$107.00

Total: $360.00

w/Tax*: $385.20

Notes:
* Tax Amount is an estimate only.
***Relocation to 1040 SW 12th Ave, Pompano Beach, FL 33069

SPECIAL OFFER:
Need Storage?
Please ask us about our special pricing on all Storage Containers with your order.

Included With Your Pac-Van Agreement:
Superior Customer Service
Nationwide Service From a Local Company
Your One Stop for Mobile & Ground-Level Offices, Modular Buildings, and Storage Equipment

This agreement is made between Pac-Van, Inc., herein called the Seller, and Orkin Pest Control herein called the Purchaser, and is subject to the Equipment and/or Services Purchase Agreement Terms and Conditions attached hereto.

The purchaser is responsible for securing any and all applicable building permits, licenses, or approvals necessary for the purchased equipment. This Purchase Agreement is based on a level, compact, and accessible site. Unless specified, this Purchase Agreement excludes taxes and other services. Seller does not warrant in any way that the equipment meets any local, state, federal or other code unless specified. This Purchase Agreement is contingent on final acceptance by Seller and credit approval by Seller.

Sign Here

Signature:		Signature:	
Printed:	LEO BARBOSA	Printed:	Joey Gonzalez
Title:	BRANCH MANAGER	Title:	Sales Representative
Date:	5/12/21	Date:	

Pac-Van, Equipment and/or Services Purchase Agreement Terms and Conditions

1. **Sale.** Pac-Van, Inc. ("Seller") hereby sells, and the party identified on the reverse hereof ("Purchaser") hereby purchases from Seller, all of Seller's right, title and interest in the equipment identified on the reverse hereof (the "Equipment") pursuant to the terms of this Equipment and/or Services Purchase Agreement (this "Agreement").

2. **Scope of Work.** Seller shall be responsible for delivering to Purchaser only the Equipment and/or rendering the services (the "Services") specified in the attached quote ("Quote") or scope of work document ("Work Document"). Seller is not obligated to sell any Equipment or render any Service unless specified on the attached Quote, Work Document or an approved change order signed by Purchaser and Seller. In the case of a building ("Building") which is newly manufactured, Seller may request Purchaser to approve floor plans, specifications, finish selections, and other documentation required by the manufacturer prior to commencing building process. Any changes to these Building specifications must be approved in writing by both Purchaser and Seller.

3. **Regulatory Requirements:** The Purchaser shall promptly execute and comply with all federal, state, and local statutes, ordinances, and all other regulatory requirements (including any state or local building codes) applicable to the Equipment. Unless the Quote states that Seller is responsible for obtaining permits for the Equipment, Purchaser shall be solely responsible for obtaining all permits necessary to set and occupy the Equipment, Purchaser shall be solely responsible for all taxes (including sales and property tax), permit fees and other costs related to the sale of the Equipment. After receipt of payment in full for the Equipment, Seller shall deliver to Purchaser a bill of sale or a statement of origin for the Equipment.

4. **Site Conditions:** Unless otherwise specified on the Quote, Purchaser shall be solely responsible for providing a safe, level, and compact site with appropriate accessibility for delivery of the Equipment and any Services or set up of the Equipment. Purchaser shall be responsible for additional costs related to site conditions deemed unacceptable or inadequate by Seller.

5. **Utilities:** Purchaser shall be solely responsible for arranging for utility service, running necessary utility lines and connecting utilities to the Equipment, unless specified otherwise on the Quote.

6. **Insurance:** Purchaser, at its own expense, shall insure for risks of loss or damage to the Equipment or injury to any person commencing upon arrival of the Equipment at the delivery location (when Equipment is unhooked from transportation equipment).

7. **Acceptance:** Upon completion of the Services, Seller will request acceptance of the Equipment ("Acceptance") by Purchaser. The Purchaser shall have the right to inspect all Equipment ("Inspection") prior to Acceptance. Inspection and Acceptance will not be unreasonably delayed or refused. Purchaser may submit a written list to the Seller for elements of the Equipment which are not accepted by Purchaser (the "Punch List"). Seller will use reasonable commercial efforts to resolve all Punch List items in a reasonable and timely manner. Upon receipt of Acceptance and full payment for the Equipment, Seller will authorize Purchaser to use the Equipment (including the transfer of keys if applicable). In the absence of a written Acceptance delivered to Seller from Purchaser, Purchaser's use by of the Equipment or payment in full acknowledges Purchaser's full Acceptance of the Equipment and satisfactory completion of Seller's responsibilities under this Agreement.

8. **Delays:** In the case of new manufactured Buildings, Purchaser may not delay delivery of a Building for more than 10 business days after the Equipment is made available to Seller by the Building manufacturer. In the event such a delay lasts 10 business days, Purchaser agrees to accept the Equipment on the tenth business day following delivery (the "Outside Delivery Date") "as is, where is" and responsibility for the Building including liability and risk of loss shall transfer to Purchaser on the Outside Delivery Date. In addition, Purchaser agrees to make immediate payment in full for the Equipment no later than the Outside Delivery Date. In the event of such delay, Seller reserves the right to change its pricing for any Services. If Purchaser fails to conduct the Inspection and provide Acceptance in a reasonable and timely manner (not to occur later than the Outside Delivery Date), Purchaser shall be deemed to have delivered Acceptance to Seller and shall pay Purchaser in full for the Equipment.

9. **Warranties:** Seller extends and assigns any and all manufacturer's warranties related to the Equipment. There are no additional warranties.

   Warranty Disclaimer – EXCEPT FOR THE MANUFACTURER'S WARRANTIES, WHICH ARE HEREBY ASSIGNED TO PURCHASER, PURCHASER AGREES THAT THE EQUIPMENT, THE SERVICES RENDERED BY SELLER AND OTHER ITEMS DELIVERED TO PURCHASER ARE DELIVERED "AS IS, WHERE IS" WITH ALL FAULTS AND DEFECTS. SELLER HEREBY DISCLAIMS, AND PURCHASER HEREBY WAIVES AND RELEASES, ALL LIABILITIES AND OBLIGATIONS OF SELLER, AND PURCHASER AGREES THAT SELLER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE EQUIPMENT PURCHASED BY PURCHASER OR THE SERVICES RENDERED BY SELLER, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, PERFORMANCE, QUALITY, DESIGN, WORKMANSHIP, CONDITION, STORAGE CAPACITY OR COMPLIANCE WITH LAW.

10. **Payment Terms:** Unless otherwise stated in the Quote or Work Document, Purchaser shall pay Seller the price for the Equipment and the fees for the Services (collectively, the "Charges") for the Equipment and Services as follows: (a) 25% of the Charges are due upon signing and delivery of this Agreement to Purchaser, (b) 65% of the Charges are due upon delivery of the Equipment and /or Services and (c) 10% of the Charges are due upon Acceptance of the Equipment and/or Services.

11. **Assignment:** Purchaser shall neither assign its rights nor delegate performance of its duties under this Agreement unless specifically approved in writing by Seller.

12. **Termination of Agreement:** This Agreement may be terminated by Seller upon the occurrence of any of the following: (1) Purchaser fails to obtain credit approval from Seller, (2) Seller's business closes, (3) manufacturer's business closes and Seller is unable to obtain the same or similar Equipment from another manufacturer without additional cost; (4) Purchaser requests cancellation and receives Seller's written approval prior to Seller placing purchase order for the new manufactured Building or (5) Purchaser's default. Otherwise, Purchaser's breach of this Agreement shall not constitute a termination of this Agreement, and Purchaser shall remain liable for the full performance of all obligations on the part of the Purchaser under this Agreement.

13. **Indemnification:** Purchaser shall indemnify, hold harmless, defend and reimburse Seller and its directors, officers, shareholders, employees, agents, affiliates and assigns (collectively, the "Seller Related Parties") from and against all losses, damages, death, claims, injuries, costs and attorney's fees, whether or not caused by the concurrent negligence of the Seller Related Parties, arising from (a) the loss of, damage to or destruction of Equipment or its contents (the "Contents") due to collision, forces of nature, fire or other casualty, (b) damage to Purchaser's goods or property caused during storage in or transport of the Equipment or the Contents, (c) any levy, attachment or repossession of the Equipment, (d) any fine, liens, tax, penalty, towing, impound or other charges arising from Purchaser's use of the Equipment, (e) Purchaser's breach of this Agreement, (f) the use, maintenance, operation, ownership, transport or rental of the Equipment by Purchaser or Purchaser's agents, (g) any pollution, contamination, environmental impairment and/or similar condition directly or indirectly caused by or resulting in whole or in part from Purchaser's rental of the Equipment pursuant to this Agreement or (h) any environmental statutory or regulatory compliance requirements applicable to any Equipment (or any use thereof) and required under any and all foreign or domestic federal, state or local laws, treaties, ordinances, regulations, codes, rules, orders, guidelines, policies or requirements of any governmental authorities which regulate or impose standards of liability or conduct concerning air, water, soils, wetlands and watercourses, solid waste, hazardous waste and/or materials, worker and community right-to-know, noise, resource protection, health protection and similar environmental, health, safety, and land use concerns as may now or at any time hereafter be in effect. The indemnification obligations of Purchaser hereunder shall survive the termination of this Agreement.

14. **Seller's Remedies:** In the event of any default by the Purchaser under this Agreement, Seller may: (a) declare the entire amount under this Agreement immediately due and payable, without notice or demand to the Purchaser, (b) sue for recovery of all payments, and other payments, then accrued or thereafter accruing, (c) take possession of the purchased equipment and any parts thereof, without demand or notice, wherever the same shall be located, without any court order or process of law and (d) sue for damages for loss of business profits, loss of revenue, labor costs, all expenses associated with the pick-up of the purchased equipment, attorney fees or any other consequential damage.

15. **Attorney Fees and Forum Selection:** In the event of any dispute arising under or in connection with this Agreement or any action to enforce this Agreement or to remedy a default or breach hereunder, the prevailing party therein shall be entitled to recover from the non-prevailing party all costs and expenses related to such proceeding or claim, including, without limitation, reasonable attorneys' fees and expert witness fees. All claims brought by Seller against Purchaser or Purchaser against Seller shall be subject to and governed by the laws of the State of Indiana; venue for such claims shall be solely in and subject to the jurisdiction of Marion County, Indiana and no other jurisdiction.

16. **Sending of Notices:** For purposes of any notice required, Seller represents that its principal place of business is located at 9155 Harrison Park Court, Indianapolis, IN 46216. Purchaser represents that its principal place of business is located at the address set forth in the Quote. Notice mailed to the office of Purchaser or Seller shall constitute sufficient notice to comply with the terms of this Agreement. Notices emailed to Seller at notices@pacvan.com shall constitute sufficient notice to Seller.

17. **Entire Agreement:** The terms of this Agreement are intended by the Purchaser and Seller as a final expression of their agreement with respect to such terms and also as a complete and exclusive statement of such terms. This Agreement may not be modified or rescinded in any manner except by the written agreement of both Seller and Purchaser. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.


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03/23/2021 14:51

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Date:

3/24/2021 12:00:00 AM

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Pac-Van™

Relocation / Move Agreement

Company Name: ORKIN LLC

Contact Name: LEO BARBOSA

Office: (___) _____ Email: LBARBOSA@ORKIN.COM

Cell: (954) 605 6717 Fax: (___) _____

Date Requested: 5/12/21 PO #: _____

Container Size: 20' Serial # / ID #: _____

Pick up Address: 1820 SW 30TH AV Delivery Address: 1040 SW 12 AV

HALLANDALE FL 33009 POMPANO, FL, 33069

Additional Notes: _____

Contact Person – Billing and Account Information:

Name: LEANDRO BARBOSA Email: LBARBOSA@ORKIN.COM

Phone: (954) 605 6717 Fax: (___) _____

Indemnification: I indemnify, hold harmless, and defend Pac-Van from all liability, claims, injuries, demands, actions or causes of action (without limitation) (including attorney's fees and all costs) that are hereby others arising out the this authorization to move the Container, including claims for Pac-Van Inc. passive or active negligence.

All Containers must be empty and unlocked to be moved

All moves are $130.00 per hour from port to port; A 10% fuel charge will apply

Loaded Containers

If the container to be moved is loaded, Pac-Van Inc. reserves the right whether or not to move the loaded container. If moved, Pac-Van is not responsible for any of the contents and an additional charge of $100.00_____ will apply.

LEANDRO BARBOSA — Printed Name

BRANCH MGR — Title

Signature

5/12/21 — Date

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654-0 **DATE** 8/13/2010 3:39:39 PM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR SUBURBAN PROPANE **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE
Generator

For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management dist .e agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE ED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT R 'HIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FI UILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RE . NOTICE OF COMMENCEMENT MAY RESULT IN YOUR P NG TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YO TEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR TTORNEY BEFORE RECORDING YOUR NOTICE OF COM EMENT

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654 **DATE** 3/30/2010 8:39:29 AM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR Reliable Indsutries Inc. **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE
Generator

For Inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

SUB PERMITS

[redacted] JL

[redacted] JL

[redacted] JL

71901 (P) Reliable Indsutries Inc. [25300]

72635 (B) Preston Construction Inc. [CGC003467]

72636 (E) V-ELECTRIC INC. [ER-0013869]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
Final Building	Electrical Rough ARIC 8/20/10	Final Gas
Reinf steel	Final Electrical ARIC 12/1/10	Gas Appliances
Slab-structural		Gas Pressure Test
		Gas Tanks (LP)
		Tank Installation

ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
Final Zoning 12/3/10		Final Fire
Location Verification 12/3/10		

ENGINEERING INSPECTIONS
Final Zoning 12/3/10
Location Verification 12/3/10

General Notes

New Optional Stand-By Generator:

ROLLINS/ORKIN CO

1820 S. 30th AVENUE
PEMBROKE PARK, FLORIDA 33009

REVISIONS	B
1 07/07/09 B.D.G.	J.C
2 06/24/11 AS-BUILT	D.I

DAVID PUGA
LICENSE
No 41163
STATE OF
FLORIDA
PROFESSIONAL ENG

NOT VALID FOR CONSTRUCTI
UNLESS SIGNED & SEAL IN THIS

ELECTRICAL APPROVED
JUL 19 2011
TOWN OF PEMBROKE PARK

Puga and Associates, Inc.
Engineers/Consultants
EB 0005813
7326 S.W. 48th Street
Miami, Florida 33155
(305) 661-7700

Date	12-05-07
Scale	
Drawn	
Job	06-056A
Sheet	E-3
Of	4 Sheets

TOWN OF PEMBROKE PARK
BUILDING PERMIT APPLICATION
STRUCTURAL

MASTER PROCESS # [redacted]

MASTER PERMIT #

APPLICATION DATE: TAX FOLIO No. 11221-28-00250

JOB NAME Rollins/Orkin Generator PHONE # 954-921-9330

JOB ADDRESS 1820 SW 30th Ave. PEMBROKE PARK, BROWARD COUNTY, FL. ZIP 33009

OWNER NAME Rollins Continental

Owners Address 2170 Piedmont Rd. NE, Atlanta GA 30324

WORK DESCRIPTION Install emergency generator

FEE SIMPLE TITLE HOLDER (NAME/ADDRESS) Rollins Continental, 2170 Piedmont Rd. NE, Atlanta GA 30324

USE/OCCUPANCY office Sq. Ft. 9530 Value of Proposed Work: $

CONTRACTOR'S NAME PHONE #: Fax #:

CONTRACTOR'S ADDRESS: CITY STATE FL ZIP

CONTRACTOR'S BROWARD COUNTY OR STATE CERTIFICATION OR REGISTRATION NUMBER:

LEGAL DESCRIPTION: The South 200 feet of the north 715 feet of Tract B, less the East 30 feet thereof, Meekins addition No. 1, plat book 26, page 5, Broward County

BONDING COMPANY & ADDRESS None

ARCHITECT/ENGINEER'S NAME Rabiqua Pereira Architects PHONE # 305-592-8045 FAX # 305-592-5756

ARCHITECT/ENGINEER'S ADDRESS 2001 NW 84th Ct. CITY Miami STATE FL ZIP 33172

MORTGAGE LENDER NAME/ADDRESS: none

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the Town of Pembroke Park, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature _____ Date: 3-4-10 Signature _____ Date: _____
Owner or Agent ** Prime Contractor

Signature _____ Signature _____
NOTARY as to Owner NOTARY as to Contractor

Y.C.TAKAHASHI
NOTARY PUBLIC - GEORGIA
COBB COUNTY
MY COMMISSION EXPIRES 08/18/2012

✓ Personally Known, ___ Identification Provided: _____ (Type of I.D.) ___ Personally Known, ___ Identification Provided: _____ (Type of I.D.)

**The owner's authorization must be obtained if you are signing this document as their agent.

Application Approved by _____ Permit Officer Effective Code: 20 ____ Florida Building Code

DMI
PAVING & SEALCOATING

Date: Wednesday, April 21, 2021 Project # M21-5174

Submitted To:	Site Description: # S133717	Prepared By:
Ms. Arianne De La Torre Orkin, Llc Corporate Tax 2170 Piedmont Road Northeast Atlanta, GA 30324 **Contact Information:** Phone: (786) 637-0461 Mobile: ade@orkin.com	Orkin #197 1820 Southwest 30th Avenue Hallandale, FL 33009 Site Contact: Site Phone:	Daniel Phillips **Contact Information:** Mobile: 954-873-2735 Office: (305) 836-8678 E-mail: dphillips@driveway.net **Project Manager:** Mobile: Email:

Qty	Proposed Service(s) & Description(s)	Depth
16410 Sq. Ft.	**Sealcoat – Staycoat JC7**	

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Staycoat JC-7 sealer with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Staycoat JC-7 with sand in the same quantity and proportion as the first coat.

**OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF PREMIUM POLYTAR 7% POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD $XXXX TO THIS PROPOSAL TOTAL.*
...PLEASE CIRCLE...(YES / NO)

**POLYTAR IS MANUFACTURED WITH HEAVY DUTY POLYMERS THAT INCREASE THE DURABILITY, WEAR RESISTANCE, AND ADHESION OF ASPHALT PAVEMENT SEALER. THIS MARKET LEADING SEALER AND ITS PROPRIETARY FORMULATION PROVIDES INCREASED DURABILITY AND WEAR RESISTANCE OVER CONVENTIONAL PAVEMENT SEALERS.*

***SEALCOATING TO BE COMPLETED IN ( ) MOBILIZATIONS.*
***BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEALCOATED. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE TRACKING OF SEALER OR PAINT, DAMAGE TO PROPERTY, OR INJURY DUE TO PERSONS OR VEHICLES ENTERING THE BARRICADED AREA.*
***SEALER MAY NOT ADHERE IN AREAS WHERE THE ASPHALT HAS POLISHED AGGREGATE AND/OR AREAS WHERE THE ASPHALT IS RAVELING.*
***SEALER WILL NOT HIDE EXISTING CRACKS.*
***ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF $1050.00 EACH*
***PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.*

DMI
PAVING & SEALCOATING

Project# M21-5174

Parking Lot Striping - Restripe

1. Clear away loose dirt and debris
2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include:

**Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces*

DOUBLE LINES - RESTRIPE
Stop Bar w/ Crushed Glass with Yellow Tail - Restripe
HANDICAP STALL - Restripe
LINEAL - PAINT 4" LF (WHITE OR YELLOW)
SAME DAY STRIPING OR NIGHT WORK

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total **$2,575.00**

SERVICE TERMS Customer will be notified when work is proposed to be performed. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work commencing. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included in the scope of services unless expressly noted within proposal document.

This proposal may be withdrawn at our option if not accepted within 30 days of Apr 21, 2021

Certified Pavement Professional Daniel Phillips

Accepted Authorized Signature

Arianne De La Torre
Print Name

Signature

Project # 2021-5174

TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGRREEMEMT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial ADLT Date 05/12/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	10/25/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Rollins Continental Inc
2170 Piedmont Road NE
Atlanta, GA 30324

DATE: November 17, 2021
INVOICE # 5699
FOR:

Case # 5699
Rollins Continental Inc

1820 SW 30 AVE,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (9/18/2021-11/17/2021)	$ 50.00	$ 3,000.00
		Balance	$3,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

ORIGINAL DOCUMENT PRINTED WITH MICROPRINTED BORDER ON FRONT AND SECURE DOCUMENT WATERMARKS ON BACK - HOLD AT ANGLE TO VIEW.

WALLEN KELLEY
1600 PONCE DE LEON BLVD.
PENTHOUSE 1
CORAL GABLES, FL 33134

CITY NATIONAL BANK OF FLORIDA
63-436/660

3324

DATE 6/4/2021

PAY TO THE ORDER OF Town of Pembroke Park $ **100.00

One Hundred and 00/100********** DOLLARS

Town of Pembroke Park

MEMO Case #5699

⑈003324⑈ ⑆066004367⑆ 4004188643⑈

WALLEN KELLEY **3324**

Town of Pembroke Park 6/4/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
6/4/2021	Bill		100.00	100.00		100.00
					Check Amount	100.00

Wallen Kelley Operati Case #5699 100.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROLINS CONTINENTAL INC/ ORKIN Respondent(s)	Case No.: 5699

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: 1820 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Rolins Continental Inc, 2170 Piedmont Road NE, Atlanta, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

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)(j)(n); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.



ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(j)(n); 5-105; 5-17; 12-48 **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
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 7/20/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		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	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property

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

Case Overview

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
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: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
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: 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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$550.00**

Payments

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$450.00**



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7488



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4

ROLLINS CONTINENTAL INC
2170 PIEDMOINT ROAD NE
ATLANTA, GA 30324
NOH/ HET # 5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6795



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4

THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7495

7012 0470 0001 5589 2320

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

NOH#5699

Sent To
current tenant / origin
Street, Apt. No.; or PO Box No. 1820 SW 30 Ave
City, State, ZIP+4
Pembroke Park FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2344

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here

NOH#569

Sent To
The Prentice-Hall Corporation System Inc.
Street, Apt. No.; or PO Box No. 1201 Hays St # 105
City, State, ZIP+4
Tallahassee, FL 32301

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2337

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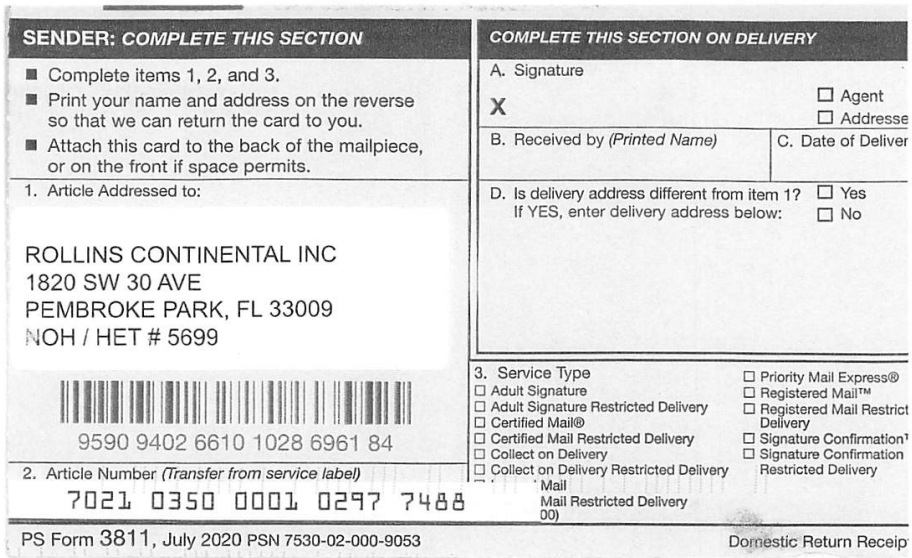
OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

Sent To
Rollins Continental Inc
Street, Apt. No.; or PO Box No. 2170 Piedmont RD NE
City, State, ZIP+4
Atlanta GA 30324 #NOH5699

PS Form 3800, August 2006 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:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

9590 9402 6610 1028 6961 84

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7488

COMPLETE THIS SECTION ON DELIVERY

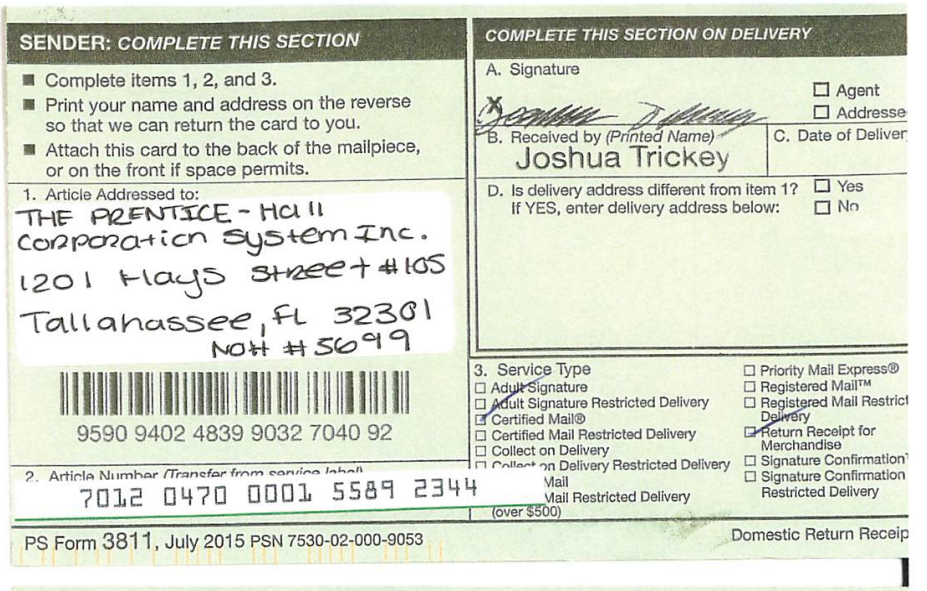
A. Signature
X
☐ Agent
☐ Addresse

B. Received by *(Printed Name)*
C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receip



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THE PRENTICE-Hall
Corporation System Inc.
1201 Hays Street #105
Tallahassee, FL 32301
NOH #5699

9590 9402 4839 9032 7040 92

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2344

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receip

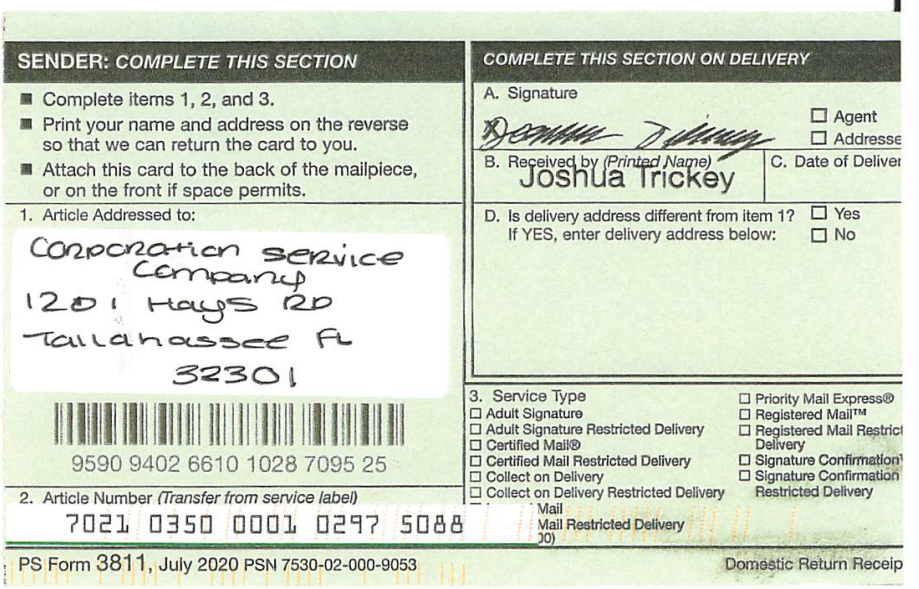
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addresse

B. Received by (Printed Name)
Joshua Trickey
C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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 Restrict Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service
Company
1201 Hays RD
Tallahassee FL
32301

9590 9402 6610 1028 7095 25

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5088

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addresse

B. Received by (Printed Name)
Joshua Trickey
C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	07/06/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 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 **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 5/18/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 5/18/2021
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: 5/18/2021
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: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021
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: 5/18/2021

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Profit Corporation
ROLLINS CONTINENTAL, INC.

Filing Information

Document Number	812738
FEI/EIN Number	47-3102508
Date Filed	04/26/1958
State	NY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/02/1986
Event Effective Date	NONE

Principal Address

2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Changed: 04/16/2010

Mailing Address

2170 PIEDMOND ROAD, N.E.
CORPORATE TAX DEPT
ATLANTA, GA 30324-4135

Changed: 01/12/2012

Registered Agent Name & Address

THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE, FL 32301

Name Changed: 03/09/1994

Address Changed: 03/09/1994

Officer/Director Detail

Name & Address

Title Secretary

CHANDLER, ELIZABETH
2170 PIEDMONT RD NE
ATLANTA, GA 30324-4135

Title President

WILSON, JOHN
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title President

Campbell, Jeffrey B.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, Treasurer

Northern, Edward P.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, VP

Leavitt, Steve
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	04/20/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format

04/10/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
04/12/2000 -- ANNUAL REPORT	View image in PDF format
04/15/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
04/16/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Teressa Malcolm

From: Teressa Malcolm
Sent: Tuesday, June 15, 2021 3:05 PM
To: Mark Grimes
Cc: Joseline Ramirez; Barbosa, Leandro; Alexandra Reyes; Christina Hamalian; Rafael Cruz-Alvarez; Rodriguez, Jose; De La Torre, Arianne
Subject: RE: Case #: 5699; Pembroke Code Violations f/u 6/4/21; 6/11/21; 6/15/21 update

Mark:

Good afternoon,

Thank you for the updates.
Your below request for an extension of time has been received and I will present it to the Special Magistrate next month at the next hearing date (this date hasn't been confirmed yet) since at this time the agenda has been set for tomorrow's hearing date.

I will keep you all in the loop if anything shall change before then.

Also, happy new home and warm welcome!

Best regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

/********** 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.
Consider the Environment before printing.

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Tuesday, June 15, 2021 2:48 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Cc: Joseline Ramirez <jramirez@tppfl.gov>; Barbosa, Leandro <lbarbosa@rollins.com>; Alexandra Reyes <areyes@wallenkelley.com>; Christina Hamalian <chamalian@wallenkelley.com>; Rafael Cruz-Alvarez <rcruzalvarez@wallenkelley.com>; Rodriguez, Jose <JRodrigu@orkin.com>; De La Torre, Arianne <ade@orkin.com>
Subject: RE: Case #: 5699; Pembroke Code Violations f/u 6/4/21; 6/11/21; 6/15/21 update
Importance: High

Teresa—passing on some update info from our contractor received earlier this afternoon.

They have requested and are currently waiting for the site plan from Pembroke Park which they will need to include w/ the submission of the formal permit request.

Once submitted DMI estimates it will take 2-3 weeks before the permit is issued...which roughly should be by the end of June.

Then once they have the permit, DMI will be able to actually schedule the project which will be in July.

As such, it now appears certain the extension needed will be at least an **additional 30 days until July 19** in order to provide 2 weekends (w/ potential for weather interruptions, etc.) as laid out in my prior email below.

Again, please let me know if you have any questions or if further input is needed on any of this in light of this updated info.

Your patience on all this is greatly appreciated.

Regards,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY
1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Mark Grimes
Sent: Tuesday, June 15, 2021 1:42 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Cc: Joseline Ramirez <jramirez@tppfl.gov>; Barbosa, Leandro <lbarbosa@rollins.com>; Alexandra Reyes <areyes@wallenkelley.com>; Christina Hamalian <chamalian@wallenkelley.com>; Rafael Cruz-Alvarez <rcruzalvarez@wallenkelley.com>; Rodriguez, Jose <JRodrigu@orkin.com>; De La Torre, Arianne <ade@orkin.com>
Subject: RE: Case #: 5699; Pembroke Code Violations f/u 6/4/21; 6/11/21; 6/15/21

Teresa—regret not getting back to you sooner on this (been in the middle of moving out of our house).

We have confirmed the only item remaining from your initial list of violations/corrections needed is the parking lot repairs (paving and sealcoating).

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	1800 WAZEE ST STE 500 DENVER, CO 80202	3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

Folio

514220160012

Legal Description

Case Status Open **Case #** 5672 **Date Next Inspection** 4/19/2023

Notes

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained.
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and
inspections.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/8/2021		Notice of Violation	Regular Mail
1/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
1/31/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
3/10/2023	3/15/2023	Notice of Formal Hearing - Extension of Time	Email
3/15/2023	3/15/2023	Amended Final Order	Certified Mail
4/14/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Email

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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)	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	1/31/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$750.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$950.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 1800 WAZEE ST STE 500 DENVER, CO 80202	5672	04/14/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 1800 WAZEE ST STE 500 DENVER, CO 80202	514220160012	

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 726.87,E 326.42TO POB,E50,S43.60,E500,N43.60,E50,S 195,W7.10,S3.50,W32.50,N3.50,W 3 W7,S3,W136,N3.50,W7,S3.50,W9,S 3.50,W32.40,N3.50,W9,N3,W7,S3,W 86,N3,W9,S3.50,W32.50,N3.50,W9,N 3,W7,S3,W136,N3,W7,E3,W9,S3.50,W 32.50,N3.50,W9,N195,TO POB AKA:BLDG 2	3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/14/23 Phone: 305-331-7981

Email: Fernando@nex-xos.com

Property Address: 3880 Pembroke Road, Pembroke Park, FL 33021

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Fernando del Corral (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5672 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 4/19/23 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 3/15/23 imposing the fine of $ 250.0 per day for violation(s)of the Town's Code of Ordinances: Installed Electrical Low Voltage Security Cameras

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.

Fernando del Corral
Petitioner's Name (Print)

Fernando del Corral
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Fernando del Corral and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 14 day of April, 2023.

Notary
My Commission expires July 26, 2026

Ivis Inett Rubero
Comm.:HH 253859
Expires: July 26, 2026
Notary Public - State of Florida

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC Respondent(s)	)	Case No.: 5672

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3876-3880 PEMBROKE ROAD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

FOLIO NO.: 5142 20 16 0012

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS: COMM NW COR OF SW1/4 SEC 20, S 726.87, E 326.42TO POB, E50, S43.60, E500, N43.60, E50, S 195, W7.10, S3.50, W32.50, N3.50, W 3 W7, S3, W136, N3.50, W7, S3.50, W9, S 3.50, W32.40, N3.50, W9, N3, W7, S3, W 86, N3, W9, S3. 50, W32.50, N3.50, W9, N 3, W7, S3, W136, N3, W7, E3, W9, S3.50, W 32.50, N3.50, W9, N195, TO POB AKA: BLDG 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;5-2(a)(b0; 5-17; 15-22 and 15-23. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(m); 5-105; 5-1; 5-17; 5-2(a)(b); 13-2 and 28-304 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of March 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	1800 WAZEE ST STE 500 DENVER, CO 80202	3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

Folio

514220160012

Legal Description

Case Status Open **Case #** 5672 **Date Next Inspection** 3/17/2023

Notes

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained.
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/8/2021		Notice of Violation	Regular Mail
1/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
1/31/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail

AOS 3/3/23
NOH Abate 2/1/23

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: 3/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/17/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	1/31/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$100.00

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: March 10,2023 Phone: 754-210-5521

Email: rafael@nex-xos.com

Property Address: 3880 Pembroke Road Pembroke Park FL 33021

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rafael Andujar (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5672 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on February 15, 2023 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances:

Installed Electrical security cameras system without permits.

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.

Rafael Andujar
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Rafael Andujar and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10 day of March, 2023.

Notary

My Commission expires July 26, 2026

Ivis Inett Rubero
Comm.:HH 253859
Expires: July 26, 2026
Notary Public - State of Florida

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC Respondent(s)	)	Case No.: 5672

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3876-3880 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

FOLIO NO.: 5142 20 16 0012

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 726.87,E 326.42TO POB,E50,S43.60,E500,N43.60,E50,S 195,W7.10,S3.50,W32.50,N3.50,W3W7,S3,W136,N3.50,W7,S3.50,W9,S 3.50,W32.40,N3.50,W9,N3,W7,S3,W86,N3,W9,S3.50,W32.50,N3.50,W9,N 3,W7,S3,W136,N3,W7,E3,W9,S3.50,W 32.50,N3.50,W9,N195,TO POB AKA:BLDG 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; 5-17 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of February 2023. 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 15th day of February 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Feb., 2023.

Nazly Dayana CA.
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	1800 WAZEE ST STE 500 DENVER, CO 80202	3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

Folio

514220160012

Legal Description

Case Status Open **Case #** 5672 **Date Next Inspection** 1/31/2023

Notes

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained.
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/8/2021		Notice of Violation	Regular Mail
1/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property 2/3/23 Certified Mail 2/1/23
1/31/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/23 Certified Mail 2/1/23

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: 1/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/31/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/31/2023
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: 1/31/2023
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)	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	1/31/2023



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

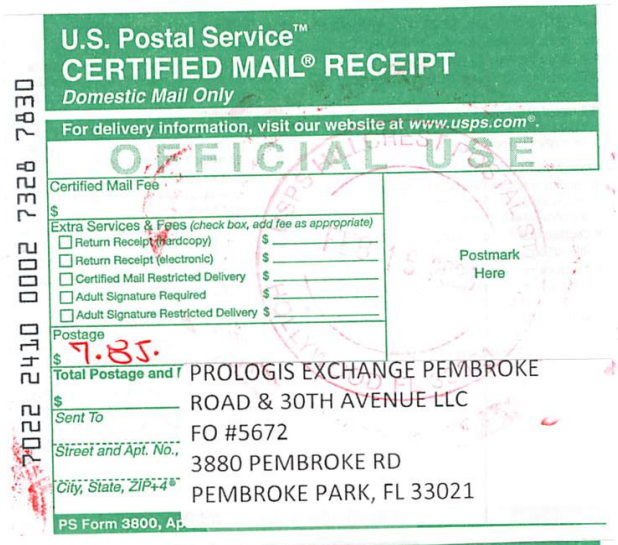
Street and Apt. No., or PO Box No.
FO #5672
3860 PEMBROKE RD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April

7022 2410 0002 7328 7823



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No.,
FO #5672
3880 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, Ap

7022 2410 0002 7328 7830



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

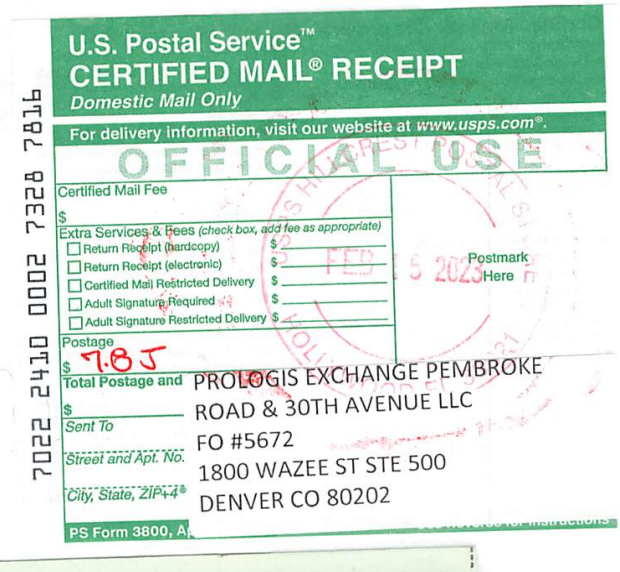
Street and Apt. No., or
FO #5672
3876 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April

7022 2410 0002 7328 7847



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No.
FO #5672
1800 WAZEE ST STE 500

City, State, ZIP+4®
DENVER CO 80202

Postmark Here

PS Form 3800, A

7022 2410 0002 7328 7816



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3876 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7829 84

2. Article Number (Transfer from service label)
7022 2410 0002 7328 9186

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
03/2

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3876

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
FEB 01 2023
7.82
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3880 PEMBROKE RD
PEMBROKE PARK, FL 33021
7022 2410 0002 7328 3979

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
FEB 01 2023
7.82
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
1800 WAZEE ST STE 500
DENVER CO 80202
7022 2410 0002 7328 3955

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
FEB 01 2023
8.09
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021
7022 2410 0002 7328 3962

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
FEB 01 2023
7.82
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3876 PEMBROKE RD
PEMBROKE PARK, FL 33021
7022 2410 0002 7328 3948

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3876 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 4729 8344 1607 81

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3948

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
02/03/23
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3876

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery

7022 2410 0002 7328 7823

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No.
FO #5672
3860 PEMBROKE RD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April

7022 2410 0002 7328 7830

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No.,
FO #5672
3880 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April

7022 2410 0002 7328 7847

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fee
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No., or
FO #5672
3876 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April

7022 2410 0002 7328 7816

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Street and Apt. No.
FO #5672
1800 WAZEE ST STE 500

City, State, ZIP+4®
DENVER CO 80202

Postmark Here
FEB 15 2023

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3876 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7829 84

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 9186

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
03/21/23

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3876

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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7830 11

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 9162

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

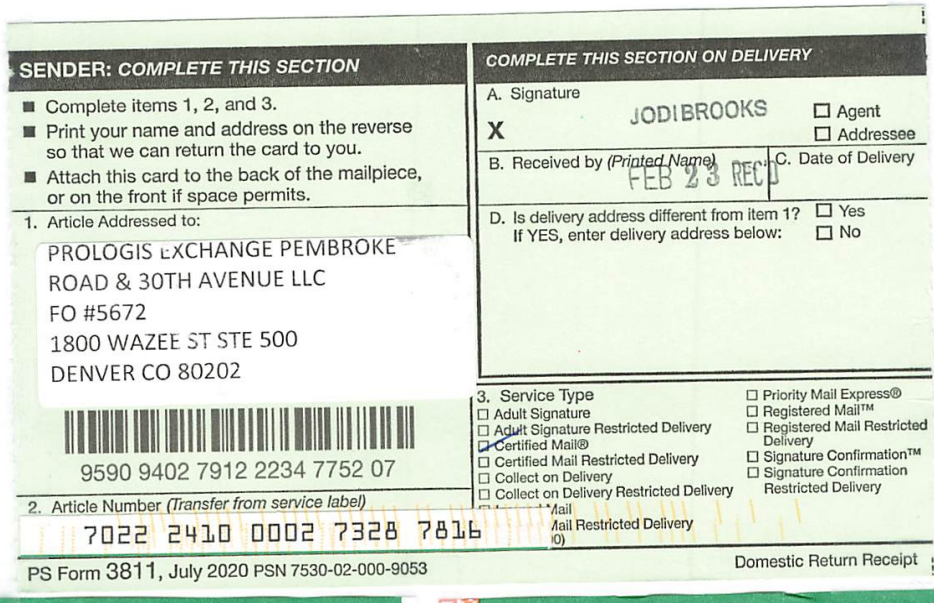
D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3860

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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
FO #5672
1800 WAZEE ST STE 500
DENVER CO 80202

9590 9402 7912 2234 7752 07

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 7816

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JODI BROOKS ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* FEB 23 REC'D C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



7022 2410 0002 7328 9193

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

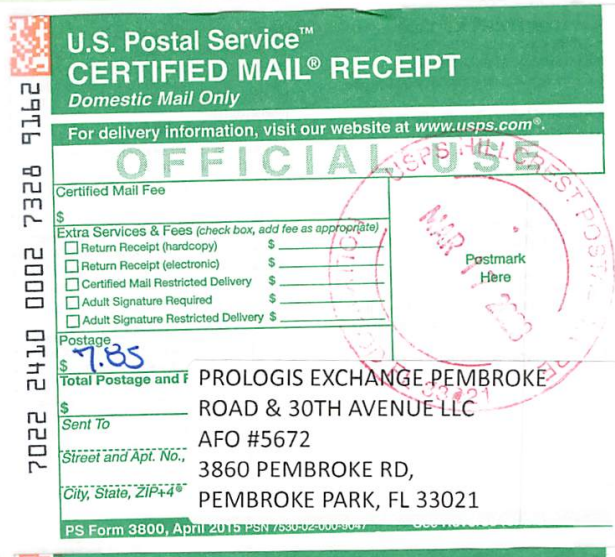
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
MAR 17 2023

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3880 PEMBROKE RD,
PEMBROKE PARK, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 2410 0002 7328 9162

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
MAR 17 2023

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047



7022 2410 0002 7328 9155

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

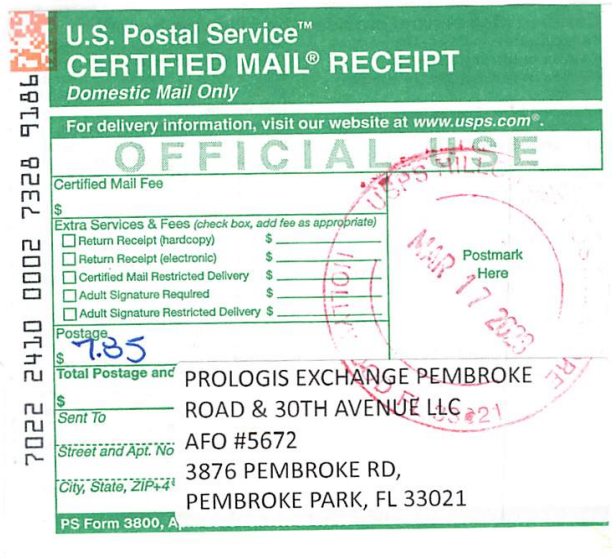
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and Fe
$
Sent To
Street and Apt. No., c
City, State, ZIP+4®

Postmark Here
MAR 17 2023

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
1800 WAZEE ST STE 500
DENVER CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 2410 0002 7328 9186

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

Postmark Here
MAR 17 2023

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
AFO #5672
3876 PEMBROKE RD,
PEMBROKE PARK, FL 33021

PS Form 3800, A



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
FEB 01 2023
HILLCREST POSTAL STORE
7022 2410 0002 7328 3979
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3880 PEMBROKE RD
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
FEB 01 2023
HILLCREST POSTAL STORE
7022 2410 0002 7328 3955
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
1800 WAZEE ST STE 500
DENVER CO 80202

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $ FEB 01 2023
Postage
$ 8.09
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
HILLCREST POSTAL STORE
7022 2410 0002 7328 3962
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $ FEB 01 2023
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
HILLCREST POSTAL STORE
7022 2410 0002 7328 3948
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3876 PEMBROKE RD
PEMBROKE PARK, FL 33021

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3876 PEMBROKE RD
PEMBROKE PARK, FL 33021

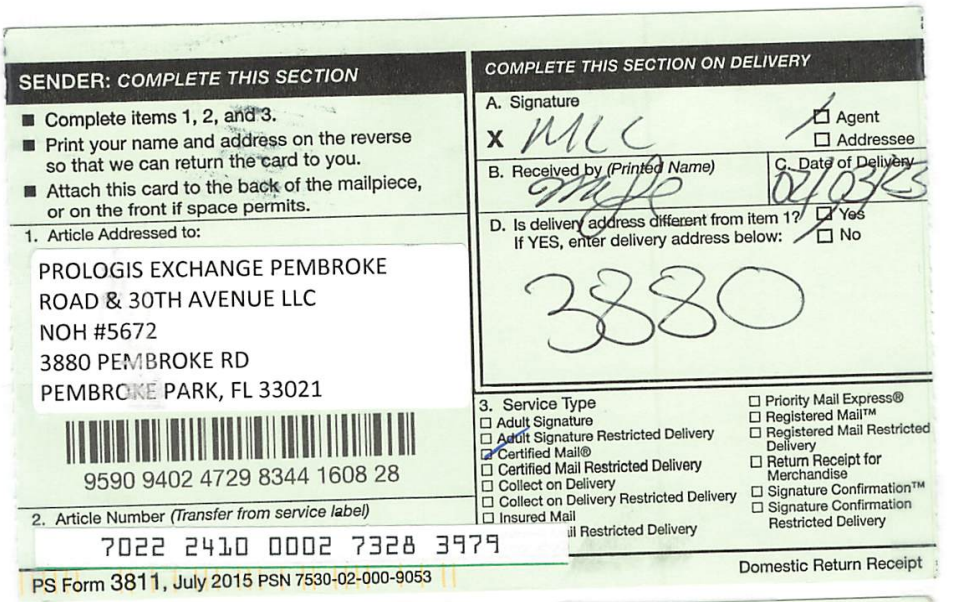
9590 9402 4729 8344 1607 81

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3948

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☑ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
02/03/23
D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No
3876

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3880 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 4729 8344 1608 28

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3979

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MLC ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
MLC 02/03/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3880

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 4729 8344 1608 04

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3962

COMPLETE THIS SECTION ON DELIVERY

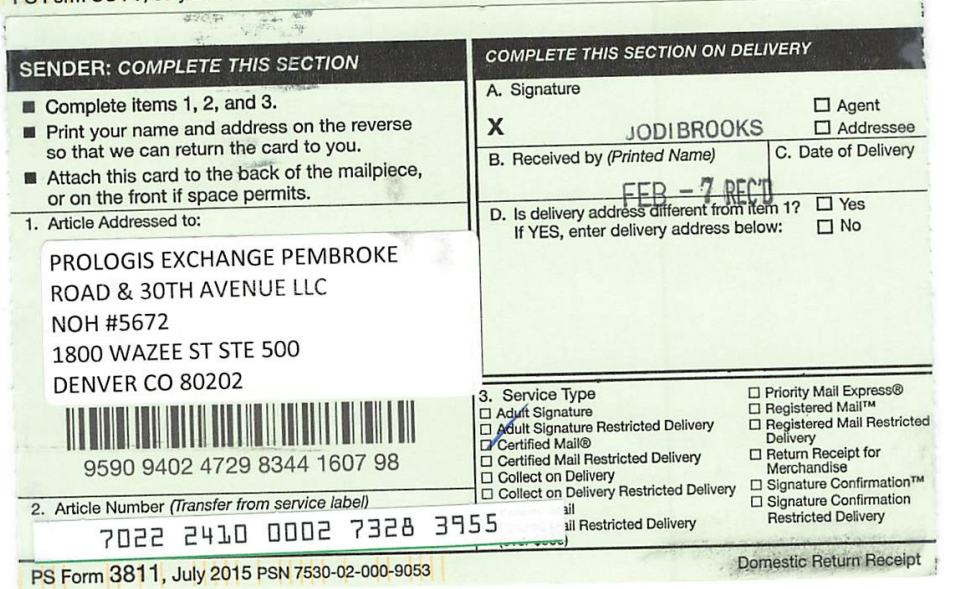
A. Signature
X ☑ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
MLC

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No
3880

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
NOH #5672
1800 WAZEE ST STE 500
DENVER CO 80202

9590 9402 4729 8344 1607 98

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3955

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JODI BROOKS ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
FEB – 7 REC'D

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
FO #5672
3860 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7751 91

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7823

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/18/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3860

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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
FO #5672
3876 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7838 68

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7847

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/18/23

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3876

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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC
FO #5672
3880 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 7912 2234 7751 84

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7830

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/18/23

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3880

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 Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5600

Hasler FIRST CLASS MAIL
03/11/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Nex-Xos
3880 Pembroke Road
Pembroke Park, FL 33023

Code Dept

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5600

Hasler FIRST CLASS MAIL
03/11/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

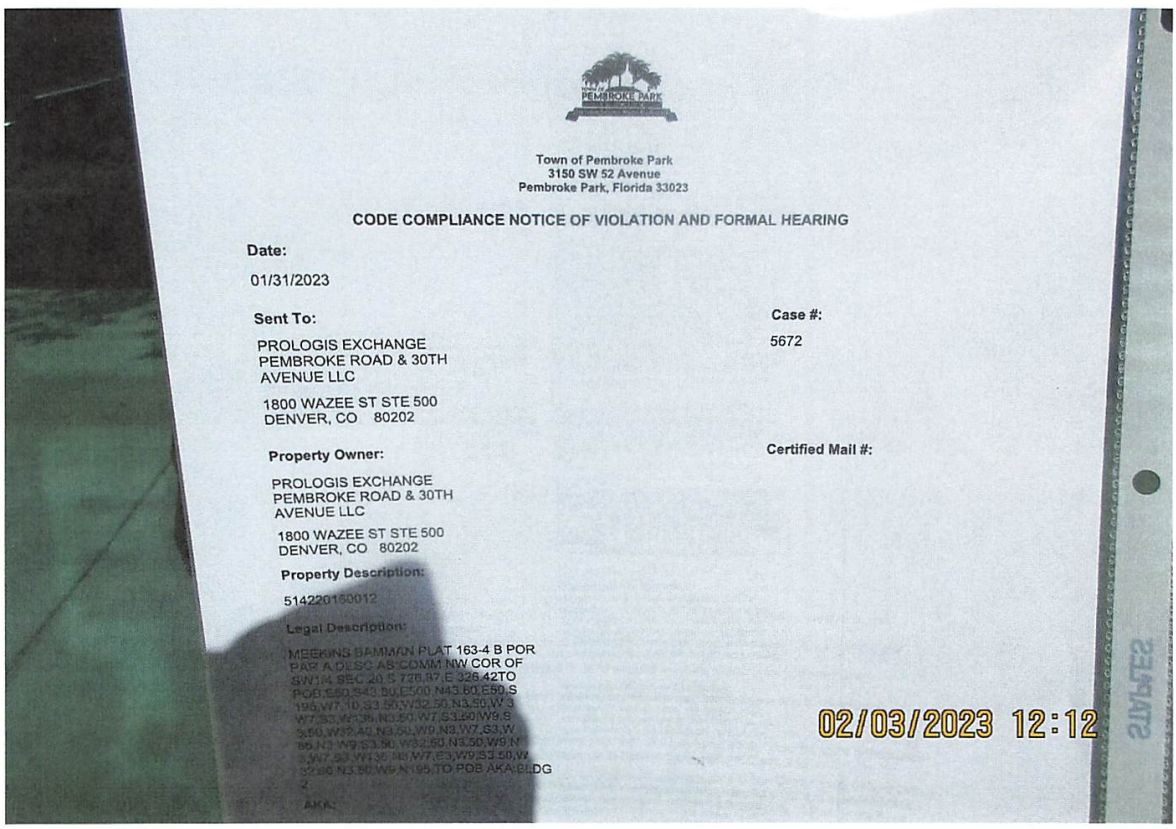
PROLOGIS USLV TRS SUB 4 LLC
%PROLOGIS INC/Nex-Xos

1800 WAZEE ST
DENVER, CO 80202

Case #:

5600





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/31/2023

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

1800 WAZEE ST STE 500
DENVER, CO 80202

Case #:

5672

Property Owner:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

1800 WAZEE ST STE 500
DENVER, CO 80202

Certified Mail #:

Property Description:

514220160012

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR
PAR A DESC AS COMM NW COR OF
SW1/4,SEC 20,S 726.87,E 328.42TO
POB,E50,S43.50,E500,N43.50,E50,S
195,W7.10,S3.50,W32.50,N3.50,W 3
W7,S3,W135,N3.50,W7,S3.50,W9,S
3.50,W32.40,N3.50,W9,N3,W7,S3,W
89,N3,W9,S3.50,W32.50,N3.50,W9,N
3,W7,S3,W135,N3,W7,E3,W9,S3.50,W
32.50,N3.50,W9,N195,TO POB.AKA:BLDG
2

AKA:

02/03/2023 12:12

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC Respondent		CASE NO. 5672

AFFIDAVIT OF SERVICE

TO BE SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3880 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC AT 12:12 A.M. ON THE 03RD DAY OF FEBRUARY 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.

2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/31/2023

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

1800 WAZEE ST STE 500
DENVER, CO 80202

Case #:

5672

Property Owner:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

1800 WAZEE ST STE 500
DENVER, CO 80202

Certified Mail #:

Property Description:

514220160012

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20,S 726.87,E 326.42TO
POB,E50,S43.60,E500,N43.60,E50,S
195,W7.10,S3.50,W32.50,N3.50,W 3
W7,S3,W136,N3.50,W7,S3.50,W9,S
3.50,W32.40,N3.50,W9,N3,W7,S3,W
86,N3,W9,S3.50,W32.50,N3.50,W9,N
3,W7,S3,W136,N3,W7,E3,W9,S3.50,W
32.50,N3.50,W9,N195,TO POB AKA:BLDG
2

AKA:

3860 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3876-3880 Pembroke Park, FL
33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained.
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

1/31/2023

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.

PROLOGIS EXCHANGE
PEMBROKE ROAD &
30TH AVENUE LLC

3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

Respondent(s)

Case #:

5672

On 1/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Address: 1800 WAZEE ST STE 500 DENVER, CO 80202

Folio: 514220160012

Site Address: 3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33021

Legal Description: MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 726.87,E 326.42TO POB,E50,S43.60,E500,N43.60,E50,S 195,W7.10,S3.50,W32.50,N3.50,W 3 W7,S3,W136,N3.50,W7,S3.50,W9,S 3.50,W32.40,N3.50,W9,N3,W7,S3,W 86,N3,W9,S3.50,W32.50,N3.50,W9,N 3,W7,S3,W136,N3,W7,E3,W9,S3.50,W 32.50,N3.50,W9,N195,TO POB AKA:BLDG 2

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: 1/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/31/2023
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: 1/31/2023
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: 1/31/2023

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)	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	1/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	1/31/2023

Notes/Means of Correction:

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained. BTR issued 06/09/21
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections. Permit #2110936-0 complete as of 06/09/2021.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections. Permit #2110936-0 complete as of 06/09/2021.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections. Incomplete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2023

NOTARY PUBLIC, STATE OF FLORIDA

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Amended

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC/Nex-Xos 1800 WAZEE ST STE 500 DENVER, CO 80202	5672	03/08/2021

Property Owner:	Property Description:	Certified Mail #:
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC/Nex-Xos 1800 WAZEE ST STE 500 DENVER, CO 80202	514220160012	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 726.87,E 326.42TO POB,E50,S43.60,E500,N43.60,E50,S 195,W7.10,S3.50,W32.50,N3.50,W 3 W7,S3,W136,N3.50,W7,S3.50,W9,S 3.50,W32.40,N3.50,W9,N3,W7,S3,W 86,N3,W9,S3.50,W32.50,N3.50,W9,N 3,W7,S3,W136,N3,W7,E3,W9,S3.50,W 32.50,N3.50,W9,N195,TO POB AKA:BLDG 2	3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30

Notes/Means of Correction:

1. Operating without a Business Tax Receipt License for 3876 Pembroke Rd. Stop all operations until Business Tax Receipt is obtained.
2. Demolished demising wall to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
3. Installed a new door to combine bay 3880 and 3876 without a permit. Obtain plans, permit and inspections.
4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC/Nex-Xos

1800 WAZEE ST STE 500
DENVER, CO 80202

Case #:

5672 Amended New Case #

Date:

3/8/2021 12:00:00 AM

Property Owner:

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC/Nex-Xos

1800 WAZEE ST STE 500
DENVER, CO 80202

Property Description:

514220160012

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 726.87,E 326.42TO POB,E50,S43.60,E500,N43.60,E50,S 195,W7.10,S3.50,W32.50,N3.50,W 3 W7,S3,W136,N3.50,W7,S3.50,W9,S 3.50,W32.40,N3.50,W9,N3,W7,S3,W 86,N3,W9,S3.50,W32.50,N3.50,W9,N 3,W7,S3,W136,N3,W7,E3,W9,S3.50,W 32.50,N3.50,W9,N195,TO POB AKA:BLDG 2

AKA:

3860 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3876-3880 Pembroke Park, FL 33023

Mailing Purposes Only

Code Dept.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5672

Hasler FIRST CLASS MAIL
03/23/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Nex-Xos
3880 Pembroke Rd
Pembroke Park, FL 33021.

Code Dept.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5672

Hasler FIRST CLASS MAIL
03/23/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC/Nex-Xos

1800 WAZEE ST STE 500
DENVER, CO 80202

Case #:

5672

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PROLOGIS USLV TRS SUB 4 LLC
%PROLOGIS INC/Nex-Xos

1800 WAZEE ST
DENVER, CO 80202

Case #: Voided

5600

Date:

03/08/2021

Property Owner:

PROLOGIS USLV TRS SUB 4 LLC
%PROLOGIS INC/Nex-Xos

1800 WAZEE ST
DENVER, CO 80202

Property Description:

514220170070

Certified Mail #:

Legal Description:

SENECA PLAT 165-9 B PORTION PARCEL A DESC AS BEG AT N/MOST NELY COR OF SENECA PLAT,W 352.03,S 754.17,S 548.11,E 1333.38,N 21.99,E 334.48,N 336.48,W 668.56,N 671.73,W 669.87,N 278.25 TO POB,LESS POR PAR A DESC AS,COMM N/MOST NELY COR SENECA PLAT W 352.03,SE 636.30 TO POB,E 745.68,SELY ARC DIST 185.35,S 547.92,W 861,N 548.11,NW 117.87 TO POB

AKA:

3201 SW 22 ST, PEMBROKE PARK, FL 33023 #3876-3880 Pembroke Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/8/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30

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4. Installed electrical security camera system without permits. Obtain plans, permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


3880
3876
NEX-XOS
ALL
DELIVERIES
IN REAR
NEX-XOS
NEX-XOS
Masks
are required
at ALL times
03/08/2021 14:12


03/08/2021 13:55


03/08/2021 13:56


03/08/2021 13:56


03/08/2021 13:56


03/08/2021 13:56


03/08/2021 13:56


03/08/2021 13:57


03/08/2021 13:57


03/08/2021 13:57


03/08/2021 13:57


03/08/2021 13:58


03/08/2021 13:58


EYE WASH STATION
03/08/2021 13:58


2 HOUR
SMOKE AND/OR FIRE BARRIER
PROTECT ALL OPENINGS
03/08/2021 13:58


03/08/2021 14:00


US NO. 1
PRODUCE OF U.S.A.
FRESH
CITRUS
03/08/2021 14:00


EYE WASH STATION
03/08/2021 14:01


EYE WASH STATION
03/08/2021 14:01


03/08/2021 14:01

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Nex-XOS

Date 3/8/2021

Site Address 3876-3880 PEMBROKE RD
PEMBROKE PARK, FL 33023

Case #

Sub/Park PROLOGIS

Permit #

☑ *STOP ALL WORK

☐ No Building Permit

☑ Violation of Florida Building Code # 15-23

☑ Violation of Town Ordinance # 1

☐ NFPA #

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

NO BTR for 3876 PEMBROKE RD.
No permit for demising wall combining 3876 & 3880 PEMBROKE RD, & camera system.

Corrective Action(s)

obtain BTR for 3876 PEMBROKE RD.
obtain permit for demising wall, DOORS, camera system.

☑ Structural ☐ Plumbing ☐ Mechanical ☑ Electrical
☑ Code Enforcement ☐ Zoning ☑ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 DAYS

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will 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

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

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** 4/19/2023

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 Certified Mail
1/26/2023	1/25/2023	Amended Final Order	Certified Mail Hand
4/14/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Email

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/19/2023
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.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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: 4/19/2023
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: 4/19/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$200.00**

CODE COMPLIANCE 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	04/14/2023
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 Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/14/23 Phone: (786)556-4241

Email: Nikitaaflme@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park 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 # 10185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 19, 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, kitchen cabinets w/o 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.

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 14 day of April, 2023.

Notary
My Commission expires

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

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #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) 5-13(a)(b); 5-105; 5-17 and 5-2(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes 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 27 day of January, 2023.

Nazly Dayana C.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
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.

NO Permit

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

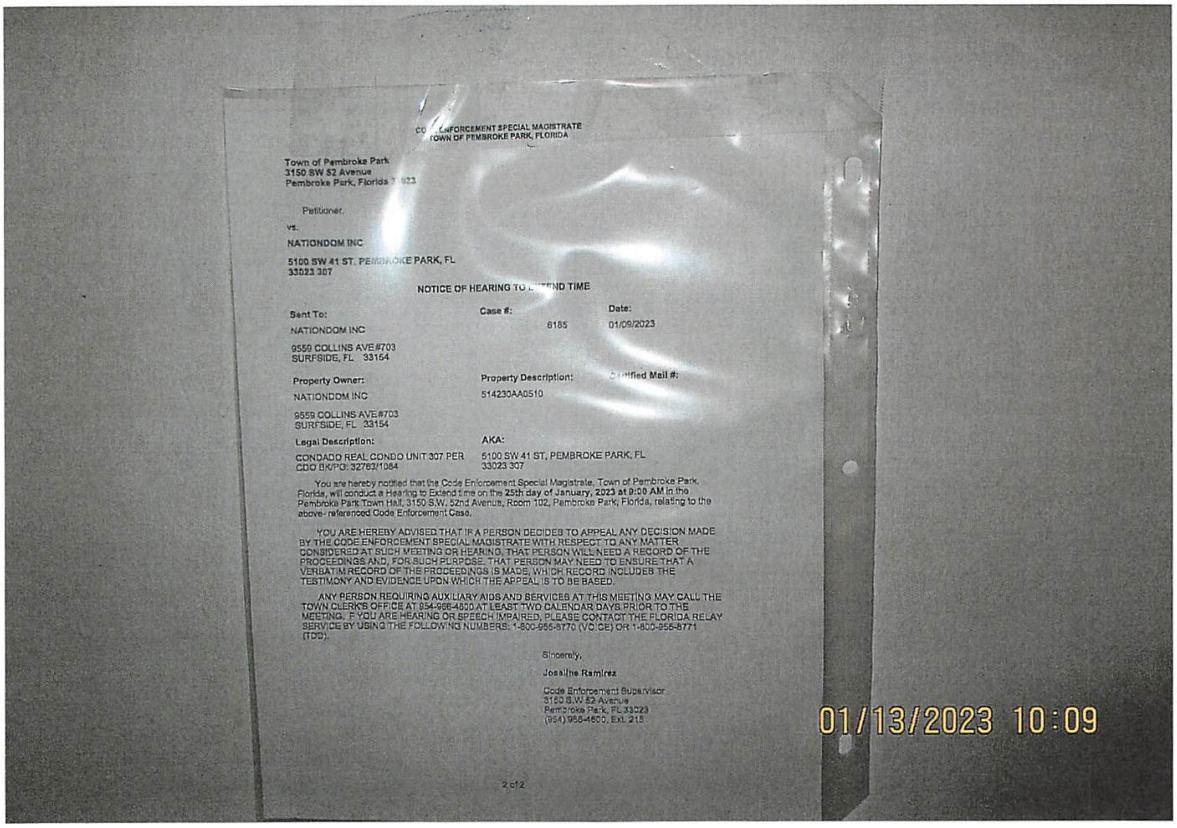
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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
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
6155
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 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,
Josaline Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
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 # 6185 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 10/10/22 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 Mekenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

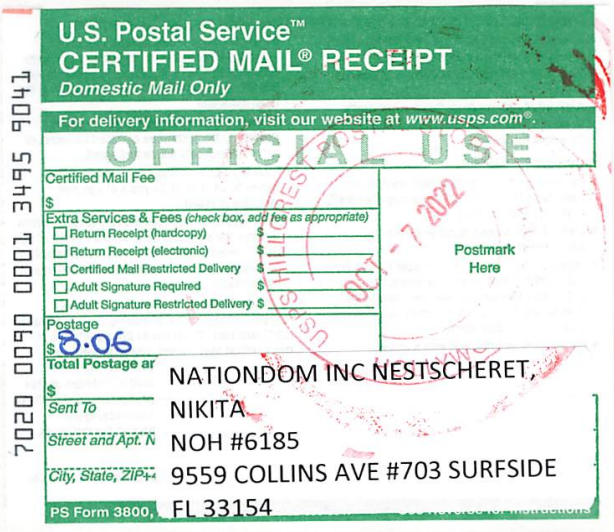
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ 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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OCT - 7 2022
NATIONDOM INC NESTSCHERET,
NIKITA
NOH #6185
9559 COLLINS AVE #703 SURFSIDE
FL 33154
PS Form 3800,

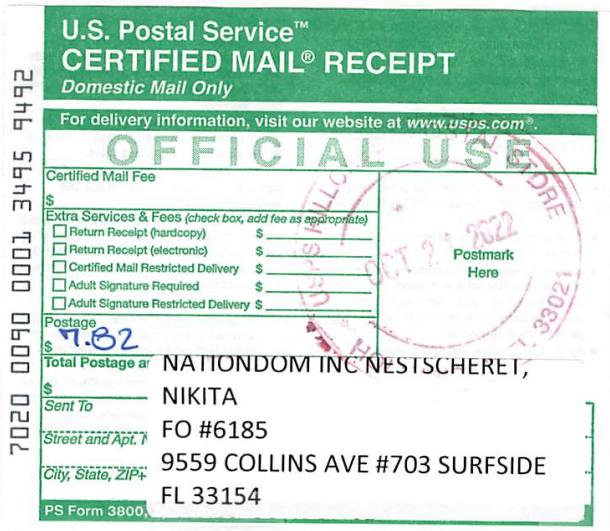

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OCT - 7 2022
NATIONDOM INC
NOH #6185
5100 SW 41 STREET #307,
PEMBROKE PARK FL 33023
PS Form 3800,


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JAN 11 2023
NATIONDOM INC
NIKITA NESTSCHERET
HET #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154
PS Form 3800, Ap


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JAN 11 2023
NATIONDOM INC
HET #6185
5100 SW 41 STREET #307,
PEMBROKE PARK FL 33023
PS Form 3800, Ap


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JAN 17
NATIONDOM INC
AFO #6185
5100 SW 41 STREET #307,
PEMBROKE PARK FL 33023
PS Form 3800,


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Certified Mail Restricted Delivery
Adult Signature Required
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JAN 17
NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154
PS Form 3800, April



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
NATIONDOM INC NESTSCHERET, NIKITA

Street and Apt. No.
FO #6185

City, State, ZIP+4®
9559 COLLINS AVE #703 SURFSIDE FL 33154

PS Form 3800, April 2015

Postmark Here
OCT 21 2022
SURFSIDE FL 33021

7020 0090 0001 3495 9492



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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 and Fees
$

Sent To
NATIONDOM INC

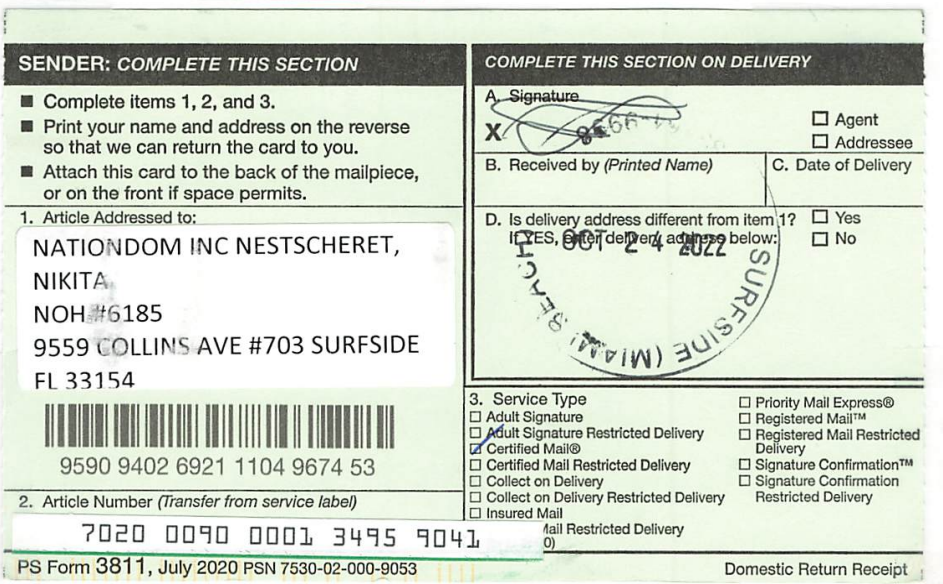
Street and Apt. No.
FO #6185

City, State, ZIP+4®
5100 SW 41 STREET #307, PEMBROKE PARK FL 33023

PS Form 3800, A

Postmark Here
OCT 21 2022
33021

7020 0090 0001 3495 9485



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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? ☐ Yes
If YES, enter delivery address below: ☐ No

OCT 24 2022
SURFSIDE (Miami) 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 Dr

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
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04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
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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 Value

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

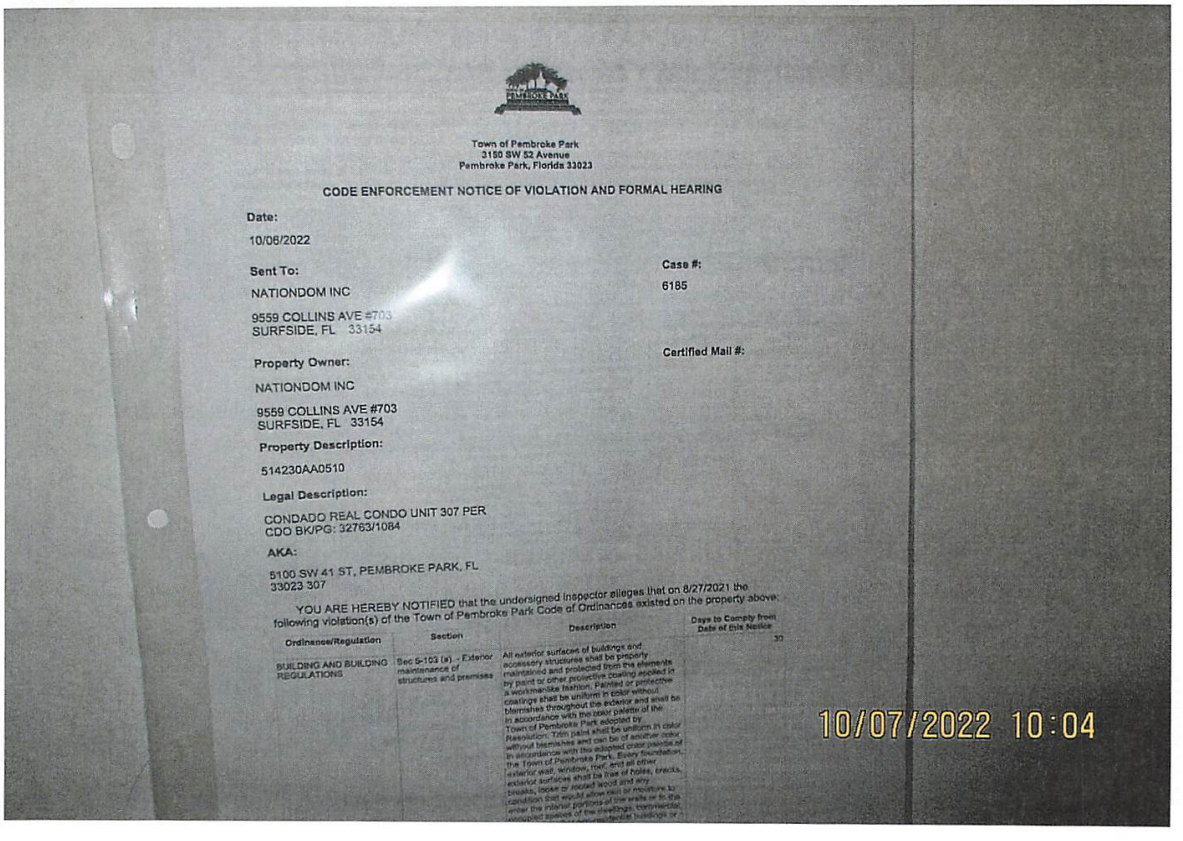
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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
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
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 spaces 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
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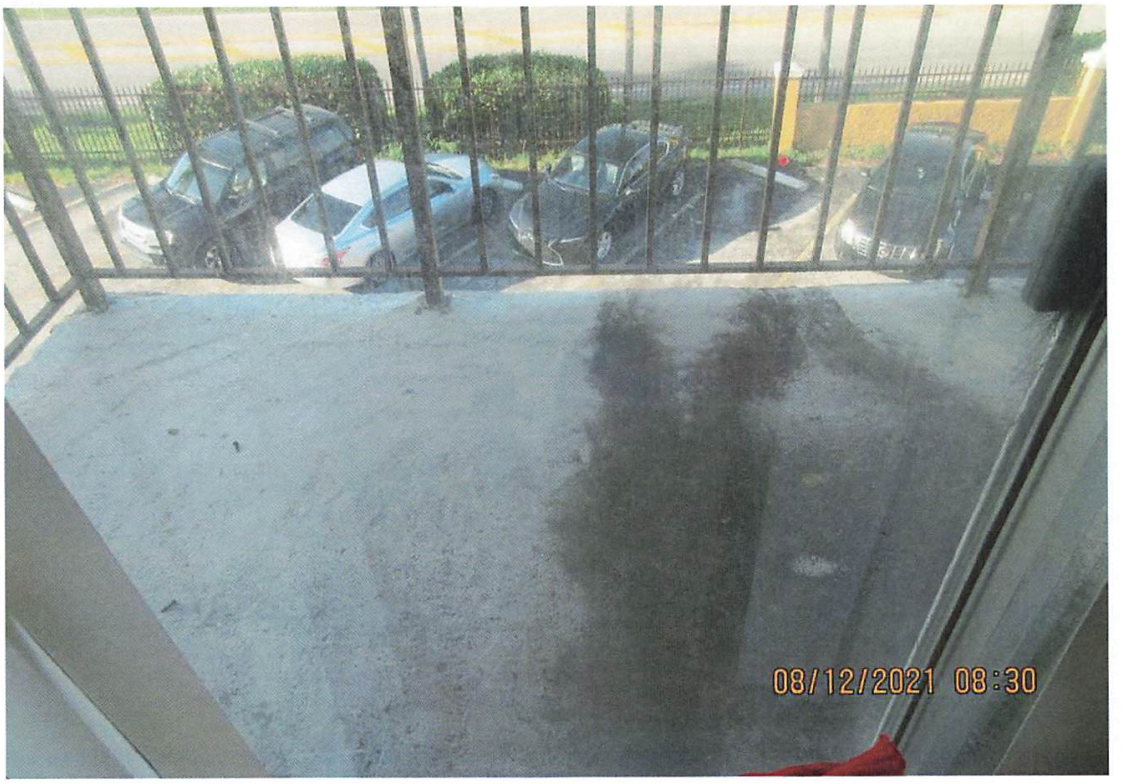
Joseline Ramirez
Chief Code Enforcement Officer


307
08/12/2021 08:44


08/12/2021 08:29

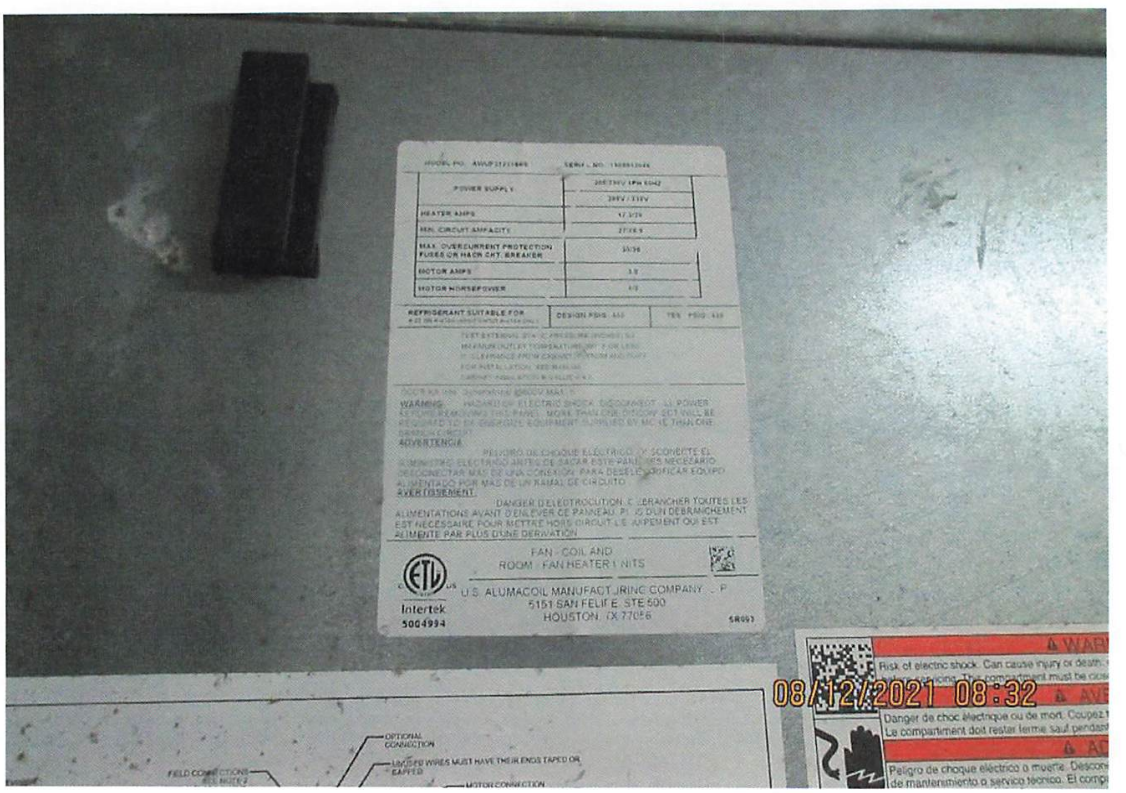

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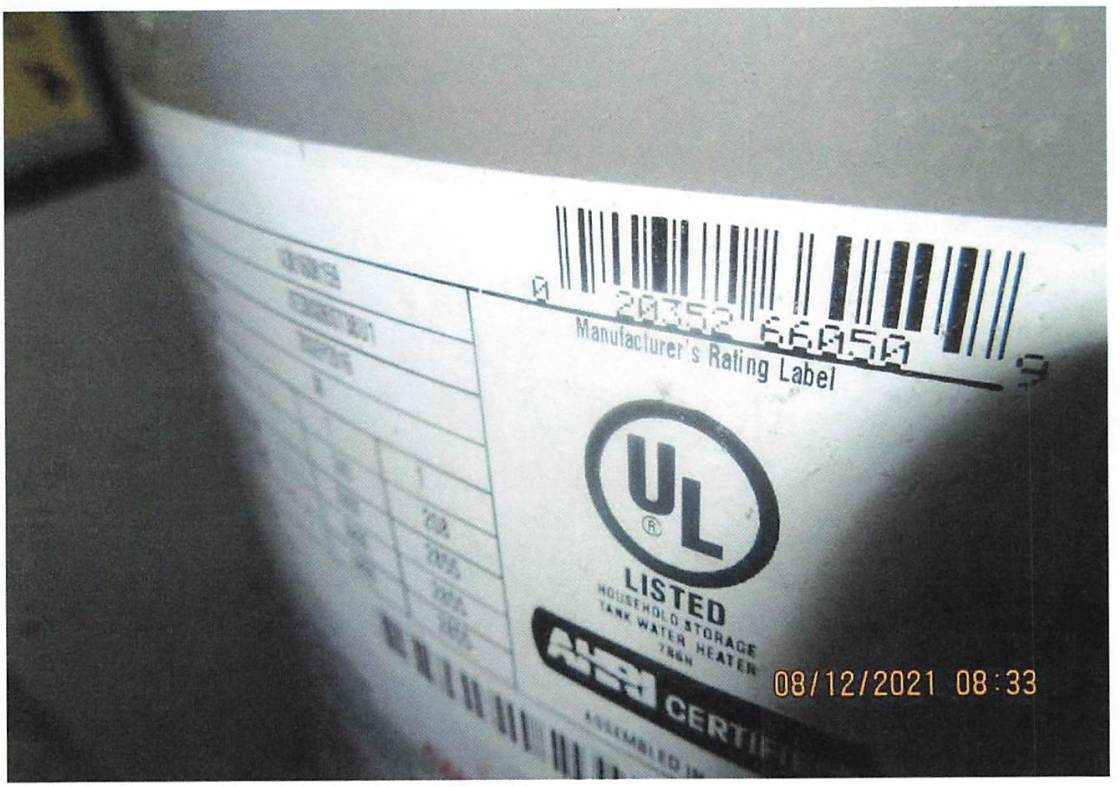

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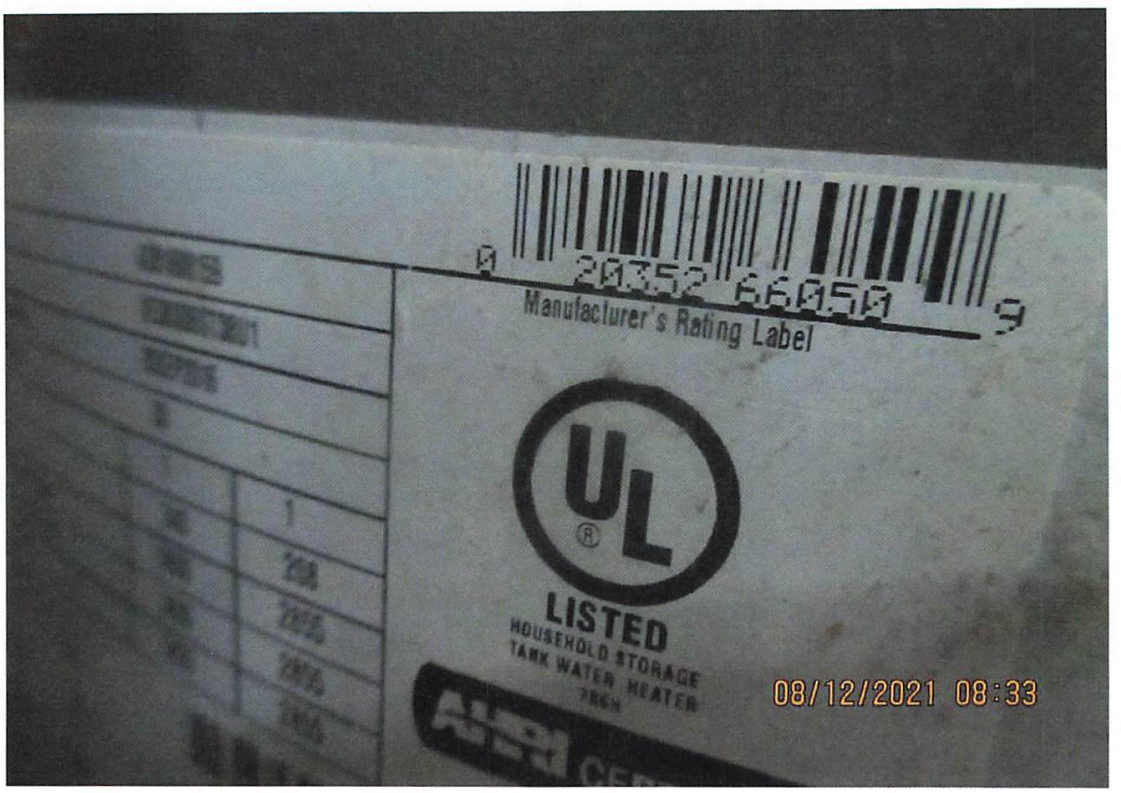

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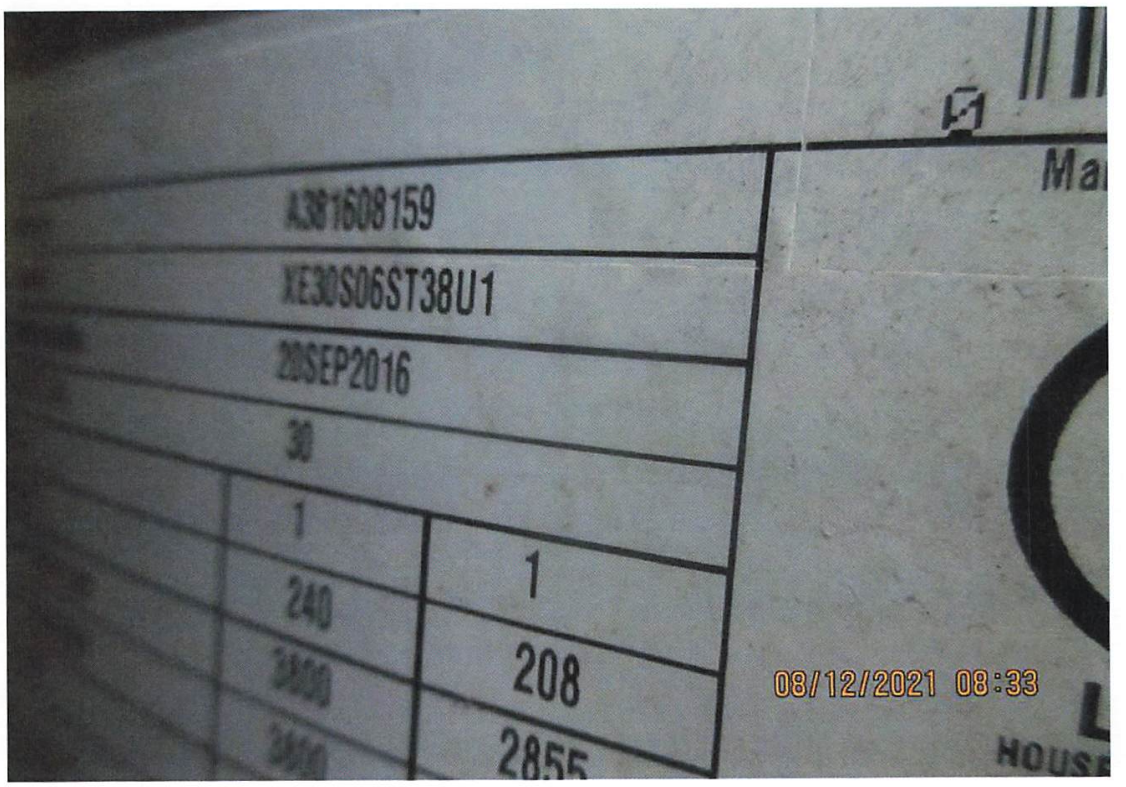

ATTENTION
$555
08/12/2021 08:31


08/12/2021 08:32

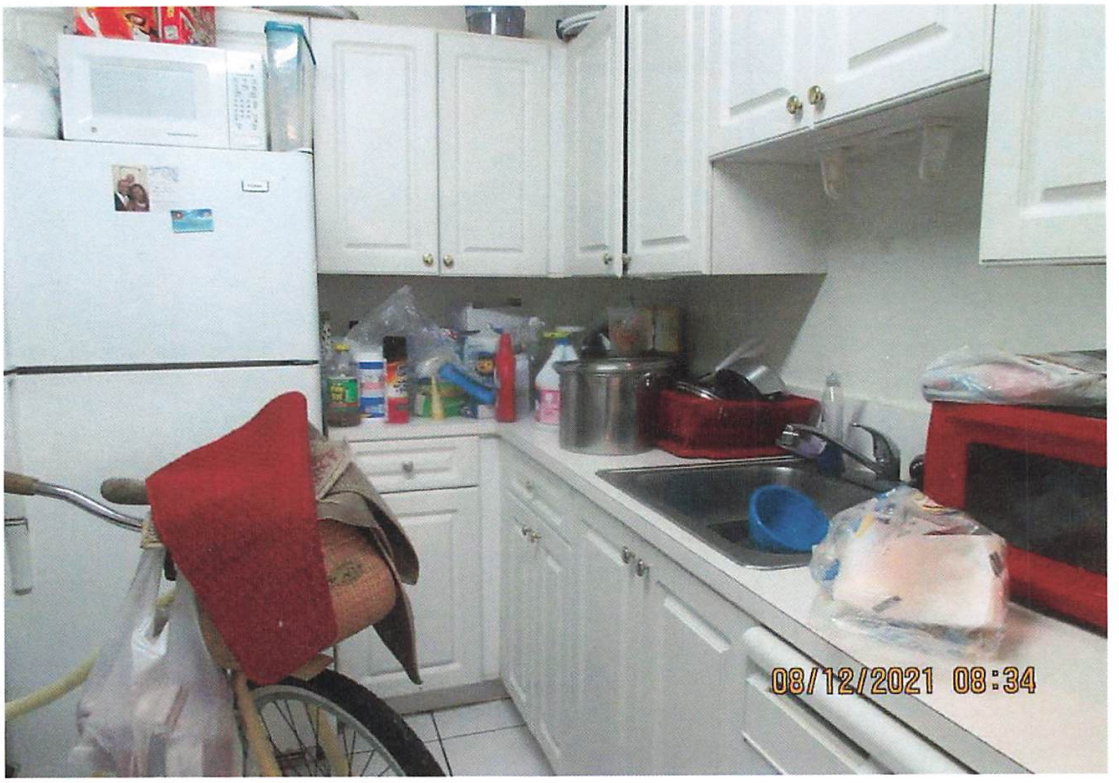

FAN - COIL AND
ROOM - FAN HEATER UNITS
U.S. ALUMACOIL MANUFACTURING COMPANY
5151 SAN FELIPE STE 500
HOUSTON TX 77056
Intertek
5004994
08/12/2021 08:32

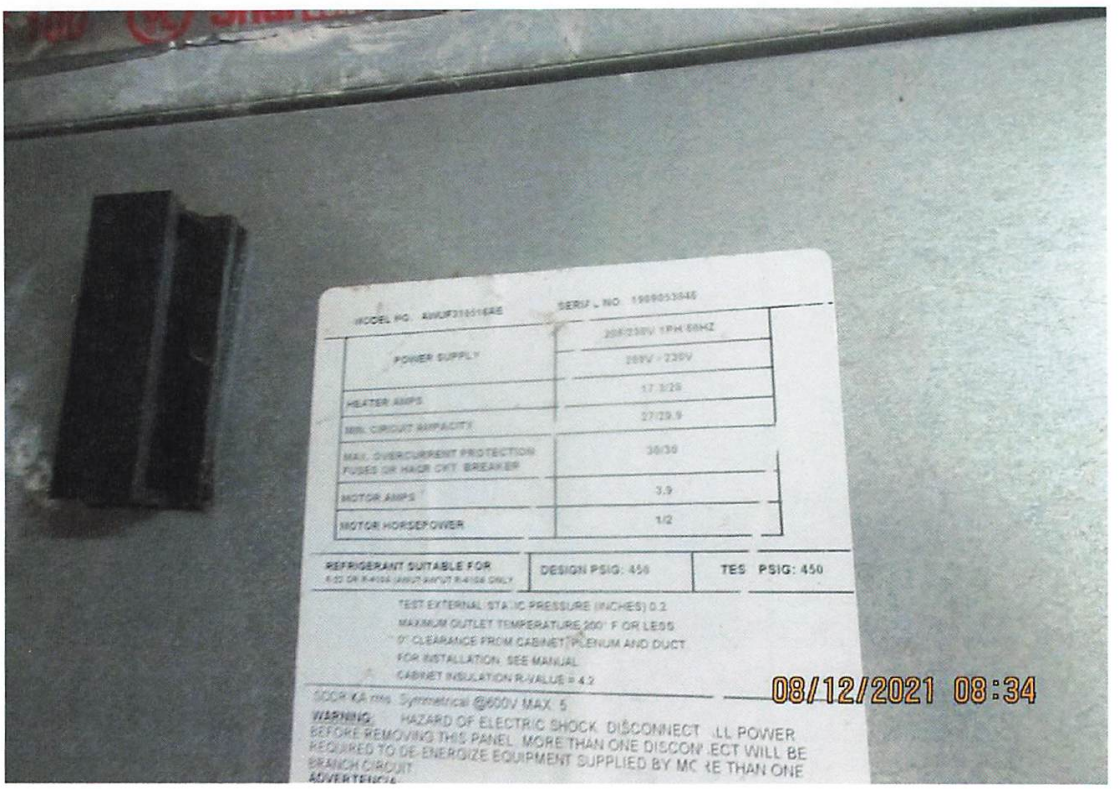

Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33

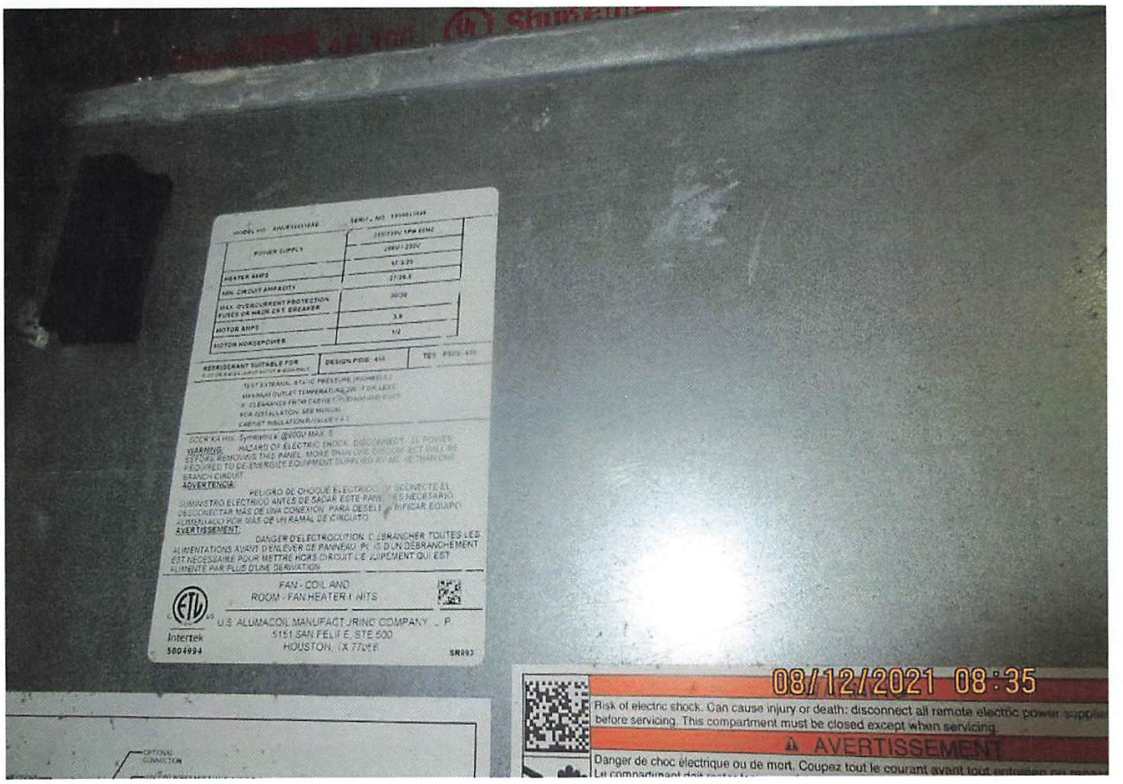

Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33


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08/12/2021 08:33


08/12/2021 08:34


08/12/2021 08:34

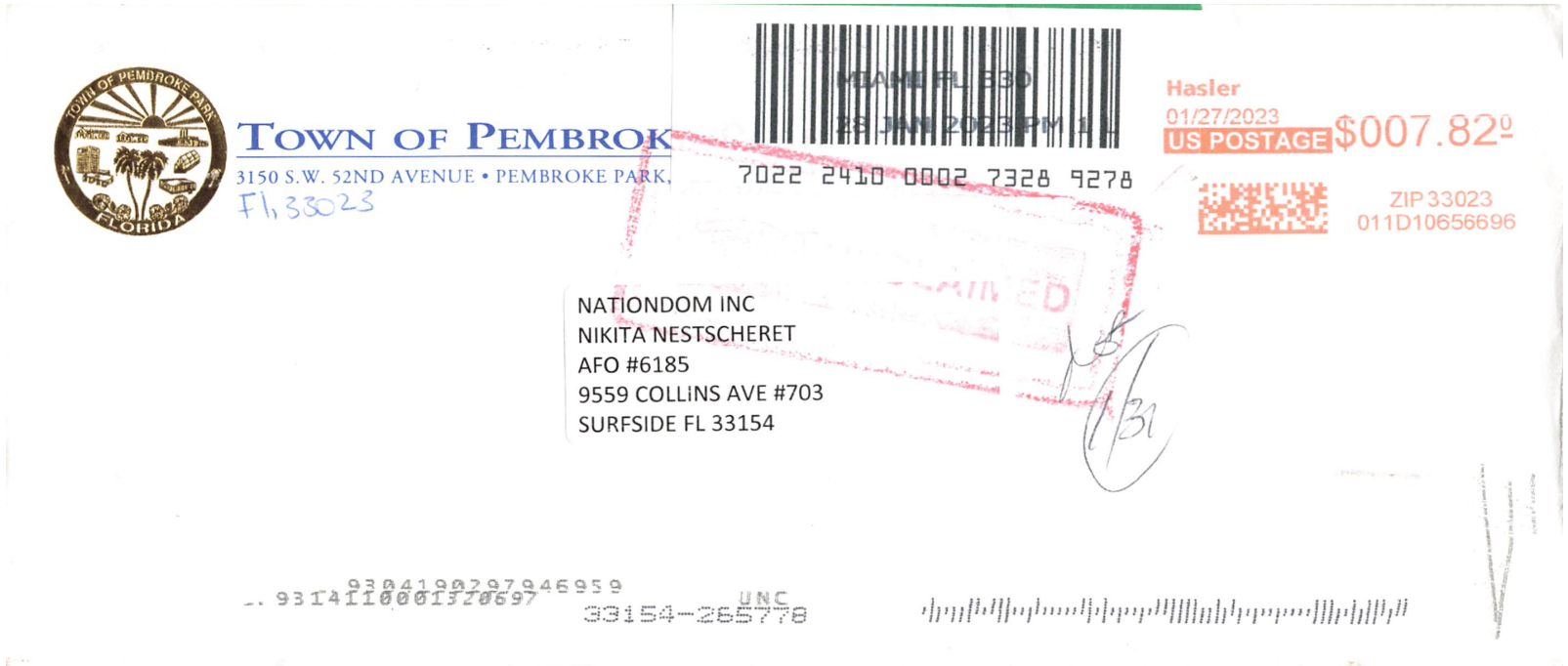

MODEL NO. AWUF31611EAE
SERIAL NO. 1909053046
POWER SUPPLY
208/230V 1PH 60HZ
208V - 230V
HEATER AMPS
17.3/20
MIN. CIRCUIT AMPACITY
27/29.9
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER
30/30
MOTOR AMPS
3.9
MOTOR HORSEPOWER
1/2
REFRIGERANT SUITABLE FOR
DESIGN PSIG: 450
TES PSIG: 450
TEST EXTERNAL 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
5000 KA rms Symmetrical @600V MAX. 5
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
08/12/2021 08:34


FAN - COIL AND
ROOM - FAN HEATER UNITS
U.S. ALUMACOIL MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
Intertek
5004994
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


08/12/2021 08:35


08/12/2021 08:36


08/12/2021 08:39



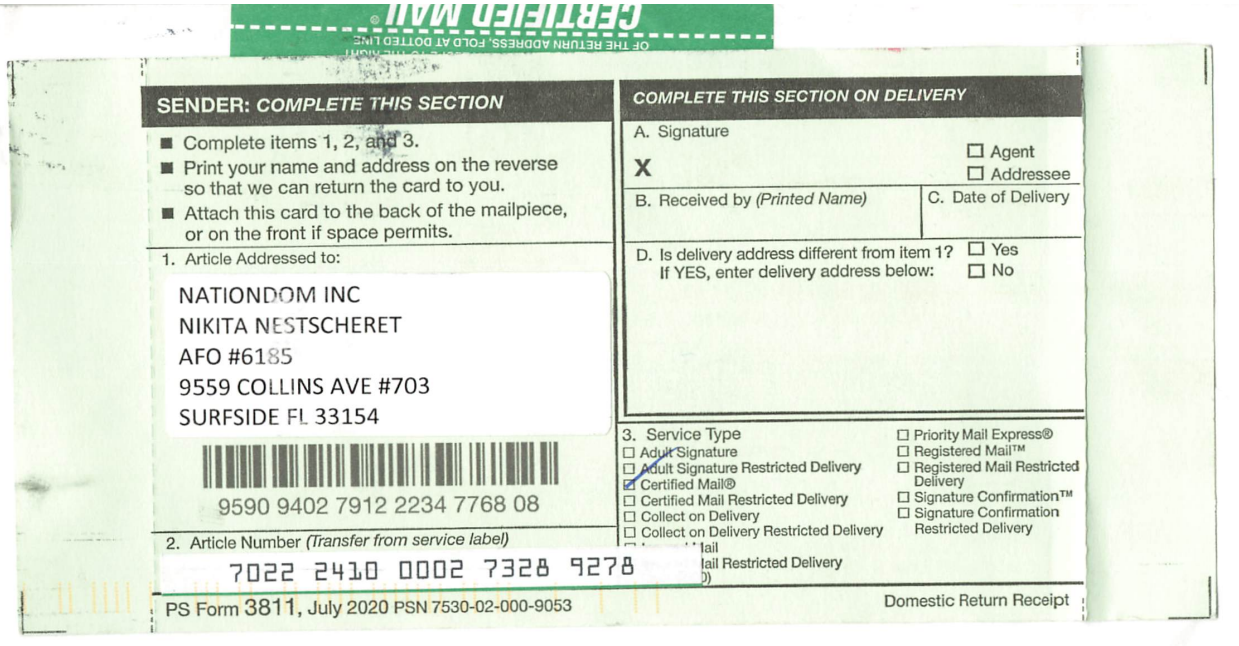
TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FL 33023

MIAMI FL 330
28 JAN 2023 PM 1 L
7022 2410 0002 7328 9278

Hasler
01/27/2023
US POSTAGE $007.82⁰
ZIP 33023
011D10656696

NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

9314110001770697 9304190297946959
UNC
33154-265778


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
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

9590 9402 7912 2234 7768 08

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 9278

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 8013

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

NATIONDOM INC
NIKITA NESTSCHERET
HET #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

1/13

NIXIE 331 DE 1 0002/09/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2506-02572-11-44

UNC
33154-265770
33023>5413



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NATIONDOM INC
N[illegible]A NESTSCHERET
HE[illegible]6185
95[illegible]COLLINS AVE #703
SURFSIDE FL 33154

9590 9402 6655 1060 4523 76

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 8013

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 0090 0001 3495 9492

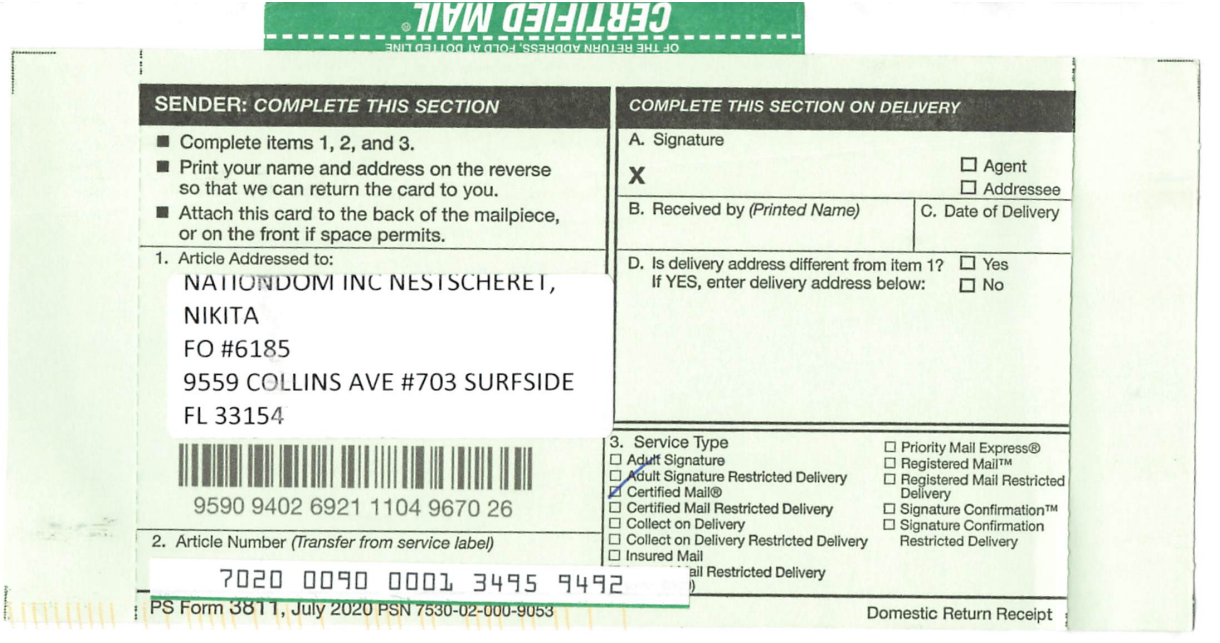
Hasler
10/20/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

NATIONDOM INC NESTSCHERET,
NIKITA
FO #6185
9559 COLLINS AVE #703 SURFSIDE
FL 33154

NIXIE 331 DE 1 0011/11/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0806-04895-21-47

UNC
33023>5413
331548285? C3


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
☐ 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
BH 2550 LLC	20805 NE 32 Place Aventura, FL 33180	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514228710010

Legal Description

Case Status Open **Case #** 6541 **Date Next Inspection** 4/19/2023

Notes
1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically.
2. Equipment stored on vacant land. Remove equipment and keep vacant lot clear at all times until certificate of use or business tax receipt is issued.
3. Remove abandon signs. Obtain plans, permit and inspections for removal.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail
2/4/2022		Affidavit of Non-Compliance	Hand
1/31/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
3/30/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/4/2022
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.	2/4/2022
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: 4/19/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	2/4/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/19/2023
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)	2/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BH 2550 LLC		CASE NO. 6541
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BH 2550 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BH 2550 LLC AT 11:06 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

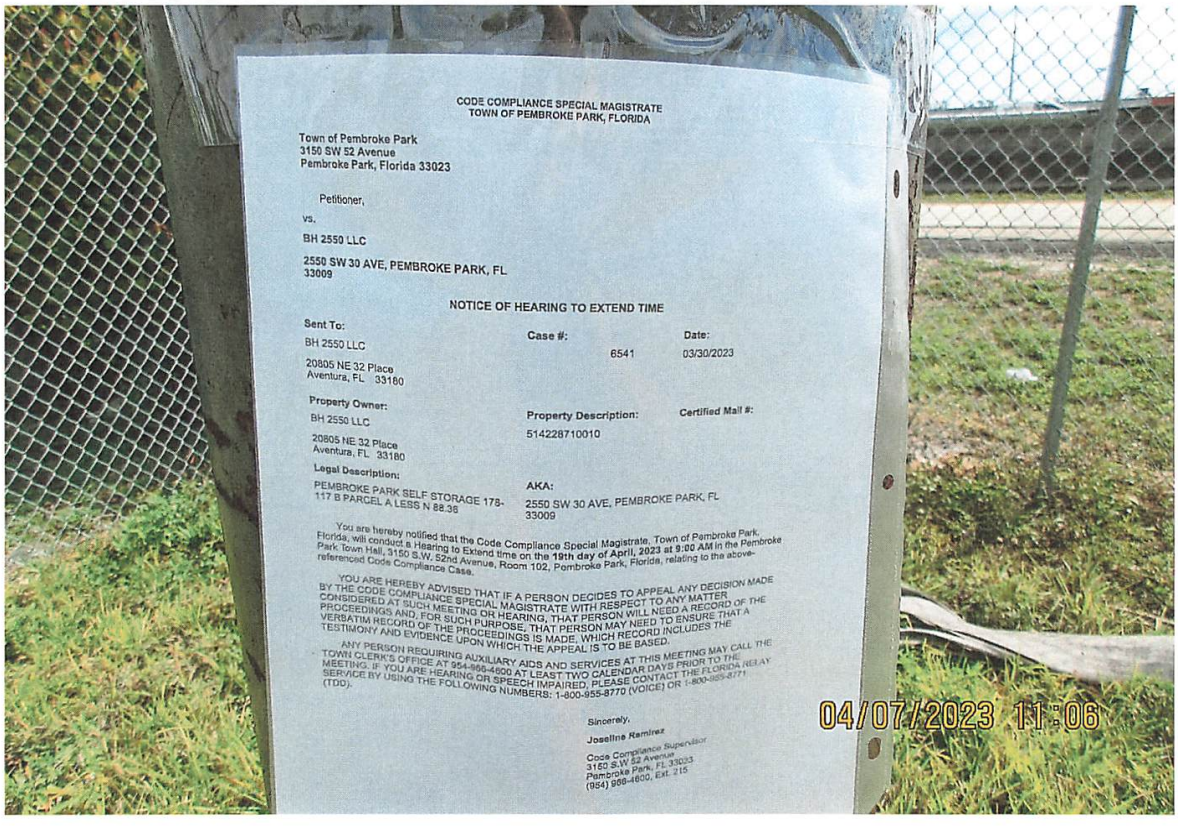
4/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BH 2550 LLC

2550 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:
BH 2550 LLC

20805 NE 32 Place
Aventura, FL 33180

Case #: 6541

Date: 03/30/2023

Property Owner:
BH 2550 LLC

20805 NE 32 Place
Aventura, FL 33180

Property Description: 514228710010

Certified Mail #:

Legal Description:
PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

AKA:
2550 SW 30 AVE, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

04/07/2023 11:06

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BH 2550 LLC

2550 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BH 2550 LLC	6541	03/30/2023
20805 NE 32 Place Aventura, FL 33180		

Property Owner:	**Property Description:**	**Certified Mail #:**
BH 2550 LLC	514228710010	
20805 NE 32 Place Aventura, FL 33180		

Legal Description:	**AKA:**
PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: March 28, 2023 Phone: 305-333-8832

Email: pcashmanmurphy@aol.com

Property Address: 2550 SW 30th Ave

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Paul Murphy (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6541 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 4-19-23 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 2-15-23 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

SEC 5.103 (a)
SEC 5.103 (h)
SEC 5.105
SEC 5.17 SEC 15.175

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.

Paul C Murphy
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Paul Murphy, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 29th day of March, 2023.

Notary
My Commission expires Sep 14, 2025

DIANA FRIAS
Notary Public - State of Florida
Commission # HH 175457
My Comm. Expires Sep 14, 2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BH 2550 LLC Respondent(s)	)	Case No.: 6541

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BH 2550 LLC

FOLIO NO.: 5142 28 71 0010

LEGAL DESCRIPTION: PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

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 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 21-19 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of February 2023. 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 15th day of February 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Feb., 2023.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BH 2550 LLC	20805 NE 32 Place Aventura, FL 33180	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514228710010

Legal Description

Case Status Open **Case #** 6541 **Date Next Inspection** 2/15/2023

Notes
1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically.
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3. Remove abandon signs. Obtain plans, permit and inspections for removal.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
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2/4/2022		Affidavit of Non-Compliance	
1/31/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/23 Certified Mail 2/1/23

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.	2/4/2022
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.	2/4/2022
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: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/15/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	2/4/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 2/15/2023
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)	2/4/2022

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BH 2550 LLC		CASE NO. 6541
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BH 2550 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BH 2550 LLC AT 11:55 A.M. ON THE 03RD DAY OF FEBRUARY 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.

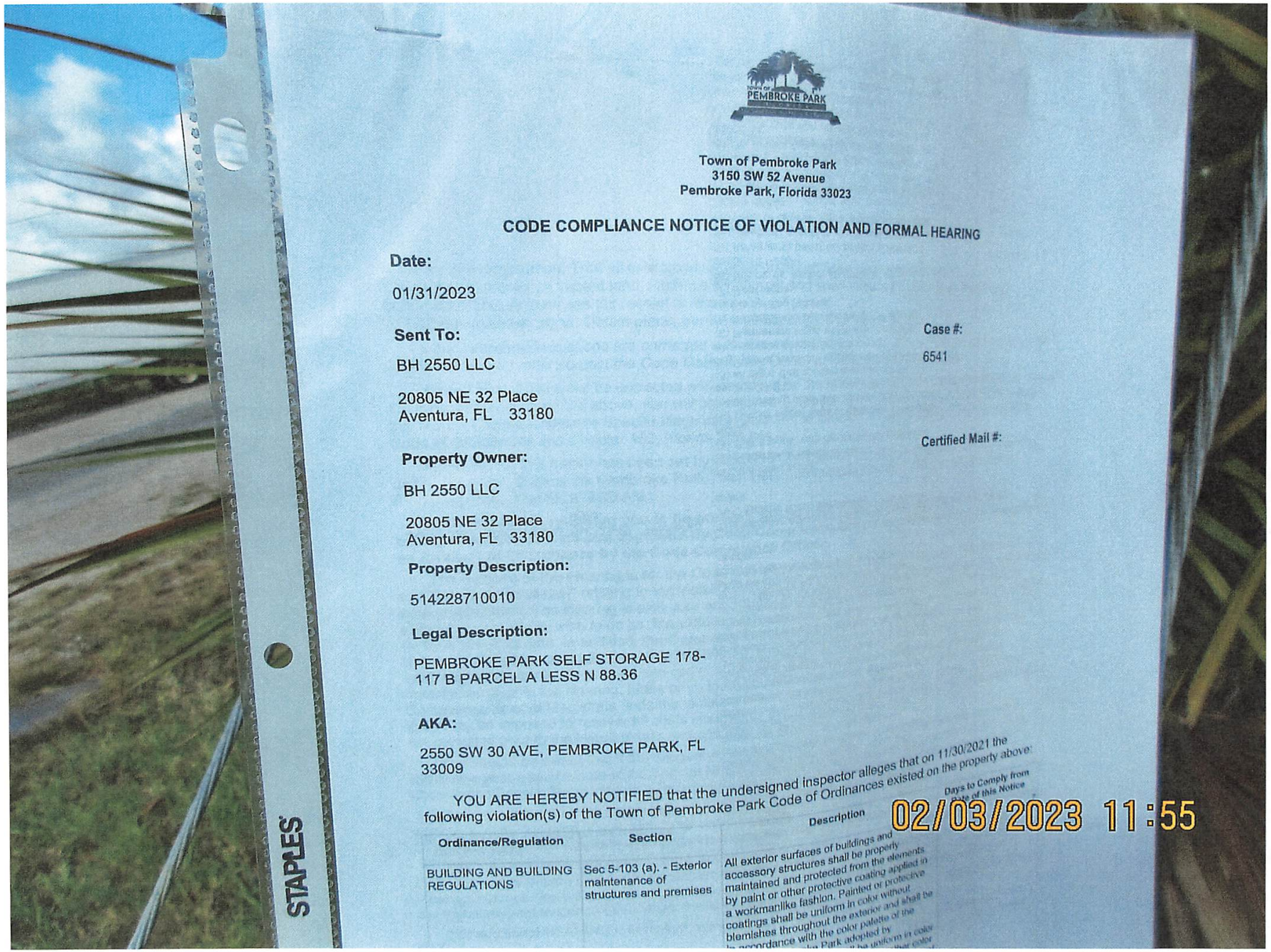
2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb, 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 _____


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/31/2023
Case #:
6541
Sent To:
BH 2550 LLC
20805 NE 32 Place
Aventura, FL 33180
Certified Mail #:
Property Owner:
BH 2550 LLC
20805 NE 32 Place
Aventura, FL 33180
Property Description:
514228710010
Legal Description:
PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36
AKA:
2550 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 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
02/03/2023 11:55

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BH 2550 LLC
2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6541

On 2/4/2022 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: BH 2550 LLC

Address: 20805 NE 32 Place Aventura, FL 33180

Folio: 514228710010

Site Address: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/4/2022

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.	2/4/2022
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: 2/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/4/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	2/4/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 2/4/2022
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)	2/4/2022

Notes/Means of Correction:

1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically. Completed.
2. Equipment stored on vacant land. Remove equipment and keep vacant lot clear at all times until certificate of use or business tax receipt is issued. Removed, Completed.
3. Remove abandon signs. Obtain plans, permit and inspections for removal. In-complete, abandon sign still present.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/4/2022

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.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
02/06/2023 $000.60⁰

ZIP 33023
011D10656696

BH 2550 LLC
AONC #6541
2550 SW 30 AVE,
PEMBROKE PARK, FL 33009

Hasler FIRST-CLASS MAIL
02/06/2023 $000.60⁰

ZIP 33023
011D10656696

BH 2550 LLC
SHLOMO, AVI
AONC #6541
20805 NE 32 PL
AVENTURA FL 33180

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/31/2023

Sent To:

BH 2550 LLC

20805 NE 32 Place
Aventura, FL 33180

Case #:

6541

Property Owner:

BH 2550 LLC

20805 NE 32 Place
Aventura, FL 33180

Certified Mail #:

Property Description:

514228710010

Legal Description:

PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

AKA:

2550 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 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.	7

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VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	7

1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically.
2. Equipment stored on vacant land. Remove equipment and keep vacant lot clear at all times until certificate of use or business tax receipt is issued.
3. Remove abandon signs. Obtain plans, permit and inspections for removal.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

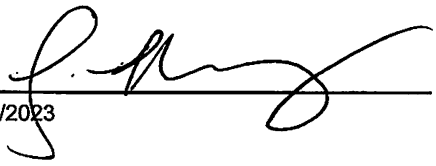
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



1/31/2023

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.

BH 2550 LLC

2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6541

On 2/4/2022 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: BH 2550 LLC

Address: 20805 NE 32 Place Aventura, FL 33180

Folio: 514228710010

Site Address: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Means of Correction:

1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically. Completed.
2. Equipment stored on vacant land. Remove equipment and keep vacant lot clear at all times until certificate of use or business tax receipt is issued. Removed, Completed.
3. Remove abandon signs. Obtain plans, permit and inspections for removal. In-complete, abandon sign still present.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/4/2022

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.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BH 2550 LLC 20805 NE 32 Place Aventura, FL 33180	6541	11/30/2021

Property Owner:	Property Description:	Certified Mail #:
BH 2550 LLC 20805 NE 32 Place Aventura, FL 33180	514228710010	

Legal Description:	AKA:
PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	7

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...	7
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	7

Notes/Means of Correction:

1. Overgrown vegetation. Trim all overgrown vegetation. Keep area clean periodically.
2. Equipment stored on vacant land. Remove equipment and keep vacant lot clear at all times until certificate of use or business tax receipt is issued.
3. Remove abandon signs. Obtain plans, permit and inspections for removal.

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
BH 2550 LLC

Filing Information

Document Number	L21000154153
FEI/EIN Number	NONE
Date Filed	04/02/2021
Effective Date	04/02/2021
State	FL
Status	ACTIVE

Principal Address

20805 NE 32 PL
AVENTURA, FL 33180 UN

Mailing Address

20805 NE 32 PL
AVENTURA, FL 33180 UN

Registered Agent Name & Address

SHLOMO, AVI
20805 NE 32 PL
AVENTURA, FL 33180

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

04/02/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2550 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 28 71 0010
Property Owner	BH 2550 LLC	Millage	0613
Mailing Address	20805 NE 32 PL AVENTURA FL 33180	Use	40
Abbr Legal Description	PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36		

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	$468,400		$468,400	$468,400	
2021	$468,400	$284,440	$752,840	$752,840	$16,189.52
2020	$468,400	$284,430	$752,830	$752,830	$16,247.43

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$468,400	$468,400	$468,400	$468,400
Portability	0	0	0	0
Assessed/SOH	$468,400	$468,400	$468,400	$468,400
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	$468,400	$468,400	$468,400	$468,400

Sales History

Date	Type	Price	Book/Page or CIN
6/2/2021	WD-D	$2,000,000	117333176
4/1/2011	WD-Q	$1,000,000	47873 / 319

Land Calculations

Price	Factor	Type
$9.00	51,644	SF
$9.00	400	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
L								
1								

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. # 6541

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

BH 2550 LLC
2550 SW 30 Avenue
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. # 6541

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

BH 2550 LLC

20805 NE 32 Place
Aventura, FL 33180

Case #:

6541

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. # 6541

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

BH 2550 LLC
Shlomo, Avi
20805 NE 32 PL
Aventura, FL 33180



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

Total Postage and
$

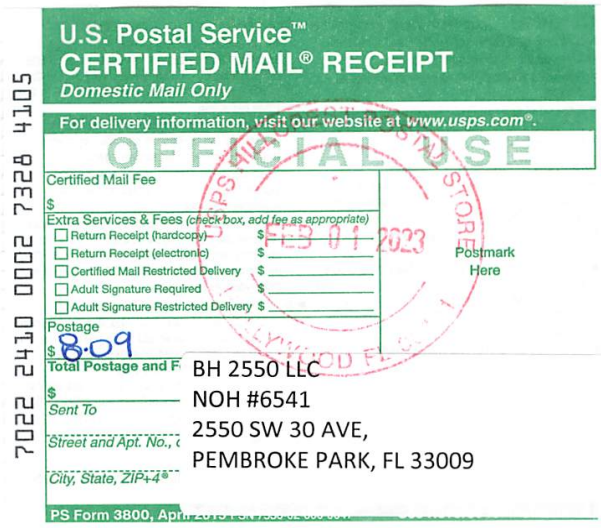
Sent To BH 2550 LLC
Street and Apt. No. NOH #6541
City, State, ZIP+4® 20805 NE 32 PL
AVENTURA FL 33180

PS Form 3800, A

FEB 01 2023

Postmark Here

7022 2410 0002 7328 4129



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.09

Total Postage and F
$

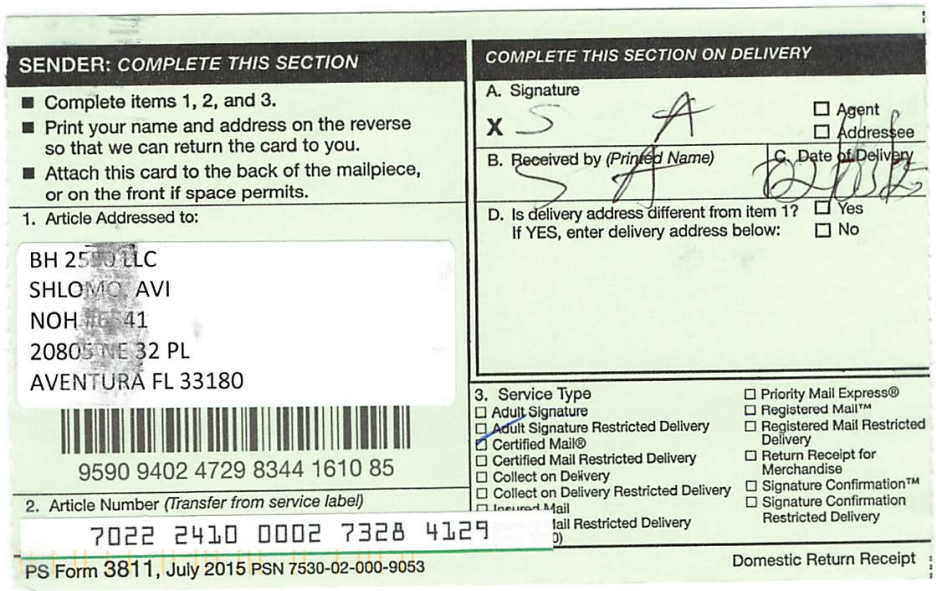
Sent To BH 2550 LLC
Street and Apt. No., NOH #6541
City, State, ZIP+4® 2550 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Apri

FEB 01 2023

Postmark Here

7022 2410 0002 7328 4105



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BH 25[illegible] LLC
SHLOMO AVI
NOH #[illegible]41
20805 NE 32 PL
AVENTURA FL 33180

9590 9402 4729 8344 1610 85

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4129

COMPLETE THIS SECTION ON DELIVERY

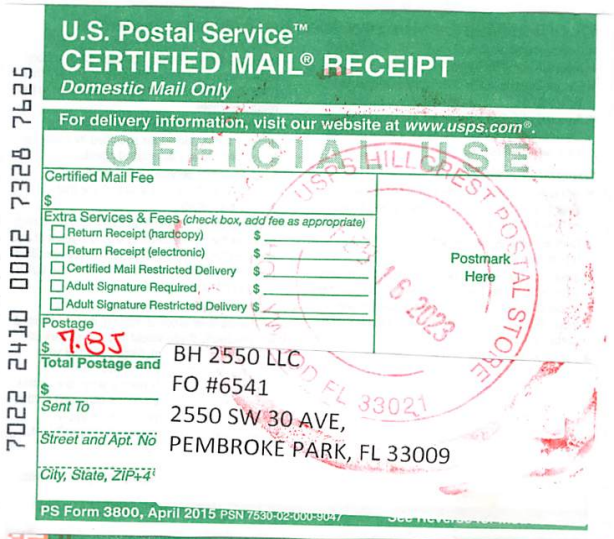
A. Signature
X S A ☐ Agent ☐ Addressee

B. Received by (Printed Name) S A C. Date of Delivery 2/3/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ [illegible]ail Restricted Delivery [illegible])
- ☐ 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


7022 2410 0002 7328 7625
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
7.85
Total Postage and
Sent To
BH 2550 LLC
FO #6541
Street and Apt. No
2550 SW 30 AVE,
City, State, ZIP+4
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800, April 2015


7022 2410 0002 7328 7618
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
BH 2550 LLC
FO #6541
Street and Apt. No.,
20805 NE 32 PL
City, State, ZIP+4®
AVENTURA FL 33180
Postmark Here
PS Form 3800, Ap


7022 2410 0001 1497 0051
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage a
Sent To
BH 2550 LLC
HET #6541
Street and Apt. 7
2550 SW 30 AVE,
City, State, ZIP+
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800,


7022 2410 0001 1497 0068
U.S. Postal Service™
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
BH 2550 LLC
SHLOMO, AVI
HET #6541
Street and Apt. No.,
20805 NE 32 PL
City, State, ZIP+4®
AVENTURA FL 33180
Postmark Here
PS Form 3800, Ap


10/25/2021 11:22


HYCOMB USA
10/25/2021 11:22


10/25/2021 11:22


FOR SALE
(786)522-7056
10/25/2021 11:22


Marcus & Millichap
FOR SALE
Alex Zylberglait
(786) 522-7056
10/25/2021 11:22


Feb 4, 2022 at 2:08:09 PM
2521 SW 30th Av
Pembroke Park FL 3300
United State
SouthBeachOP.com
Total Prosthetics Care
Transportation Services Included
Pembroke Rd


Feb 4, 2022 at 2:09:09 PM
2521 SW 30th Av
Pembroke Park FL 3300
United State


Feb 4, 2022 at 2:09:14 PM
2521 SW 30th Ave
Pembroke Park FL 33009
United States

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
6 FEB 2023 PM 5 L

Hasler
02/06/2023
FIRST-CLASS MAIL
US POSTAGE $000.60

ZIP 33023
011D10656696

BH 2550 LLC
AONC #6541
2550 SW 30 AVE,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0003/21/23
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *2506-04960-06-43

9324189532312956

VAC
33009-300950
33023>5413

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
16 FEB 2023 PM 2 L
7022 2410 0002 7328 7625

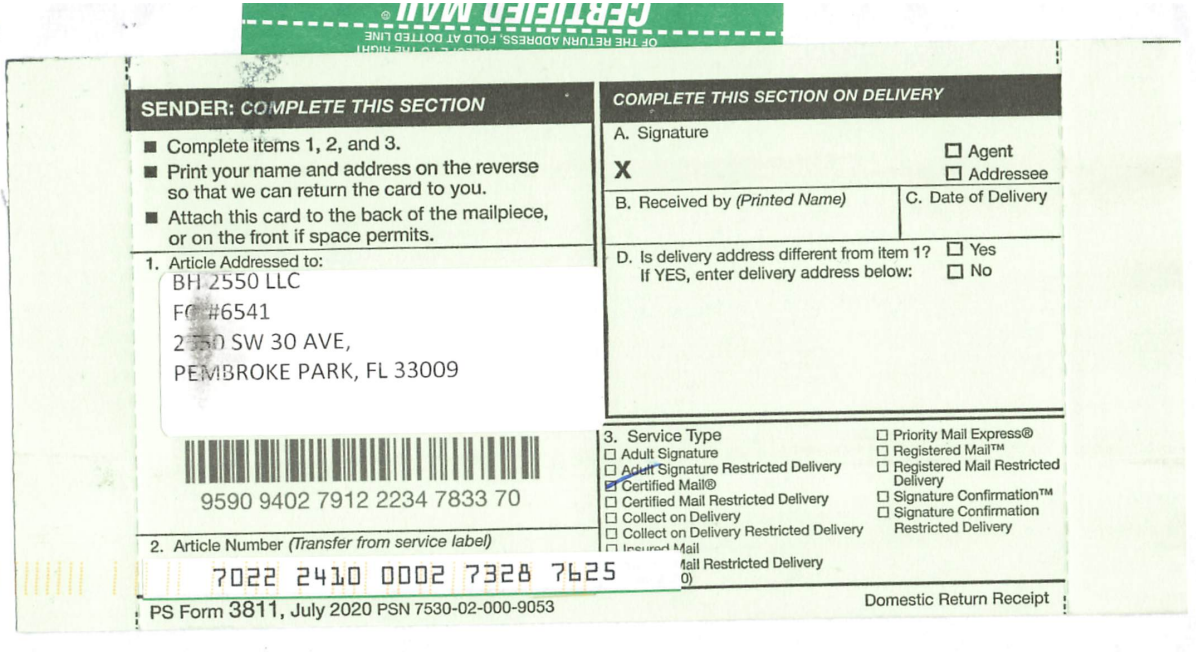
Hasler
02/16/2023
US POSTAGE $007.85⁰

ZIP 33023
011D10656696

BH 2550 LLC
FO #6541
2550 SW 30 AVE,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0003/21/23
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *2106-04296-16-45

9324189532312956 VAC
33009-308350
33023>5413



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BH 2550 LLC
F[illegible] #6541
2[illegible]50 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7833 70

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7625

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
[illegible]ail Restricted Delivery
0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. # 6541

MIAMI FL 330
1 DEC 2021 PM 2 L

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

RECEIVED DEC 13 2021

JAL

BH 2550 LLC

NIXIE 331 CE 1 2212/08/21
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *2106-00399-01-47

VAC
33009-380350 13

Case Overview

Property/Incident Information

Owner	Address	Site Address
ERIC DIAZ	76 W LAKE DR Pembroke Park, FL 33027	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** 4/19/2023

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 Certified Mail
1/26/2023	1/25/2023	Final Order	Certified Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/19/2023
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)	3/28/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,900.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,900.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
ERIC DIAZ	CASE NO. 7706
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: ERIC DIAZ

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 76 W LAKE DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ERIC DIAZ AT 10:10 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

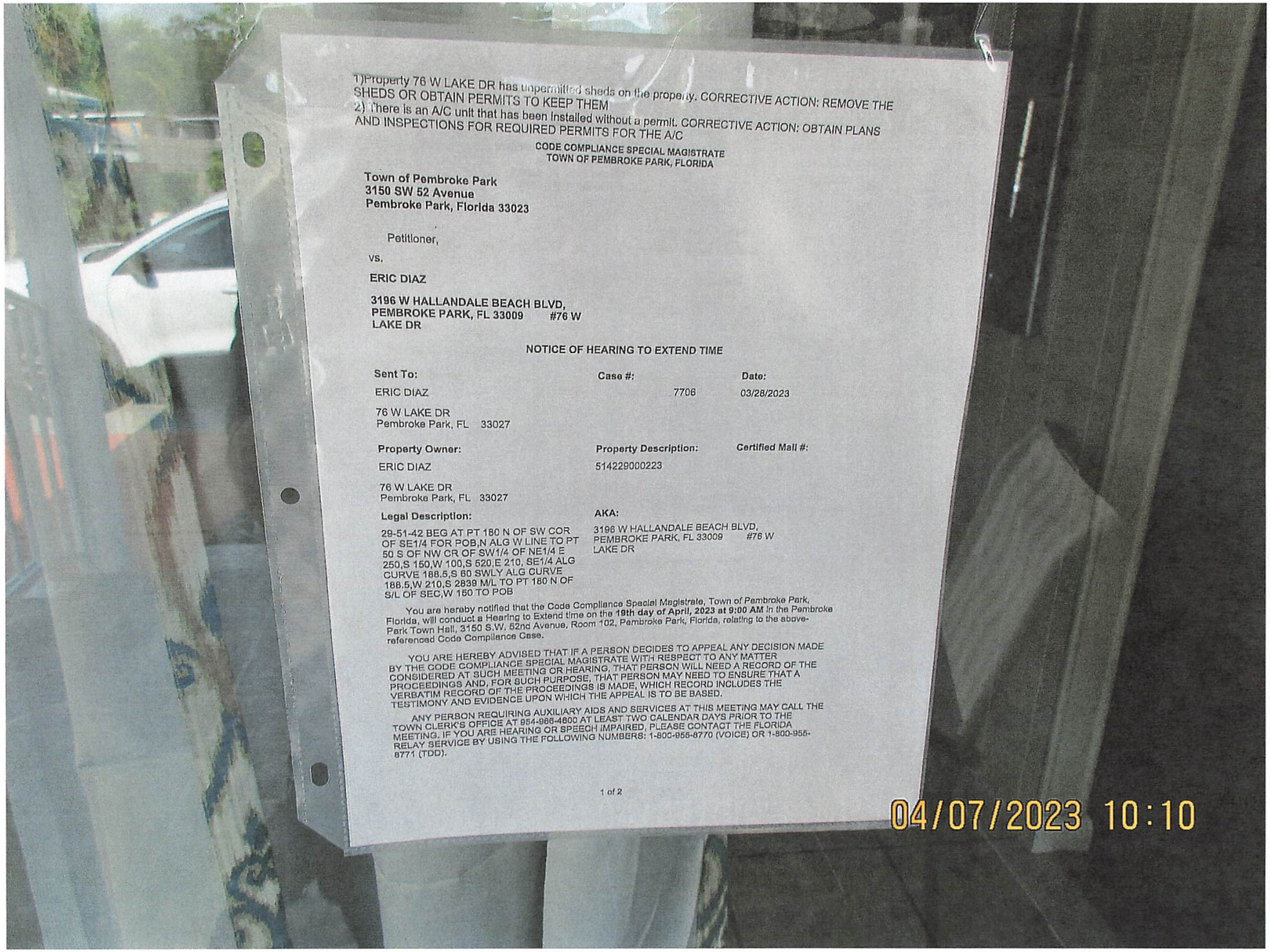
4/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


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
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ERIC DIAZ
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR
NOTICE OF HEARING TO EXTEND TIME
Sent To:
ERIC DIAZ
76 W LAKE DR
Pembroke Park, FL 33027
Case #:
7706
Date:
03/28/2023
Property Owner:
ERIC DIAZ
76 W LAKE DR
Pembroke Park, FL 33027
Property Description:
514229000223
Certified Mail #:
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 19th day of April, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
04/07/2023 10:10


76
04/07/2023 10:10

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ERIC DIAZ

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ERIC DIAZ 76 W LAKE DR Pembroke Park, FL 33027	7706	03/28/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
ERIC DIAZ 76 W LAKE DR Pembroke Park, FL 33027	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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ERIC DIAZ

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR

Respondent(s)

Case #:

7706

On 3/28/2023 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:	ERIC DIAZ
Address:	76 W LAKE DR PEMBROKE PINES, FL 33026
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #76 W LAKE DR
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/28/2023

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 - Shed demo permit #23352991-0 completed.
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 - Permit application submitted process # 555772.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 3/27/23 Phone: 786-763-4201

Email: yaniuska.Tomarron@icloud.com

Property Address: 76 W Lake Drive

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Yaniuska Tomarron (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7706 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 4/19/23 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/25/23 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Yaniuska
Petitioner's Name (Print)

yani
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Yaniuska Tomarron and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 27 day of March, 2023.

Notary

My Commission expires Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

ERIK DIAZ
Respondent(s)

Case No.: 7706

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 76 W LAKE DR, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ERIK DIAZ

FOLIO NO.: 5142 29 00 0223

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 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
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

Permit 17734-0 A/C changeout does not match

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.

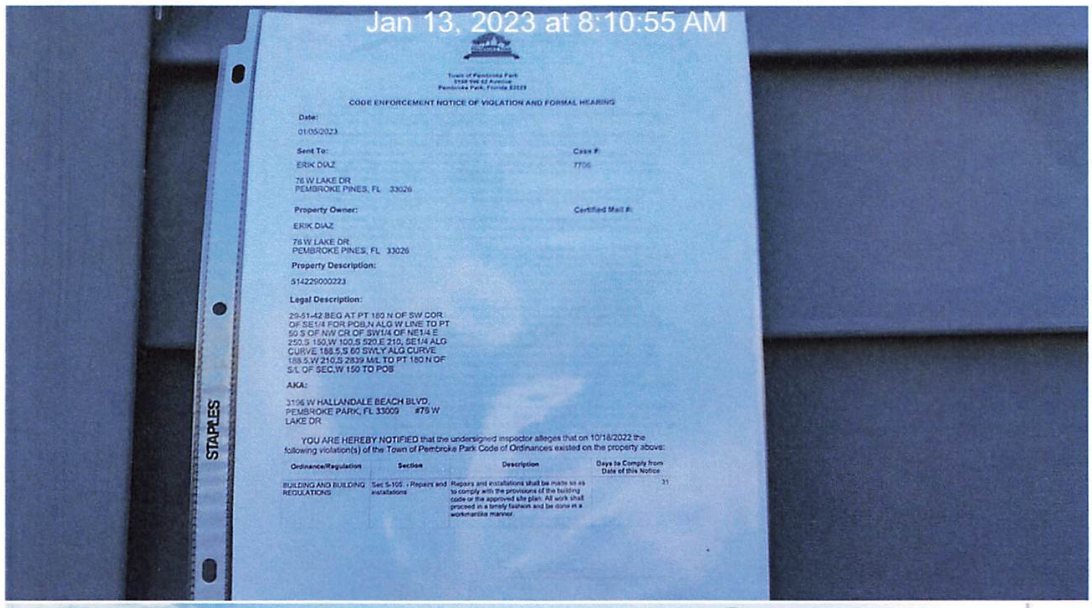
1/18/23
AFFIANT

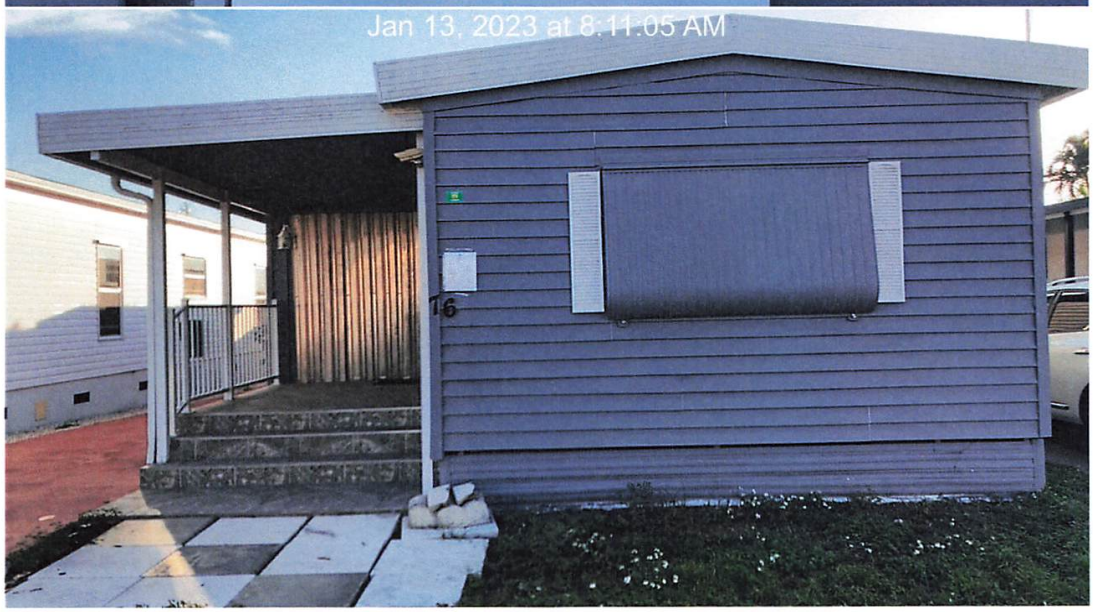
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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 8:10:55 AM
Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/05/2023
Sent To:
ERIK DIAZ
78 W LAKE DR
PEMBROKE PINES, FL 33026
Case #:
7706
Property Owner:
ERIK DIAZ
78 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 2639 ML TO PT 180 N OF S\ OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #78 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
16

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

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:

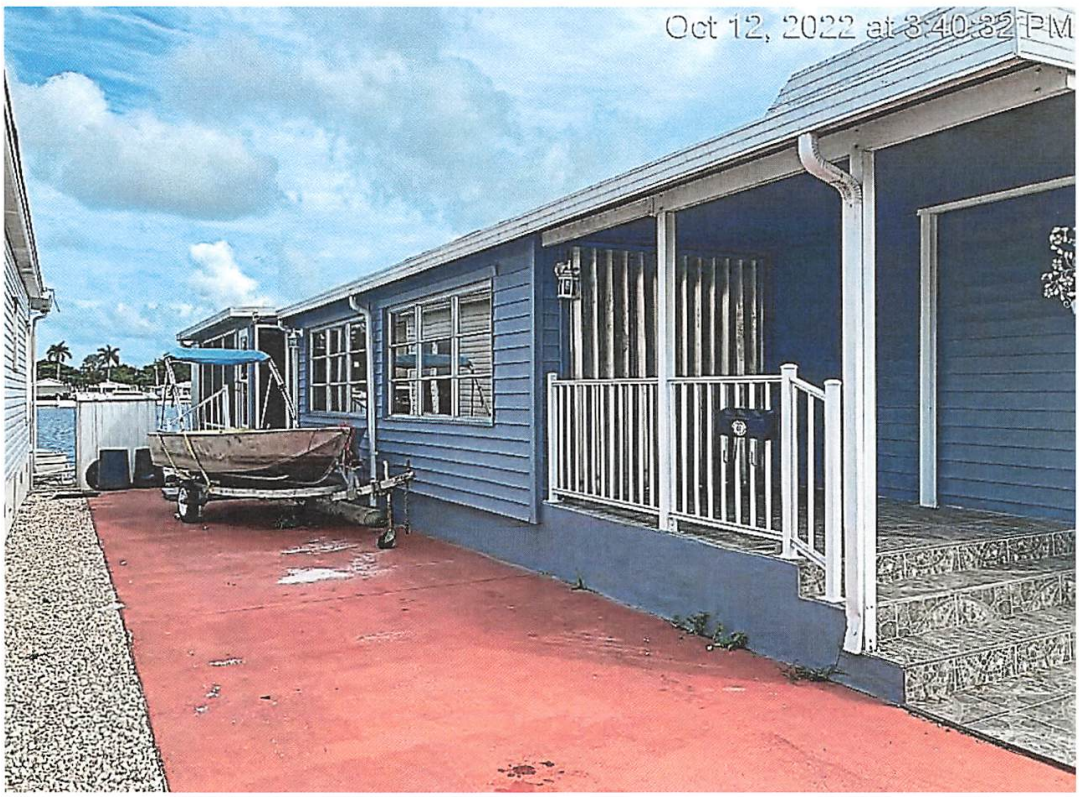
1)Property 76 W LAKE DR has unpermitted sheds on the property. CORRECTIVE ACTION: REMOVE THE SHEDS OR OBTAIN PERMITS TO KEEP THEM
2) There is an A/C unit that has been installed without a permit. CORRECTIVE ACTION: OBTAIN PLANS AND INSPECTIONS FOR REQUIRED PERMITS FOR THE A/C

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


Oct 12, 2022 at 3:40:25 PM
T6


Oct 12, 2022 at 3:40:32 PM

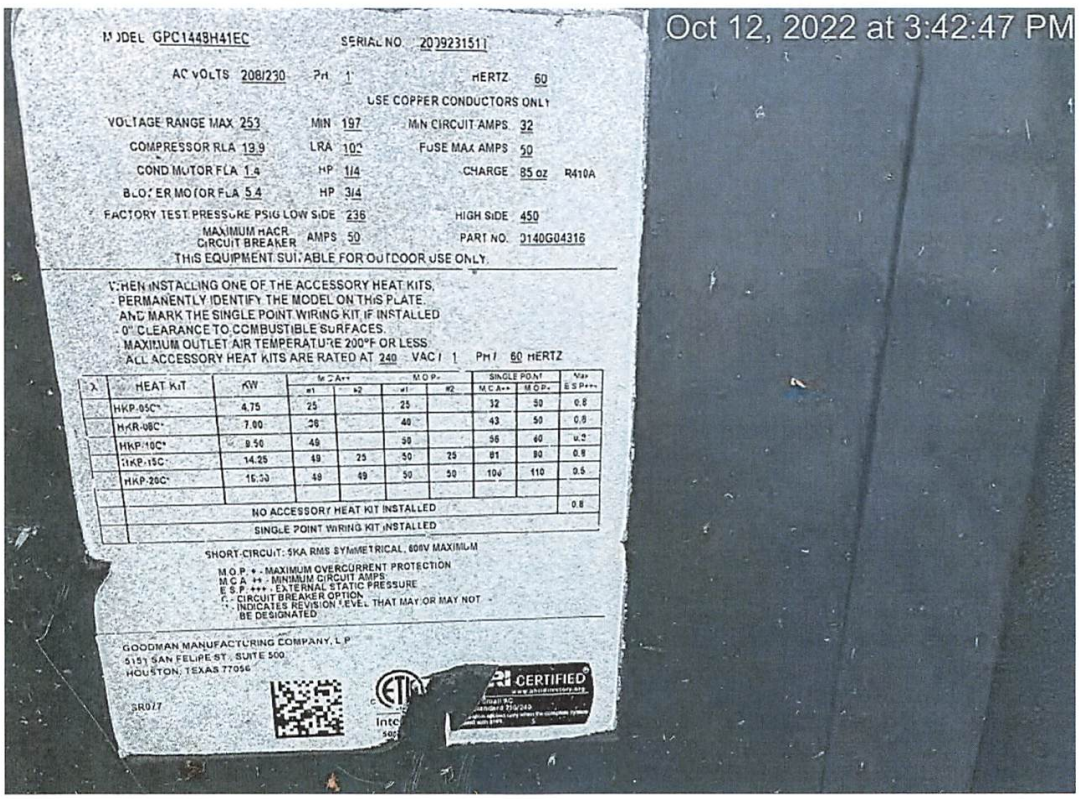

Oct 12, 2022 at 3:40:47 PM


Oct 12, 2022 at 3:41:17 PM


Oct 12, 2022 at 3:41:28 PM


Oct 12, 2022 at 3:42:20 PM


Oct 12, 2022 at 3:42:36 PM
Goodman


Oct 12, 2022 at 3:42:47 PM
MODEL GPC1448H41EC
SERIAL NO. 2009231511
AC VOLTS 208/230 PH 1 HERTZ 60
USE COPPER CONDUCTORS ONLY
VOLTAGE RANGE MAX 253 MIN 197 MIN CIRCUIT AMPS 32
COMPRESSOR RLA 13.9 LRA 102 FUSE MAX AMPS 50
COND MOTOR FLA 1.4 HP 1/4 CHARGE 85 oz R410A
BLOWER MOTOR FLA 5.4 HP 3/4
FACTORY TEST PRESSURE PSIG LOW SIDE 236 HIGH SIDE 450
MAXIMUM HACR CIRCUIT BREAKER AMPS 50 PART NO. 0140G04316
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
HEAT KIT
KW
MCA**
MOP*
SINGLE POINT
HKP-05C*
4.75
25
25
32
50
0.8
HKP-08C*
7.00
36
40
43
50
0.8
HKP-10C*
9.50
49
50
56
60
0.8
HKP-15C*
14.25
49
25
50
25
81
90
0.8
HKP-20C*
19.00
49
49
50
50
104
110
0.8
NO ACCESSORY HEAT KIT INSTALLED
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
CERTIFIED



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

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 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

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US POSTAGE $000.57⁰

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011D10656696

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(NOV-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

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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

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11/30/2022
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PEMBROKE PARK LAKES INC
(NOV-7706)
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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

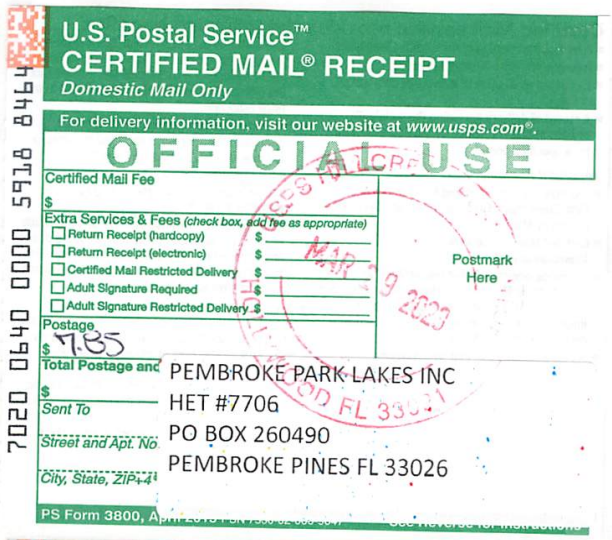
Total Postage and
$

Sent To ERIC DIAZ
Street and Apt. No. HET #7706
City, State, ZIP+4® 76 W LAKE DR
PEMBROKE PARK, FL 33009

PS Form 3800, A

MAR 29 2023
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HOLLYWOOD FL 33021

7020 0640 0000 5918 8471



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

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Street and Apt. No. HET #7706
City, State, ZIP+4® PO BOX 260490
PEMBROKE PINES FL 33026

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

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Street and Apt. No., ERIC DIAZ
City, State, ZIP+4® HET #7706
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage ar
$

Sent To CHRISTOPHER P. KELLEY, P.A.
Street and Apt. HET #7706
City, State, ZIP+ 11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

PS Form 3800,

MAR 29 2023
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7020 0640 0000 5918 8495



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ 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



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Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Christopher P. Kelley, P.A.
(FO-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

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JAN 27 2023
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

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(FO-7706)
PO BOX 260490
PEMBROKE PINES FL 33026

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
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(FO-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
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City, State, ZIP+4®

ERIK DIAZ
(FO-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

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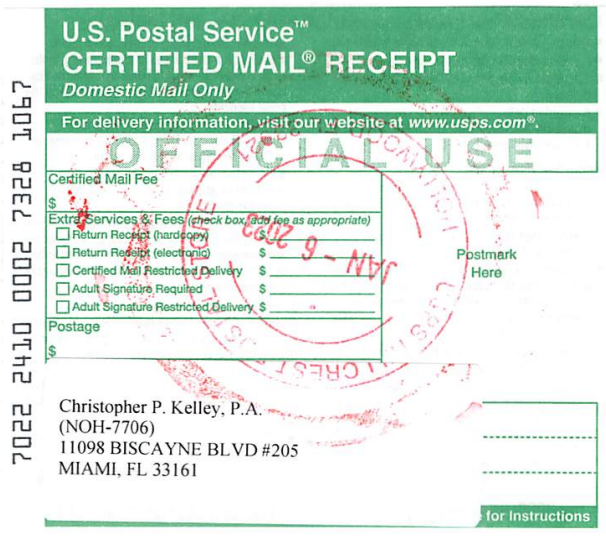
Postmark Here

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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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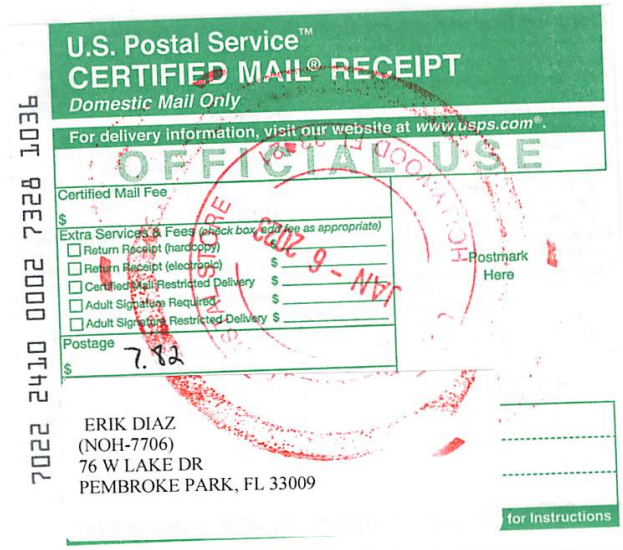
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JAN - 6 2023

7022 2410 0002 7328 1067

Christopher P. Kelley, P.A.
(NOH-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

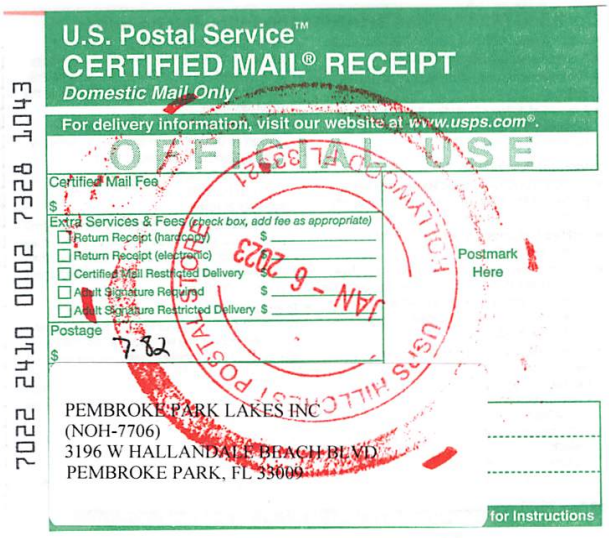
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JAN - 6 2023

7022 2410 0002 7328 1036

ERIK DIAZ
(NOH-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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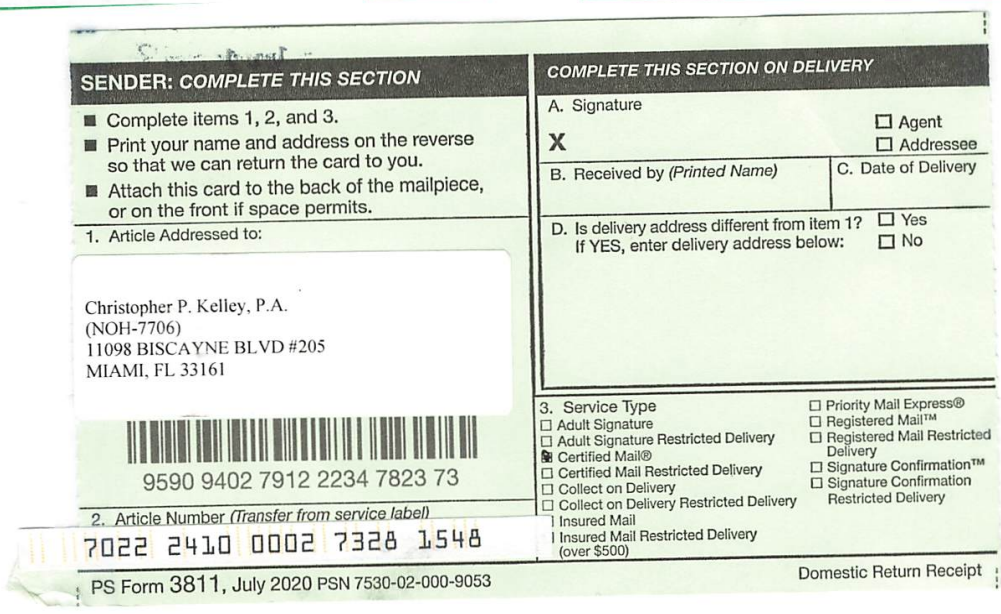
Postmark Here

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

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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
HOLLYWOOD FL 33021

Christopher P. Kelley, P.A.
(NOH-7706)
11098 BISCAYNE BLVD #205
MIAMI, FL 33161

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- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage 7.82
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(NOH-7706)
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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
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™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 7815 43

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1067

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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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 7815 50

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1050

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rosa Del Riego | C. Date of Delivery 01/09/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED PEMBROKE PINES FLORIDA JAN 09 2023 P.O. BOX 260490 PEMBROKE PINES FL 33026 PEMBROKE PINES BRANCH

3. 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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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 7809 59

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 1036

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Erik D ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Erik D | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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

MIAMI FL 330
11 JAN 2023 PM 1 L

7022 2410 0002 7328 1524

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NIXIE 331 FE 1 0001/19/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

33009-514598

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
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7823 97

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1524

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

MIAMI FL 330
30 NOV 2022PM 5 L

Hasler
11/30/2022
US POSTAGE $000.57⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

ERIK DIAZ
(NOV-7706)
76 W LAKE DR
PEMBROKE PARK, FL 33009

NIXIE 331 EE 1 2212/04/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2506-04918-30-40

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7022 2410 0002 7328 1043

Hasler
01/06/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

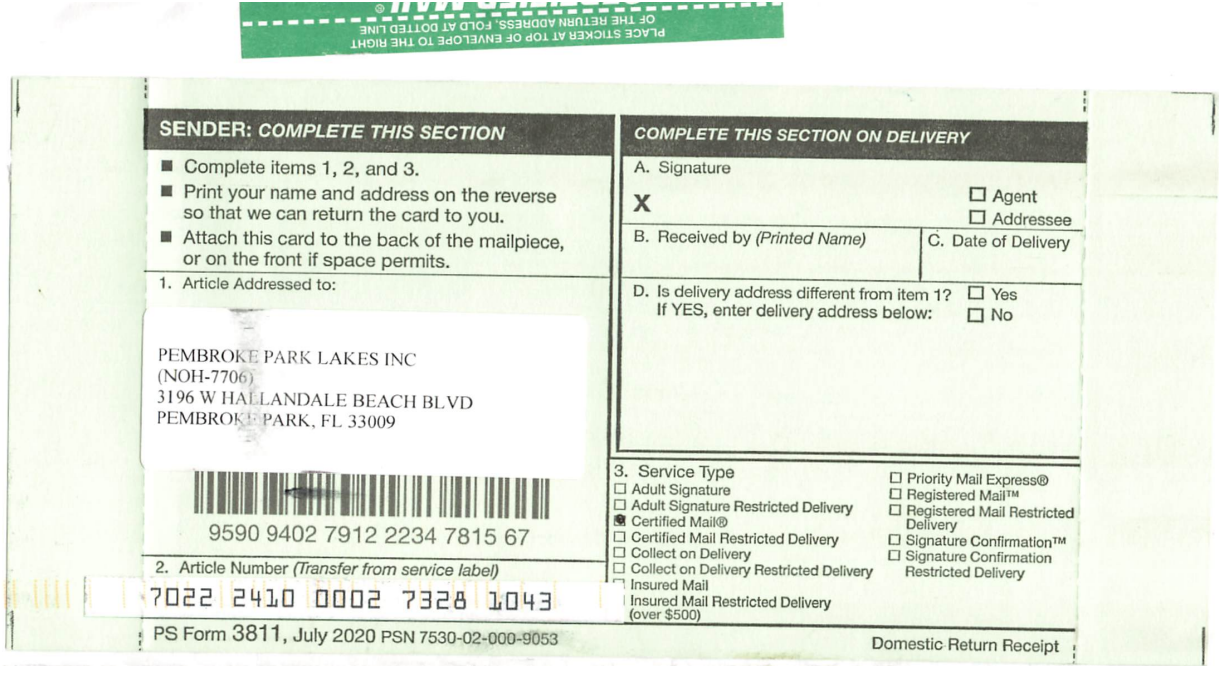
PEMBROKE PARK LAKES INC
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

RTS

RECEIVED FEB 21 2023

NIXIE 331 DE 1 0002/17/23
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *0806-06427-06-44

...1: 93036106915713 VAC...



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK LAKES INC
(NOH-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7815 67

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1043

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

MIAMI FL 330
30 NOV 2022PM 5 L

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

NIXIE 331 5E 1 2212/04/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UT
33023541350 BC: 33023541350 *2506-04876-30-40

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



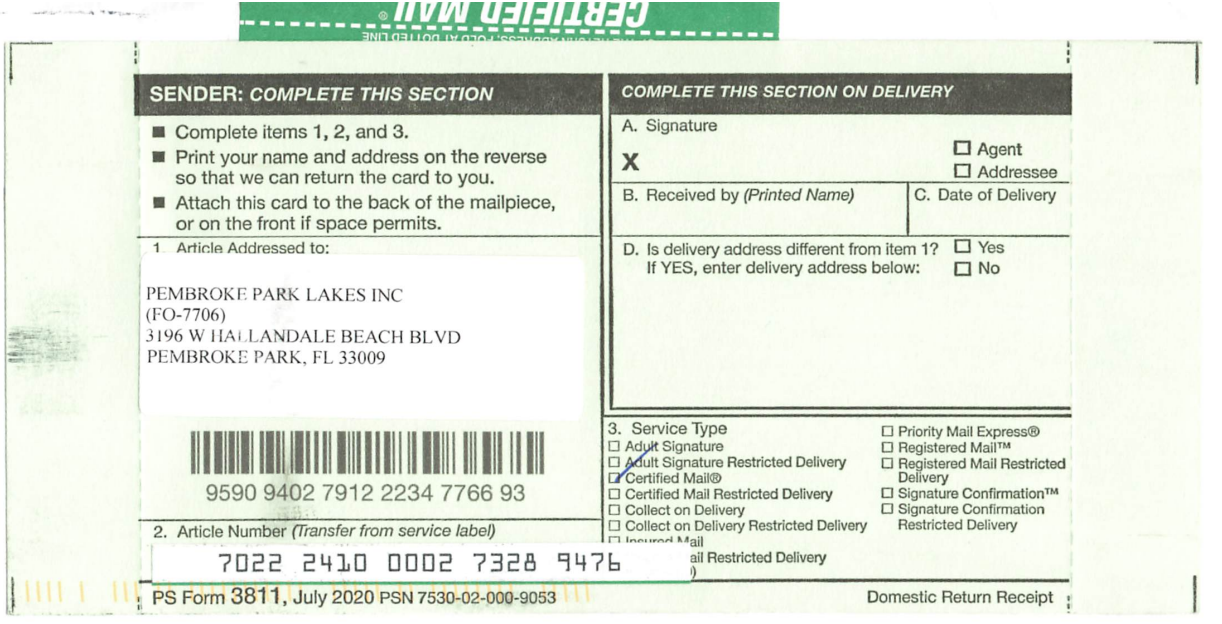
Hasler
01/27/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
(FO-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NIXIE 331 FE 1 0002/02/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2506-02808-28-01

1:93260200644010 UTF
33009-514596
33023>1413



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:

PEMBROKE PARK LAKES INC
(FO-7706)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7766 93

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 9476

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery
)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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** 4/19/2023

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
1/5/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/26/2023	1/25/2023	Final Order	Certified Mail Hand
3/21/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to the Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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: 4/19/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$4,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$4,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
1/31/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$4,500.00**

CODE COMPLIANCE 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 HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 10:33 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

4/11/23
AFFIANT

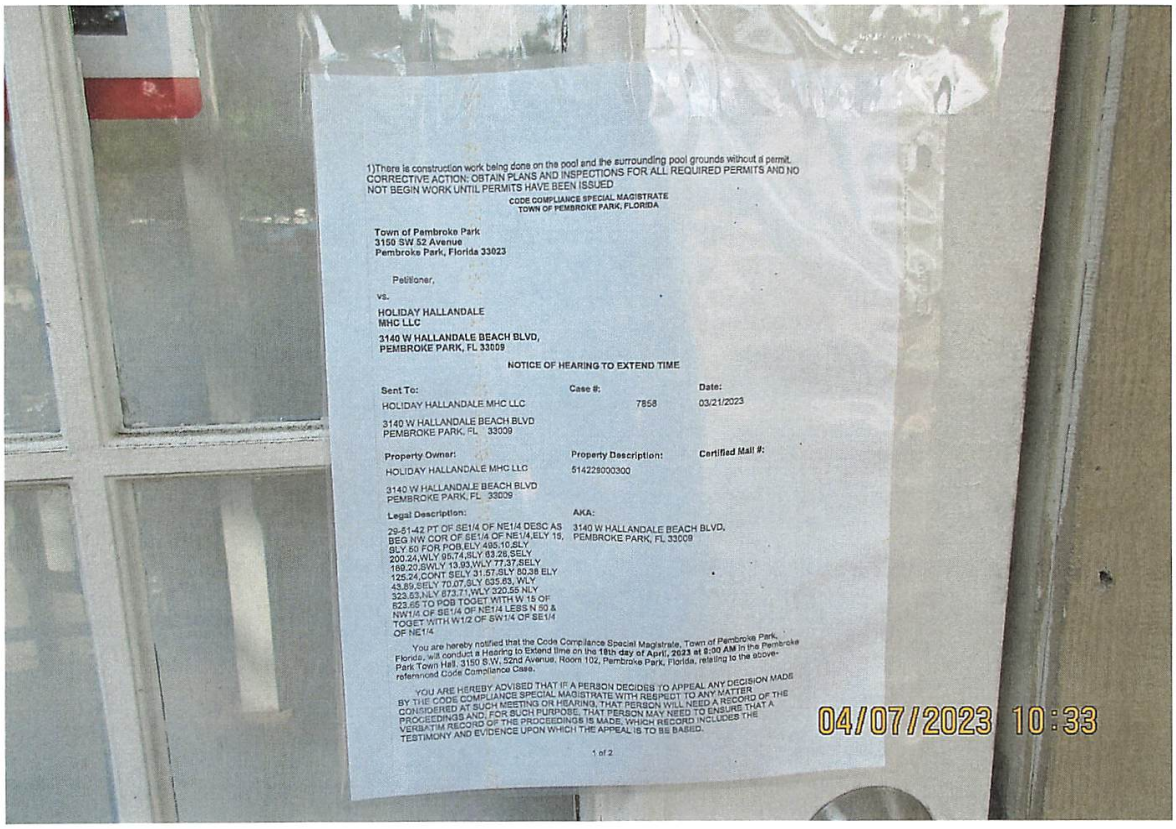
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


3140
Residents & Visitors
PAYMENT POLICY
WELCOME
24 HOURS
7 DAYS
EMERGENCY
&
CUSTOMER
SERVICE
(904)257-4624
04/07/2023 10:33


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
CODE COMPLIANCE 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
NOTICE OF HEARING TO EXTEND TIME
Sent To:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Case #:
7858
Date:
03/21/2023
Property Owner:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Property Description:
514229000300
Certified Mail #:
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 60 FOR POB,ELY 489.10,SLY 200.24,WLY 95.74,SLY 83.26,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 535.63, WLY 323.53,NLY 873.71,WLY 320.56 NLY 823.65 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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 18th day of April, 2023 at 8:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
04/07/2023 10:33

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

CODE COMPLIANCE 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

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC	7858	03/21/2023
3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC	514229000300	
3140 W HALLANDALE BEACH BLVD 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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 3/20/2023 Phone: 954-981-4414

Email: MAHernandez@lakeshoremhc.com

Property Address: 3120 W. Hallandale Bch Blvd, Pembroke Park FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7858 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 04/19/2023 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 01/25/2023 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances:

POOL contractor has applied for a permit But they need to do some correct on the applcation.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Marlene Hernandez
Petitioner's Name (Print)

Marlene Hernandez
Petitioner's Signature

State of Florida)
County of Broward)

SANDRA A. WILLIAMS
Notary Public
State of Florida
Comm# HH353742
Expires 1/24/2027

PERSONALLY APPEARED before me, the undersigned authority, Marlene Hernandez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20th day of March, 2023.

Sandra A. Williams
Notary
My Commission expires 1/24/2027

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Holiday Hallandale MHC LLC
8800 N Bronx AVE
Skokie, IL 60077

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Date 1/31/2023 4:30:14 PM
Invoice # 26730
For Code Enforcement Case# 7858

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	3/27/2023		$250.00	0	$0.00
Admin Fixed	1/26/2023		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
1/31/2023	Credit	$100.00
Total		$100.00

Balance **$0.00**

Not Applicable

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 17 January, 2023 Phone: 954-981-4417

Email: MaHernandez@lakeshoremhc.com

Property Address: 3140 W. HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, HOLIDAY HALLANDALE MHC LLC. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7858 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Special Magistrate 2/15/2023 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 $_____ per day for violation(s)of the Town's Code of Ordinances:

Requesting a 90 day extension to complete permit process and scope of work for pool resurfacing at community

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Marlene Hernandez - Manager
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Hernandez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 17 day of January, 2023.

Notary
My Commission expires 3 March 2024

JOHNNY W. CLARK, JR. MY COMMISSION EXPIRES MARCH 3, 2024 #GG 965842 Bonded thru Notary Public Underwriters NOTARY PUBLIC STATE OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC
Respondent(s)

Case No.: 7858

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC\

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes 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 27 day of January, 2023.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
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.

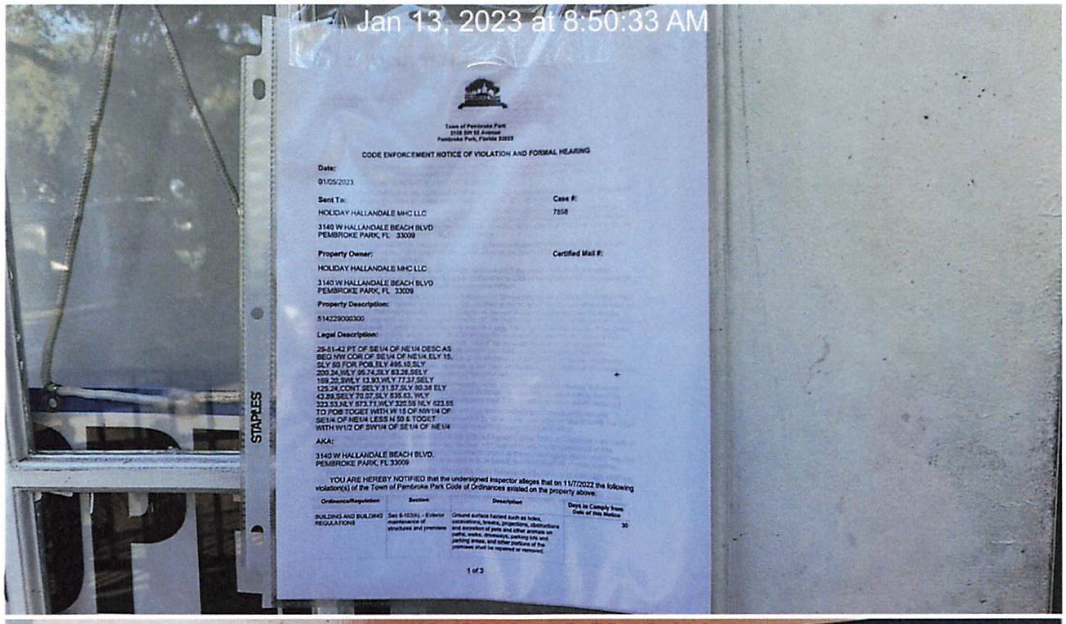
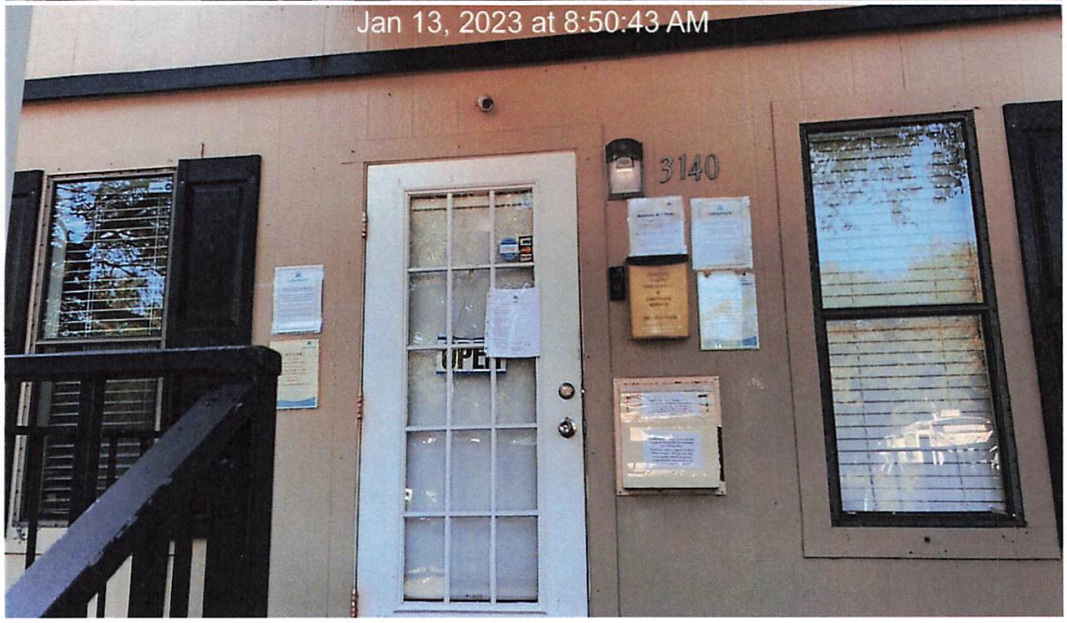
AFFIANT

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
STAPLES
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 60 FOR POB, ELY 495.10, SLY
205.24, WLY 95.74, SLY 63.28, SELY
109.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38, ELY
43.89, SELY 70.07, SLY 835.43, WLY
323.53, NLY 673.71, WLY 320.59, NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH N1/2 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. 8-103(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
1 of 3

Jan 13, 2023 at 8:50:43 AM
3140

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 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 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.

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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.

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:
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

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1)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



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 -- ANNUAL REPORT	View Image in PDF format

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

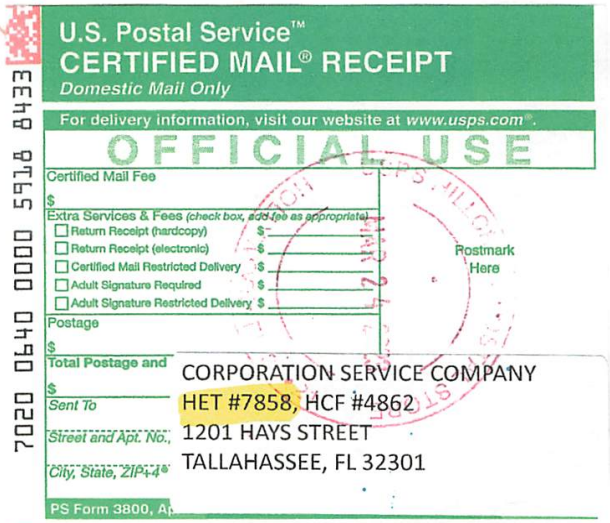
CORPORATION SERVICE COMPANY
(NOV-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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



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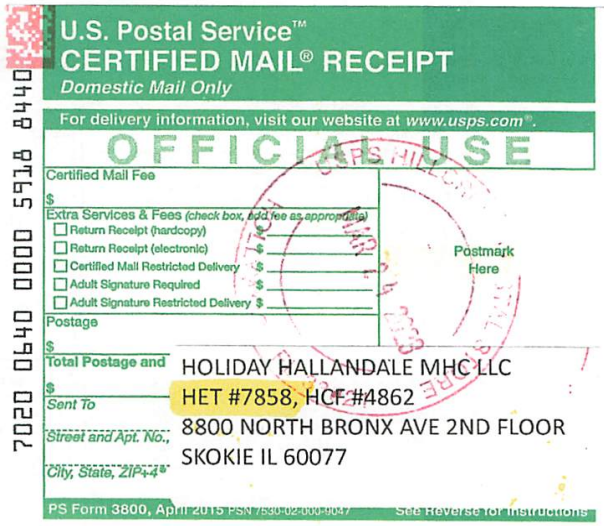
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To CORPORATION SERVICE COMPANY
HET #7858, HCF #4862
Street and Apt. No., 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, A

7020 0640 0000 5918 8433



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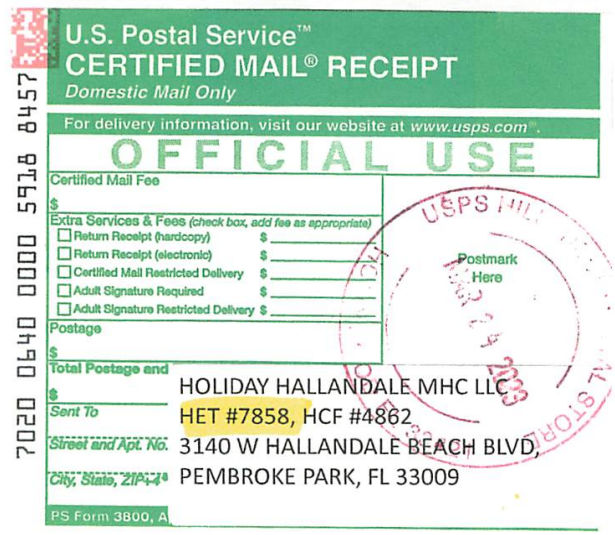
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To HOLIDAY HALLANDALE MHC LLC
HET #7858, HCF #4862
Street and Apt. No., 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4® SKOKIE IL 60077

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 8440



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To HOLIDAY HALLANDALE MHC LLC
HET #7858, HCF #4862
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, A

7020 0640 0000 5918 8457

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HET #7858, HCF #4862
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7814 44

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 8440

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B Andrus ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ANDREW

C. Date of Delivery 3.28.23

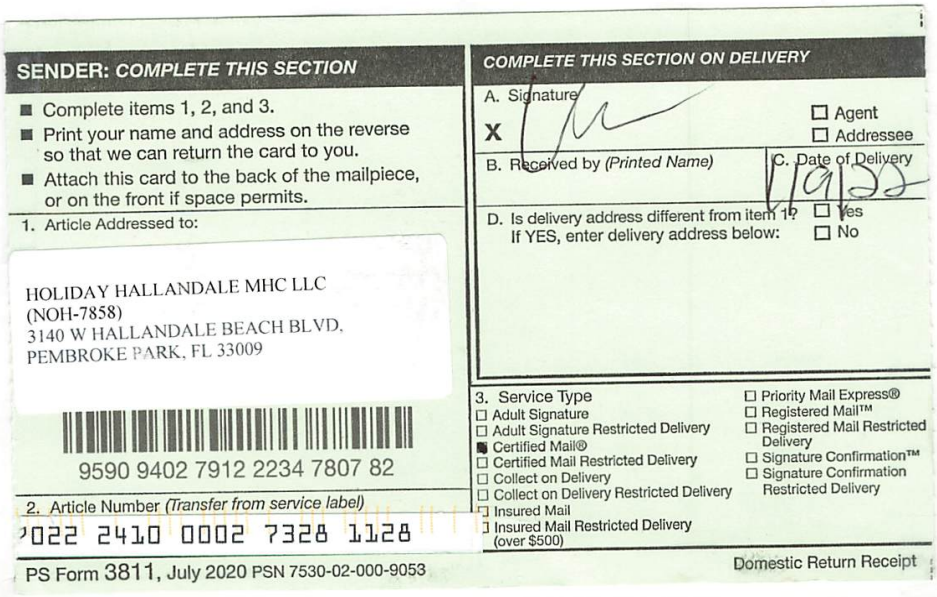
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

il
il Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7807 82

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1128

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

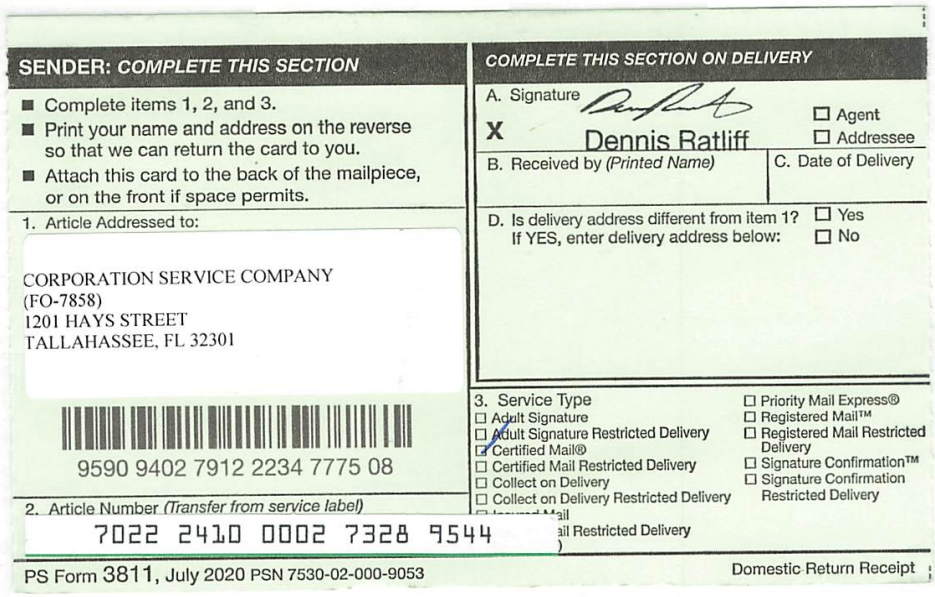
B. Received by *(Printed Name)*

C. Date of Delivery
1/9/23

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:

CORPORATION SERVICE COMPANY
(FO-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7775 08

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 9544

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To HOLIDAY HALLANDALE MHC LLC
(FO-7858)
Street and Apt. No., 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4® SKOKIE IL 60077
PS Form 3800, Apr

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
JAN 27 2023
Postmark Here

7022 2410 0002 7328 9551



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To HOLIDAY HALLANDALE MHC LLC
(FO-7858)
Street and Apt. No., 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009
PS Form 3800, Apr

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
JAN 27 2023
Postmark Here

7022 2410 0002 7328 9568



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$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☒ Certified Mail Restricted Delivery $
☒ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To CORPORATION SERVICE COMPANY
(FO-7858)
Street and Apt. No., 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301
PS Form 3800, Apr

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
JAN 27 2023
Postmark Here

7022 2410 0002 7328 9544

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 7823 04

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 0121

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Andreski ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B ANDRESKI | 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

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(FO-7858)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7912 2234 7774 92

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 9551

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean Rudant ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Jean Rudant | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(FO-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7774 85

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 9568

COMPLETE THIS SECTION ON DELIVERY

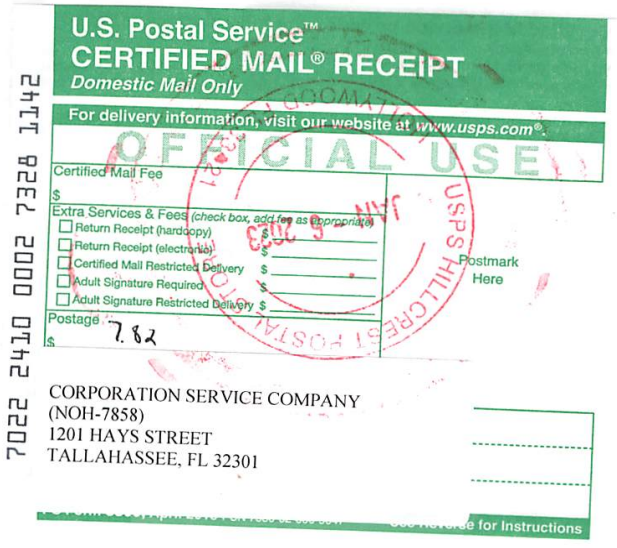
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 1/30/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

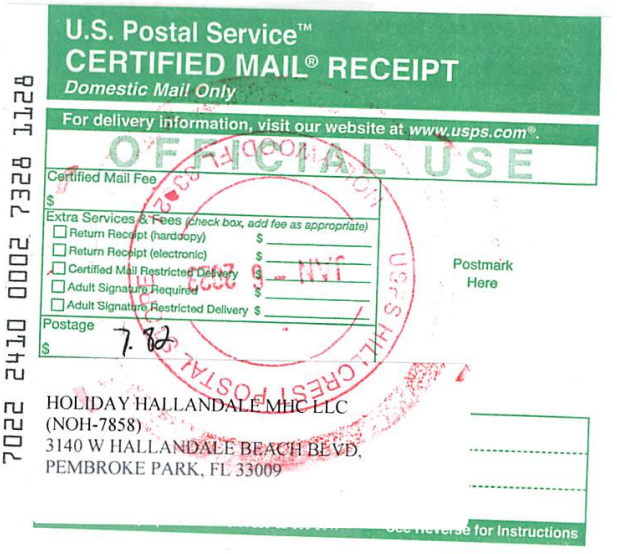
Postage
$ 7.82

Postmark Here

7022 2410 0002 7328 1142

CORPORATION SERVICE COMPANY
(NOH-7858)
1201 HAYS STREET
TALLAHASSEE, FL 32301

See Reverse for Instructions



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

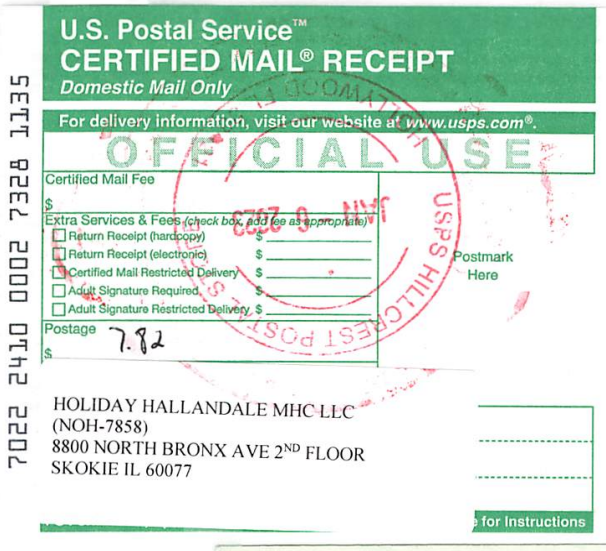
Postage
$ 7.82

Postmark Here

7022 2410 0002 7328 1128

HOLIDAY HALLANDALE MHC LLC
(NOH-7858)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

See Reverse for Instructions



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

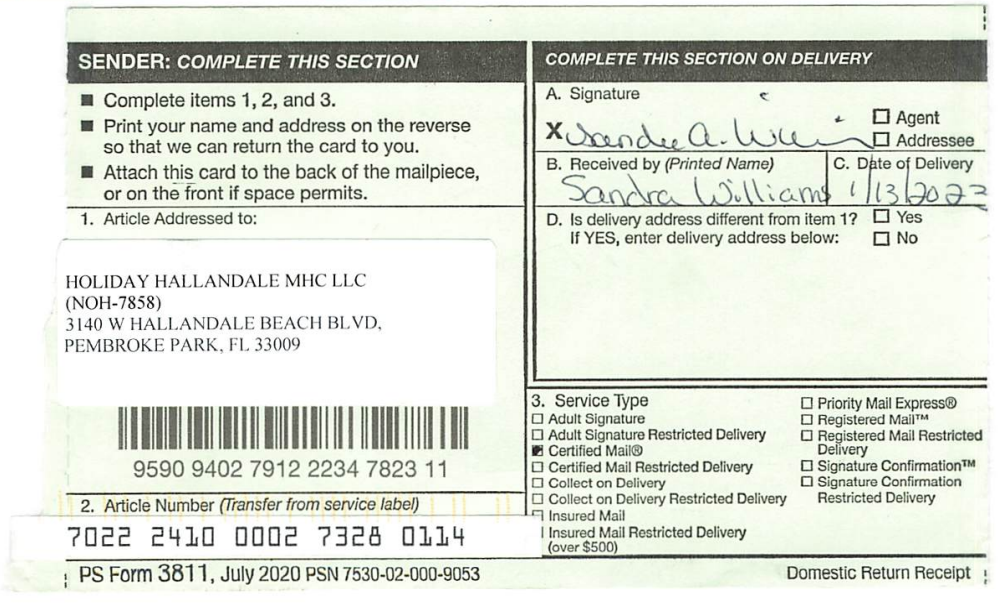
Postage
$ 7.82

Postmark Here

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR	104 S KEY DR #618 PEMBROKE PARK, FL 33009	104 S KEY DR, PEMBROKE PARK, FL 33009 618

Folio

514229NN3790

Legal Description

Case Status Closed **Case #** 6057

Notes 1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	Posted to Property Regular Mail
10/4/2022	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
1/5/2023	1/25/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/7/2023		Affidavit of Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/7/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/7/2023	$6,950.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,050.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$7,050.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR Respondent(s)	)	Case No.: 6057

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: 104 S KEY DR #618, PEMBROKE PARK, FL 33009

PROPERTY OWNER: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR

FOLIO NO.: 5142 29 NN 3790

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 618

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 19th day of October 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 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, 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 October, 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.)

)

SERGE LESSARD LIV TR CASE NO. 6057
CLAUDINE LESSARD LIV TR
Respondent

Void

AFFIDAVIT OF SERVICE

TO BE SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: ~~104~~ 102 S KEY DR #618, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR AT 09:53 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.

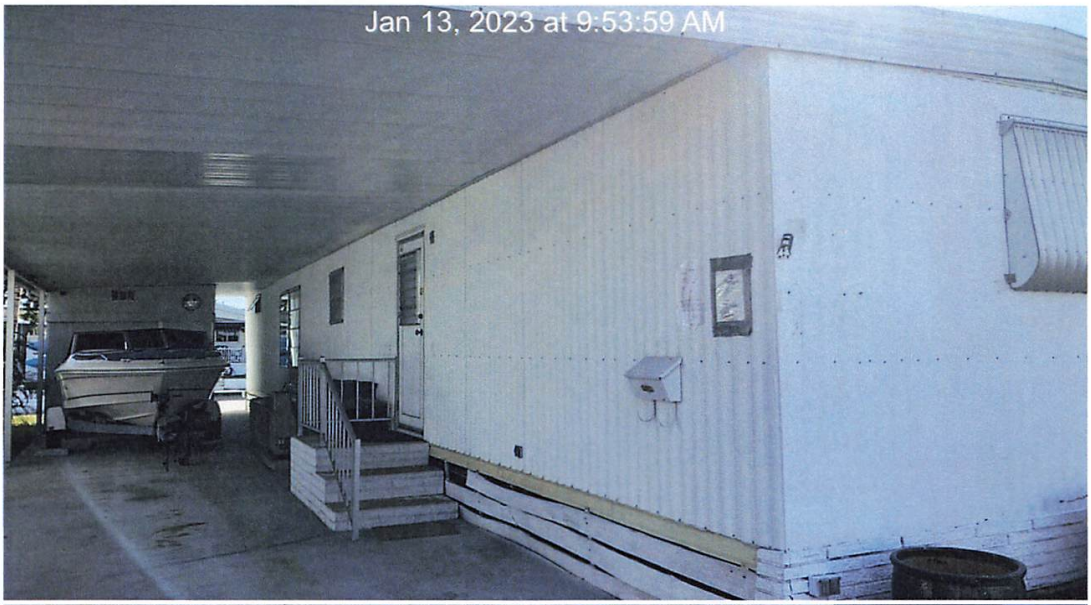
( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

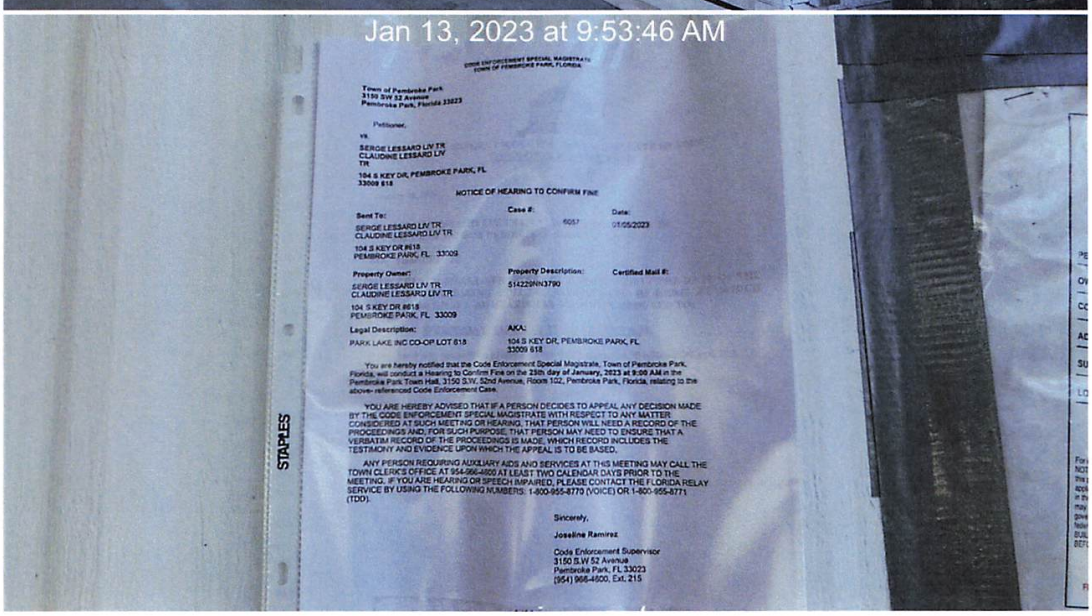
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen J.R.
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 _____, 2022, by _____as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____


Jan 13, 2023 at 9:53:59 AM


Jan 13, 2023 at 9:53:46 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV
TR
104 S KEY DR, PEMBROKE PARK, FL
33009 618
NOTICE OF HEARING TO CONFIRM FINE
Case #:
6057
Date:
01/05/2023
Sent To:
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
104 S KEY DR #618
PEMBROKE PARK, FL 33009
Property Owner:
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
104 S KEY DR #618
PEMBROKE PARK, FL 33009
Property Description:
514229NN3790
Certified Mail #:
Legal Description:
PARK LAKE INC CO-OP LOT 618
AKA:
104 S KEY DR, PEMBROKE PARK, FL
33009 618
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
STAPLES

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR, PEMBROKE PARK, FL 33009 618

Respondent(s)

Case #: 6057

On 4/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR

Address: 104 S KEY DR #618 PEMBROKE PARK, FL 33009

Folio: 514229NN3790

Site Address: 104 S KEY DR, PEMBROKE PARK, FL 33009 618

Legal Description: PARK LAKE INC CO-OP LOT 618

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/7/2023

Notes/Means of Correction:

1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections. Vinyl siding is a light material and there is no evidence of replacement per the previous officer Malcolm photos.
2. Un-paint the windows on the mobile home. New legislation doesn't require paint 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 4/7/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Case Overview

Property/Incident Information

Owner	Address	Site Address
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR	104 S KEY DR #116 PEMBROKE PARK, FL 33009	104 S KEY DR, PEMBROKE PARK, FL 33009 618

Legal Description

Case Status Open **Case #** 6057 **Date Next Inspection** 10/19/2022

Notes
1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	Posted to Property 7/26/21 Regular Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/5/22 Certified Mail 10/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
TOWN OF PEMBROKE PARK

January 10, 2023

TO: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
104 S KEY DR #618 PEMBROKE PARK, FL 33009

RE: CASE NO. 6057

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.

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR, PEMBROKE PARK, FL 33009 618

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR #618 PEMBROKE PARK, FL 33009	6057	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR #618 PEMBROKE PARK, FL 33009	514229NN3790	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 618	104 S KEY DR, PEMBROKE PARK, FL 33009 618

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR, PEMBROKE PARK, FL 33009 618

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR #618 PEMBROKE PARK, FL 33009	6057	01/05/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR #618 PEMBROKE PARK, FL 33009	514229NN3790	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 618	104 S KEY DR, PEMBROKE PARK, FL 33009 618

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.

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	104 S KEY DRIVE #618, PEMBROKE PARK FL 33009
Property Owner	SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
Mailing Address	244 CHEMIN TOUR DU LAC *LAC BEAUPORT QC CA G3B 0T7

ID #	5142 29 NN 3790
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 618

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*	$60,000	$77,090	$137,090	$125,380	
2022	$60,000	$77,090	$137,090	$113,990	$2,549.33
2021	$60,000	$45,580	$105,580	$103,630	$2,241.13

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$137,090	$137,090	$137,090	$137,090
Portability	0	0	0	0
Assessed/SOH	$125,380	$137,090	$125,380	$125,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$125,380	$137,090	$125,380	$125,380

Sales History

Date	Type	Price	Book/Page or CIN
2/4/2003	CPT	$30,000	34583 / 846
4/19/1996	CPT	$30,000	24937 / 968

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		660
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number: 1810012-0

Job Address: 104 S KEY DRIVE

Job Name: LESSARD, SERGE

Permit Status: Expired

Permit Issued Date:4/2/2019 8:02:07 AM

Submitted Into Plan Review Date:3/27/2019 4:21:57 PM

Application Date: 3/27/2019 3:06:41 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
Structural	Approved	3/29/2019 9:22:03 AM
Zoning	Approved	4/1/2019 9:52:43 AM

7022 2410 0002 7328 0275

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
USPS HILLCREST POSTAL STORE
JAN 11 2023
HOLLYWOOD FL 33021

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

for Instructions

Registered No. RE592900253US

Date Stamp
USPS HILLCREST POSTAL STORE
0307
85
JAN 11 2023

To Be Completed By Post Office

Postage $ $1.40	Extra Services & Fees (continued) ☐ Signature Confirmation $
Extra Services & Fees ☐ Registered Mail $ $18.25 ☐ Return Receipt (hardcopy) $ ☐ Return Receipt (electronic) $ $4.75 ☐ Restricted Delivery $ $0.00	☐ Signature Confirmation Restricted Delivery $
	Total Postage & Fees $
Customer Must Declare Full Value $ 24.40	Received by 01/11/2023

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
HOLLYWOOD, FL 33021
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

TO
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
244 CHEMIN TOUR DU LAC
*LAC BEAUPORT QC CA G3B 0T7

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(HET-6065)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 9952 27

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 8976

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Manrix ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kaitlyn Manrix C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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 5922 1901

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total
$
Sent
Stree
City,

Postmark Here
OCT 21 2022
HOLLYWOOD FL 330

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(FO-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

PS F ... nstructions

Registered No. RF592958443US

Date Stamp
POSTAL STORE
OCT 21 2022

To Be Completed By Post Office

Postage $	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $4.75	Total Postage & Fees $
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $0.00	Received by 10/21/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

TO: SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(FO-6057)
244 CHEMIN TOUR DU LAC *
LAC BEAUPORT QC CA G3B 0T7

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

Completed by the office of origin. *(A remplir par le bureau d'origine.)*

Item Description *(Nature de l'envoi)* ☐ Registered Article *(Envoi recommandé)* ☐ Letter *(Lettre)* ☐ Printed Matter *(Imprimé)* ☐ Other *(Autre)* ☐ Express Mail International

☐ Insured Parcel *(Colis avec valeur déclarée)* | Insured Value *(Valeur déclarée)* | Article Number: RF 592 957 964 US

Office of Mailing *(Bureau de dépôt)* | Date of Posting *(Date de dépôt)*

A ... *(Raison sociale du destinataire)*

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(NOH-6057)
244 CHEMIN TOUR DU LAC *
LAC BEAUPORT QC CA G3B 0T7

Completed at destination. *(A compléter à destination.)*

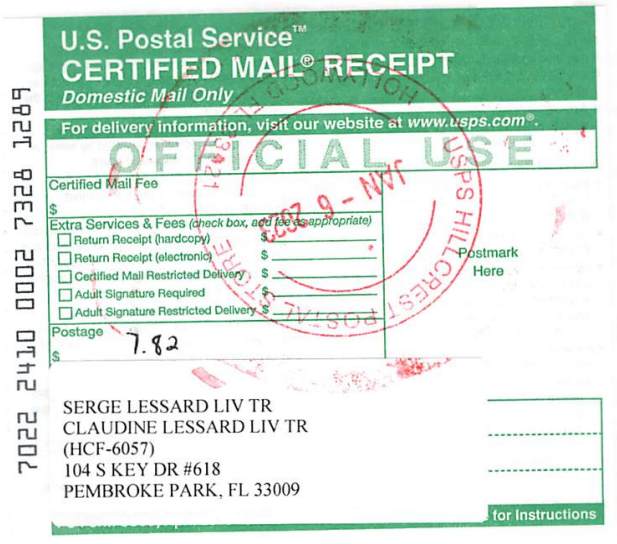
This receipt must be signed by: (1) the addressee; or, (2) a person authorized to sign under the regulations of the country of destination; or, (3) if those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.
(Cet avis doit être signé par le destinataire ou par une personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le comportent, par l'agent du bureau de destination, et renvoyé par le premier courrier directement à expéditeur).

Postmark of the office of destination *(Timbre du bureau de destination)*

☐ The article mentioned above was duly delivered. *(L'envoi mentionné ci-dessus a été dûment livré.)* | Date

Signature of Addressee *(Signature du destinataire)* | Office of Destination Employee Signature *(Signature de l'agent du bureau du destination)*

PS Form **2865,** March 2007 *(Reverse)* PSN 7530-01-000-9775



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

for instructions

7022 2410 0002 7328 1289



Registered No.

Date Stamp

To Be Completed By Post Office

Postage $

Extra Services & Fees
- ☐ Registered Mail $
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees* $

Customer Must Declare Full Value $

Received by

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print)
All Entries Must Be in Ballpoint or Typed

FROM

TO

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051

Copy 2 - Post Office

Completed by the office of origin. *(A remplir par le bureau d'origine.)*

Item Description *(Nature de l'envoi)* ☒ Registered Article *(Envoi recommandé)* ☐ Letter *(Lettre)* ☐ Printed Matter *(Imprimé)* ☐ Other *(Autre)* ☐ Express Mail International

☐ Insured Parcel *(Colis avec valeur déclarée)* | Insured Value *(Valeur déclarée)* | Article Number

Office of Mailing *(Bureau de dépôt)* | Date of Posting *(Date de dépôt)*

destinataire)

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(FO-6057)
244 CHEMIN TOUR DU LAC *
LAC BEAUPORT QC CA G3B 0T7

BUREAU DE POSTE / POST OFFICE LAC BEAUPORT QC G3B 0T7 2 POSTES CANADA POSTAGE

Completed at destination. *(A compléter à destination.)*

This receipt must be signed by: (1) the addressee; or, (2) a person authorized to sign under the regulations of the country of destination; or, (3) if those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.

(Cet avis doit être signé par le destinataire ou par une personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le comportent, par l'agent du bureau de destination, et renvoyé par le premier courrier directement à expéditeur).

Postmark of the office of destination *(Timbre du bureau de destination)*

☐ The article mentioned above was duly delivered. *(L'envoi mentionné ci-dessus a été dûment livré.)*

Date 28/01/2023

Signature of Addressee *(Signature du destinataire)* Claudine Lessard

Office of Destination Employee Signature *(Signature de l'agent du bureau du destination)*

CA POST

PS Form **2865,** March 2007 *(Reverse)* PSN 7530-01-000-9775

Completed by the office of origin. *(A remplir par le bureau d'origine.)*

Item Description *(Nature de l'envoi)* ☐ Registered Article *(Envoi recommandé)* ☐ Insured Parcel *(Colis avec valeur déclarée)*

Article Number *(Numéro d'article)* | Insured Value *(Valeur déclarée)*

Office of Mailing *(Bureau de dépôt)* | Date of Posting *(Date de dépôt)*

ou raison sociale du destinataire)

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
244 CHEMIN TOUR DU LAC
*LAC BEAUPORT QC CA G3B 0T7

RECEIVED MAR 08 2023

POSTES CANADA BUREAU DE LAC 2023

Completed at destination. *(A compléter à destination.)*

This receipt must be signed by: (1) the addressee; or, (2) a person authorized to sign under the regulations of the country of destination; or, (3) if those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.

(Cet avis doit être signé par le destinataire ou par une personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le comportent, par l'agent du bureau de destination, et renvoyé par le premier courrier directement à expéditeur.)

Postmark of the office of destination *(Timbre du bureau de destination)*

Office of Destination Employee Signature *(Signature de l'agent du bureau du destination)*

Date 27-1-2023

Signature of Addressee *(Signature du destinataire)* Claudine Lessard

PS Form **2865,** July 2013 *(Reverse)* PSN 7530-01-000-9775 UNITED STATES POSTAL SERVICE®

7020 0640 0000 5922 6050

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Tota
$

Ser SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
Stre (NOH-6057)
104 S KEY DR #618
City PEMBROKE PARK, FL 33009

PS Instructions

USPS FIRST POSTAL STORE OCT 4 2022 GD FL 3302

Postmark Here

Registered No. RR 592957960 US

Date Stamp

USPS FIRST POSTAL STORE OCT - 4 2022 HOLLYWOOD FL 33021

To Be Completed By Post Office

Postage $

Extra Services & Fees
- ☐ Registered Mail $_____
- ☐ Return Receipt (hardcopy) $_____
- ☐ Return Receipt (electronic) $_____
- ☐ Restricted Delivery $_____

Extra Services & Fees (continued)
- ☐ Signature Confirmation $_____
- ☐ Signature Confirmation Restricted Delivery $_____

Total Postage & Fees
$

Customer Must Declare Full Value
$

Received by

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
The Town of Pembroke Park
3150 SW 52nd AVe
Pembroke Park FL, 33023

TO
Serge Lessard LIV TR
Claudine Lessard LIV TR/ NOH-6057
244 Chemin Tour Du Lac
Lac Beauport QC CA G3B 0T7

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com®*

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/26/2021
US POSTAGE
FIRST-CLASS MAIL
$000.51[0]
ZIP 33023
011D10656696

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

6057



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	104 S KEY DRIVE #618, PEMBROKE PARK FL 33009
Property Owner	SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
Mailing Address	244 CHEMIN TOUR DU LAC *LAC BEAUPORT QC CA G3B 0T7

ID #	5142 29 NN 3790
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 618

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	$60,000	$77,090	$137,090	$125,380	
2022	$60,000	$77,090	$137,090	$113,990	
2021	$60,000	$45,580	$105,580	$103,630	$2,241.13

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$137,090	$137,090	$137,090	$137,090
Portability	0	0	0	0
Assessed/SOH	$125,380	$137,090	$125,380	$125,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$125,380	$137,090	$125,380	$125,380

Sales History

Date	Type	Price	Book/Page or CIN
2/4/2003	CPT	$30,000	34583 / 846
4/19/1996	CPT	$30,000	24937 / 968

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		660
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

CASE NO 6057

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 104 S KEY DRIVE #618, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 104 S KEY DRIVE #618, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR AT 10:37. 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

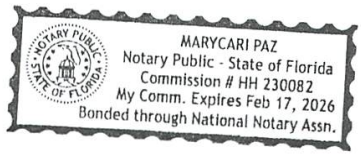
AFFIANT

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 Richenagen 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:

10/03/2022

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

6057

Property Owner:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3790

Legal Description:

PARK LAKE INC CO-OP LOT 618

AKA:

104 S KEY DR, PEMBROKE PARK, FL
33009 618

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of 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.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/4/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

6057

Date:

07/26/2021

Property Owner:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Property Description:

514229NN3790

Certified Mail #:

Legal Description:

PARK LAKE INC CO-OP LOT 618

AKA:

104 S KEY DR, PEMBROKE PARK, FL 33009 618

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	104 S KEY DRIVE #618, PEMBROKE PARK FL 33009
Property Owner	SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
Mailing Address	244 CHEMIN TOUR DU LAC *LAC BEAUPORT QC CA G3B 0T7

ID #	5142 29 NN 3790
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 618

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*	$60,000	$45,580	$105,580	$103,630	
2020	$60,000	$34,210	$94,210	$94,210	$2,033.22
2019	$60,000	$64,270	$124,270	$124,270	$2,713.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$105,580	$105,580	$105,580	$105,580
Portability	0	0	0	0
Assessed/SOH	$103,630	$105,580	$103,630	$103,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$103,630	$105,580	$103,630	$103,630

Sales History

Date	Type	Price	Book/Page or CIN
2/4/2003	CPT	$30,000	34583 / 846
4/19/1996	CPT	$30,000	24937 / 968

Land Calculations

Price	Factor	Type

Adj. Bldg. S.F.	660
Units/Beds/Baths	1/2/1
Eff./Act. Year Built: 1971/1970	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Serge Lessard Date 7/23/2021

Site Address 104 Key Drive South Case # _____
Pembroke Park, FL 33009 Sub/Park Park Lake Estates

Permit # _____

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Vinyl siding installed - no permit on file. Unpaint the (2) windows on the M/H.

Corrective Action(s)
Obtain a permit for the vinyl siding with Plans and inspections & unpaint the (2) windows on the side of (M/H).

- ☒ Structural
- ☒ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Serge Lessard

Date 7/23/2021

Site Address 104 Key Drive South
Pembroke Park, FL 33009

Case #

Sub/Park Park Lake Estates

Permit #

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code #

☐ Violation of Town Ordinance # 5-105

☐ NFPA #

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Vinyl siding installed - no permit on file. Unpaint the (2) windows on the m/H.

Corrective Action(s)

Obtain a permit for the vinyl siding with plans and inspections & Unpaint the (2) windows on the side of (m/H).

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

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J. Malcolm
Code Enforcement Officer

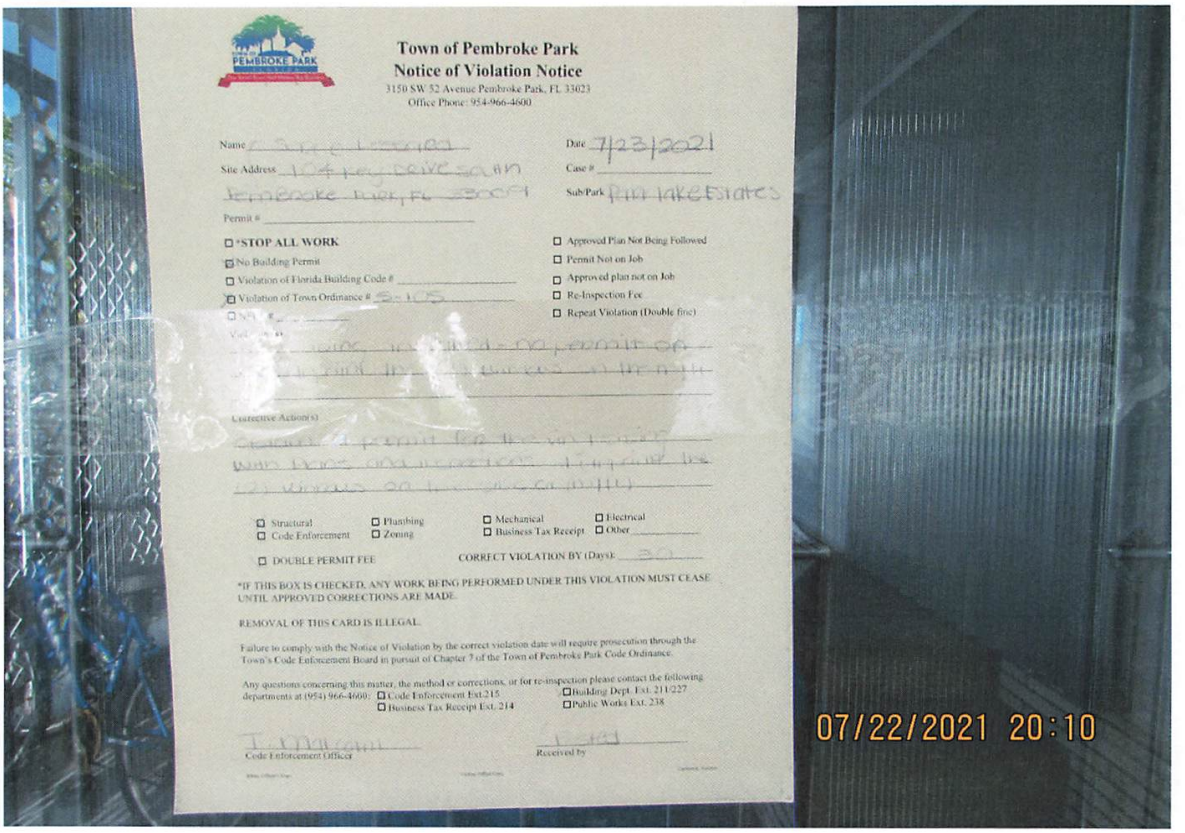
Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


07/22/2021 20:01


07/22/2021 20:11





Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name [illegible] Date 7/23/2021
Site Address 104 Ivy Drive South Case #
Pembroke Park, FL 33009 Sub/Park Pine Lake Estates
Permit #

☐ *STOP ALL WORK
☑ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 5.105
☐ N/A #
Violation:
[illegible] work started - no permit on
[illegible] and must be [illegible] in [illegible]

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Corrective Action(s)
[illegible] a permit for the work listed
[illegible] violation. Improve the
[illegible] on [illegible]

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

[illegible]
Code Enforcement Officer

[illegible]
Received by


07/22/2021 20:04


07/22/2021 20:04


07/22/2021 20:03


07/22/2021 20:03


07/22/2021 20:03


07/22/2021 20:03


07/22/2021 20:03


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07/22/2021 20:03


07/22/2021 20:03

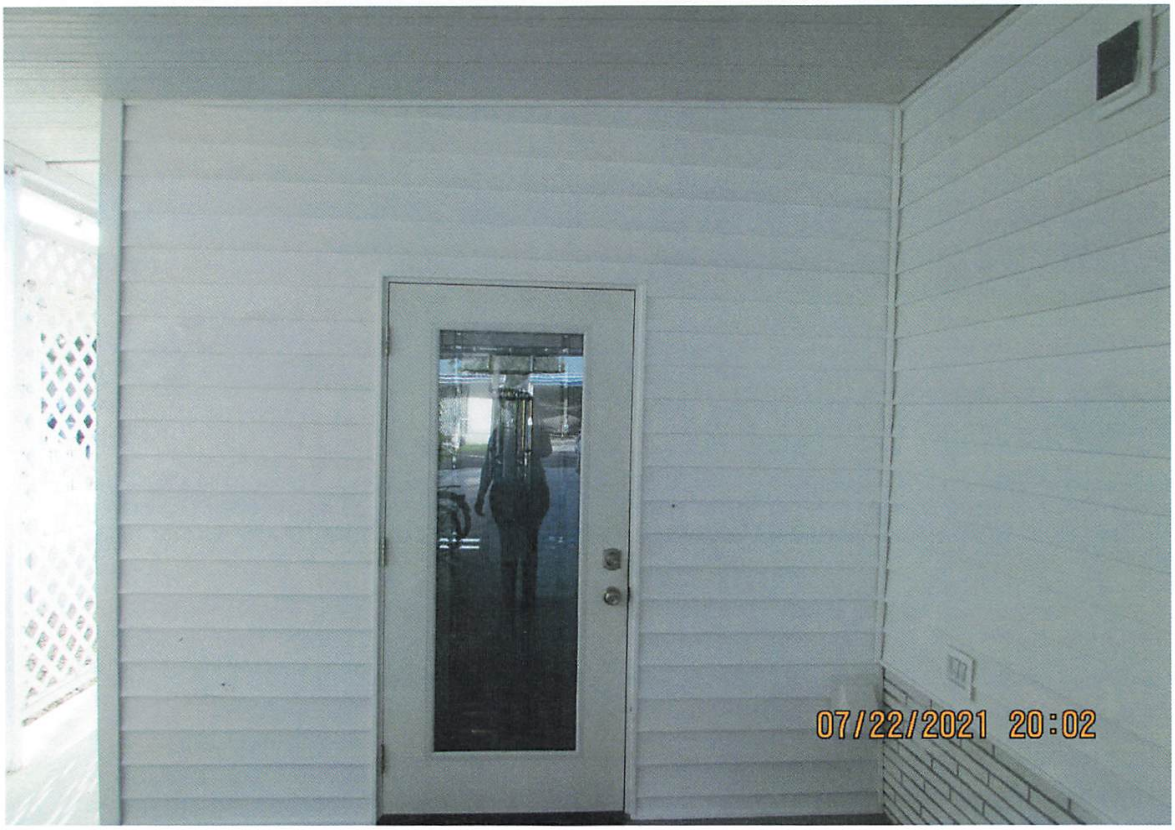

07/22/2021 20:03


SERIAL 4117E06158
PROD 24ABC624A0030011
MODEL 24ABC624A300
METERING DEVICE TXU INDOOR
NA OUTDOOR
FACTORY CHARGED
6.00 LBS R410A 2.72 KG
INDOOR TXU SUB COOLING 10 °F
POWER SUPPLY 1 PH 208-230 VOLTS AC 60 HZ
PERMISSIBLE VOLTAGE AT UNIT
253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE
COMPRESSOR 1 PH 208/230 VOLTS AC 60 HZ
13.5 RLA 58.3 LRA
FAN MOTOR 1 PH 208/230 VOLTS AC 60 HZ
1/10 HP 0.75 FLA
DESIGN/TEST PRESSURE GAGE
HI 450 PSI 3103 KPA
LO 250 PSI 1724 KPA
MAX DESIGN/WORKING PRESSURE
700 PSIG 4826 KPA
MINIMUM CIRCUIT AMPS 17.7
MAX FUSE 30 A
MAX CKT-BKR 30 A
Short Circuit Current 5kA rms symmetrical, 230 V
MODEL NUMBER 24ABC624A0030011
SERIAL NUMBER 4117E06158
DATE OF MANUFACTURE OCT 2017
ENERGY STAR
c UL US LISTED
CENTRAL COOLING AIR CONDITIONER
AHRI CERTIFIED
Installation Prohibited in Southwest
07/22/2021 20:02


Carrier
07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:01


07/22/2021 20:01

CERTIFIED MAIL

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
13 JAN 2023 PM 4 L

7022 2410 0002 7328 1289

Hasler
01/06/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(UCE 60572)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

UNC

NIXIE 331 DE 1 0003/21/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 33023541350 *0806-06451-06-44

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:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7812 60

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 1289

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

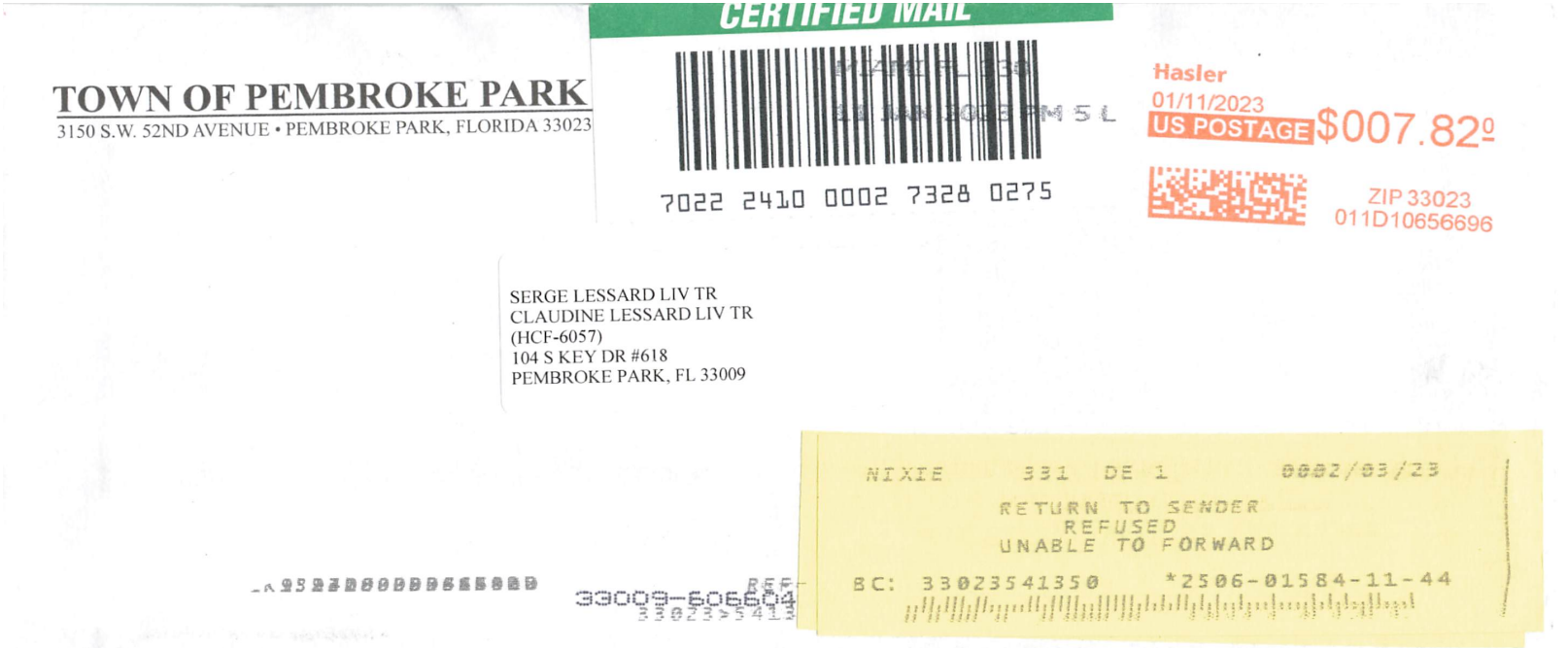
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7022 2410 0002 7328 0275

Hasler
01/11/2023
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0002/03/23
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 33023541350 *2506-01584-11-44

33009-606804

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:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(HCF-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7811 61

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0275

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

#6057

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

NIXIE 331 FE 1 0008/19/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *0506-00769-27-43

CERTIFIED MAIL

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5922 1901

Hasler
10/21/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

FWD

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(FO-6057)
104 S KEY DR #[redacted]
PEMBROKE PARK, FL 33009

LN 11/14

NIXIE 331 FE 1 0012/01/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0806-04834-21-47

FWD
33009>6076
3300[redacted]

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:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(FO-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9962 86

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 1901

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