



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, April 16, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

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

- 5.1. CASE 9222 - REMOVED FROM ITEM 8.4 TO CONFIRM FINE AND ADDED TO ITEM 11.1 FOR A CONTINUANCE
- 5.2. CASE 9231 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.3. CASE 10382 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.4. CASE 10629 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.5. CASE 7001 - REMOVED FROM ITEM 8.2 TO CONFIRM FINE AND ADDED TO ITEM 10.1 FOR A MITIGATION OF FINE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- | | | |
|---------|------|--|
| | 7.1. | CASE 9231 - 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - REPEAT OFFENSE |
| 7 - 21 | 7.2. | CASE 10366 - DCT/CE LLC % PROLOGIS RE TAX - 2400 COMMERCE CENTER WAY, 300, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - REPEAT OFFENSE
Case Overview 10366 |
| 22 - 35 | 7.3. | CASE 10368 - 2727 PARK RD LLC - 2727 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - REPEAT OFFENSE
Case Overview 10368 |
| 36 - 62 | 7.4. | CASE 10381 - SYLVAIN BONDU - 3120 CAROLINA STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE
Case Overview 10381 |
| | 7.5. | CASE 10382 - L A W HALLANDALE 30 LC - 2952 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES - REPEAT OFFENSE |
| 63 - 82 | 7.6. | CASE 10407 - L A W HALLANDALE 30 LC - 2954 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - REPEAT OFFENSE
Case Overview 10407 |

- 83 - 100 7.7. **CASE 10517** - GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN OR ANDRE GOSSELIN - 3100 W HALLANDALE BEACH BLVD, 809 8ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 10517](#)
- 101 - 116 7.8. **CASE 10562** - BAM MHC LLC - 2430 CHARLES RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 10562](#)
- 117 - 132 7.9. **CASE 10615** - JUNHALLA LLC - 3125 JOHN P CURCI D BAY # 1, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-19(d) - PROHIBITED SIGNS - **REPEAT OFFENSE**
[Case Overview 10615](#)
- 7.10. **CASE 10629** - MIGUEL ANGEL GUTIERREZ OR TERESA WILSON RODRIGUEZ - 3100 W HALLANDALE BEACH BLVD, 502, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 133 - 152 7.11. **CASE 10669** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-175 - CERTIFICATE OF USE; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY; 21-20(c)(3b) - PERMANENT SIGNS - **FIRST OFFENSE**
[Case Overview 10669](#)
- 153 - 172 7.12. **CASE 10675** - HALLANDALE RETAIL LLC - 3050 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY - **REPEAT OFFENSE**
[Case Overview 10675](#)

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 173 - 244 8.1. **CASE 6720** - JANIO CRUZ / MARY PATTERSON - 3140 W HALLANDALE BEACH BLVD, 520, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6720](#)
- 245 - 290 8.2. **CASE 7001** - BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE - 2316 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES - **FIRST OFFENSE**
[Case Overview 7001](#)
- 291 - 402 8.3. **CASE 8786** - LAKE VILLA ASSOCIATES LTD - 2300-2490 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8786](#)
- 403 - 449 8.4. **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 9222](#)
- 450 - 482 8.5. **CASE 9485** - MEAT BAR HOLDINGS LLC - 2538 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 9485](#)
- 483 - 541 8.6. **CASE 9596** - MEAT BAR HOLDINGS LLC - 2542 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 9596](#)
- 542 - 572 8.7. **CASE 9978** - 2099 SOUTH PARK RD LLC - 2099 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **FIRST OFFENSE**
[Case Overview 9978](#)

- 573 - 602 8.8. **CASE 10390** - PARCEL F LLC - CAROLINA ST, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **REPEAT OFFENSE**
[Case Overview 10390](#)

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

- 603 - 652 9.1. **CASE 9976** - DARREN RUDNICK - 2311 SW 30TH CT, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 27-33 - MAINTENANCE - **REPEAT OFFENSE**
[Case Overview 9976](#)

10. HEARING TO ABATE FINE -CODE OFFICER JEAN GUSTIN

- 10.1. **CASE 7001** - BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE - 2316 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES - **FIRST OFFENSE**

11. HEARING TO CONTINUE - CODE OFFICER JEAN GUSTIN

- 11.1. **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

12. ADJOURNMENT

13.

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
DCT/CE LLC % PROLOGIS RE TAX	2400 COMMERCE CENTER WAY #300 PEMBROKE PARK, FL 33023	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #2400 COMMERCE CENTER WAY #300

Folio

514220200010

Legal Description

SENECA COMMERCE CENTER 182-11 B TRACT "A" LESS AND EXC THE POR'S DESC AS
BUILDING AREA 1-3 AKA: COMMON AREA

Case Status	Open	Case #	10366	Date Next Inspection	3/26/2025
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/14/2024		Notice of Violation	Regular Mail
3/26/2025		Affidavit of Non-Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: DCT/CE LLC % PROLOGIS RE TAX NOH NO. 10366 2400 COMMERCE CENTER WAY #300 PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery APR 07 2025	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2174 45		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X JODIBROOKS ☐ Agent ☐ Addressee	
1. Article Addressed to: DCT/CE LLC % PROLOGIS RE TAX NOH NO. 10366 1800 WAZEE ST DENVER, CO 80202		B. Received by (Printed Name) APR 4 RECD C. Date of Delivery APR 07 2025	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2174 52		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

9589 0710 5270 1814 2174 52

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and
Sent To \$ 9.64

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

DCT/CE LLC % PROLOGIS RE TAX
NOH NO. 10366
1800 WAZEE ST
DENVER, CO 80202

Postmark
Here

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

9589 0710 5270 1814 2174 45

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and
Sent To \$ 9.64

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

DCT/CE LLC % PROLOGIS RE TAX
NOH NO. 10366
2400 COMMERCE CENTER WAY
#300
PEMBROKE PARK, FL 33009

Postmark
Here

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

9589 0710 5270 1814 2174 69

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and
Sent To \$ 9.64

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

DCT/CE LLC % PROLOGIS RE TAX
CORPORATION SERVICE COMPANY
NOH NO. 10366
1201 HAYS STREET
TALLAHASSEE, FL 32301

Postmark
Here

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DCT/CE LLC % PROLOGIS RE TAX

CASE NO. 10366

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

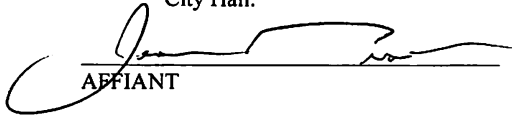
ADDRESS: 2400 COMMERCE CENTER WAY, 300, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DCT/CE LLC % PROLOGIS RE TAX AT 01: 59 P.M.
ON THE 04 DAY OF APRIL, 2025.

(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

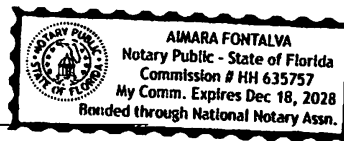
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Apr 4, 2025 at 1:59:28 PM



NO
SMOKING
INSIDE OR
WITHIN 25 FEET
OF BUILDING

300



Apr 4, 2025 at 1:59:37 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

DCT/CE LLC % PROLOGIS RE
TAX
2400 COMMERCE CENTER WAY #300
PEMBROKE PARK, FL 33023

Case #:

10366

Property Owner:

DCT/CE LLC % PROLOGIS RE
TAX
2400 COMMERCE CENTER WAY #300
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514220200010

Legal Description:

SENECA COMMERCE CENTER 182-11 B
TR A

AKA:

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #2400
COMMERCE CENTER WAY #300

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 6-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

DCT/CE LLC % PROLOGIS RE
TAX

2400 COMMERCE CENTER WAY #300
PEMBROKE PARK, FL 33023

Case #:

10366

Property Owner:

DCT/CE LLC % PROLOGIS RE
TAX

2400 COMMERCE CENTER WAY #300
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514220200010

Legal Description:

SENECA COMMERCE CENTER 182-11 B
TR A

AKA:

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #2400
COMMERCE CENTER WAY #300

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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(Ord. No. 13-09-01, § 2, 9-11-13)

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

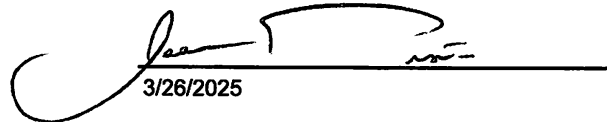
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



3/26/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10366

Petitioner,

vs.

DCT/CE LLC %
PROLOGIS RE TAX
2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #2400
COMMERCE CENTER WAY #300
Respondent(s)

On 3/26/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: DCT/CE LLC % PROLOGIS RE TAX
Address: 2400 COMMERCE CENTER WAY #300 PEMBROKE PARK, FL 33023
Folio: 514220200010
Site Address: 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023
#2400 COMMERCE CENTER WAY #300
Legal Description: SENECA COMMERCE CENTER 182-11 B TR A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

Notes/Mean of Correction:

Installed rack system without a permit; - No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

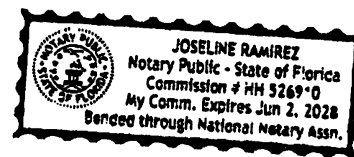
STATE OF FLORIDA

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 3/26/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DCT/CE LLC % PROLOGIS RE TAX 2400 COMMERCE CENTER WAY #300 PEMBROKE PARK, FL 33023	10366	11/14/2024
Property Owner:	Property Description:	Certified Mail #:
DCT/CE LLC % PROLOGIS RE TAX 2400 COMMERCE CENTER WAY #300 PEMBROKE PARK, FL 33023	514220200010	
Legal Description:	AKA:	
SENECA COMMERCE CENTER 182-11 B TR A	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 COMMERCE CENTER WAY #300	#2400

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a long horizontal flourish extending to the right.



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	COMMERCE CENTER WAY, PEMBROKE PARK FL 33023	ID #	5142 20 20 0010
Property Owner	DCT/CE LLC	Millage	0613
Mailing Address	%PROLOGIS RE TAX 1800 WAZEE ST DENVER CO 80202	Use	40-03
Abbr Legal Description	SENECA COMMERCE CENTER 182-11 B TRACT "A" LESS AND EXC THE POR'S DESC AS BUILDING AREA 1-3 AKA: COMMON AREA		

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

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$4,453,680	\$2,608,940	\$7,062,620	\$7,062,620				
2024	\$4,453,680	\$2,608,940	\$7,062,620	\$7,062,620	\$151,354.06			
2023	\$5,189,050	\$995,960	\$6,185,010	\$5,614,330	\$124,973.06			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$7,062,620	\$7,062,620	\$7,062,620	\$7,062,620				
Portability	0	0	0	0				
Assessed/SOH	\$7,062,620	\$7,062,620	\$7,062,620	\$7,062,620				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$7,062,620	\$7,062,620	\$7,062,620	\$7,062,620				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
				\$7.00	625,000	SF		
				\$0.10	786,828	SF		
				Adj. Bldg. S.F. (Card, Sketch)				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								



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

Detail by Entity Name

Foreign Limited Liability Company

DCT/CE LLC

Filing Information

Document Number M13000007815

FEI/EIN Number 46-4280376

Date Filed 12/10/2013

State DE

Status ACTIVE

Principal Address

1800 Wazee Street

Suite 500

DENVER, CO 80202

Changed: 02/14/2019

Mailing Address

1800 Wazee Street

Suite 500

DENVER, CO 80202

Changed: 02/14/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS STREET

TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Administrative Member

DCT Pembroke LLC

1800 Wazee Street

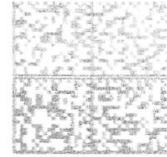
Suite 500

DENVER, CO 80202

Title President, East Region

TOWN OF PEMBROKE PARK

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



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11/15/2024
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NOV 10366

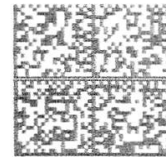
DCT/CE LLC
% Prologis RE Tax

1800 Wazee St
Denver, CO 80202



TOWN OF PEMBROKE PARK

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



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Sent To:

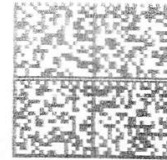
DCT/CE LLC % PROLOGIS RE TAX
2400 COMMERCE CENTER WAY #300
PEMBROKE PARK, FL 33023

Case #:

10366

TOWN OF PEMBROKE PARK

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



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NOV 10366

DCT/CE LLC
J. Prologis RETAX
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2727 S PARK RD PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514229000100

Legal Description

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

Case Status	Open	Case #	10368	Date Next Inspection	3/26/2025
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Notes

1. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections. 2. Camera system installed prior of obtaining a permit. Obtain permit with plans and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/14/2024		Notice of Violation	Regular Mail
3/26/2025		Affidavit of Non-Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

7019 1120 0000 9007 7033

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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	\$ 9.92

Sent To 2727 Park Rd LLC
Street and Apt. No., or PO Box No. 2099 South Park Rd LLC - Feinberg, Jeffery
City, State, ZIP+4® 4651 Sheridan Street Suite 200 E29
Hollywood, FL 33021 N0H 10368 HCF 9978

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

7019 1120 0000 9007 7026

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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	\$ 9.92

Sent To 2727 Park Rd LLC
Street and Apt. No., or PO Box No. 2099 South Park Rd LLC HCF 9978
City, State, ZIP+4® 2673 S Park Ln N0H 10368
Pembroke Park, FL 33009

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

9589 0710 5270 1605 9740 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Sent To 2727 Park Rd LLC
Street and Apt. No., or PO Box No. 2727 S Park Rd N0H
City, State, ZIP+4® 2727 S Park Rd 10368
Pembroke Park, FL 33009

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2727 PARK RD LLC

CASE NO. 10368

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 PARK RD LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

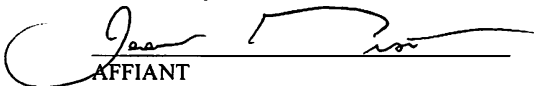
ADDRESS: 2727 S PARK RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: 2727 PARK RD LLC AT 10:50 A.M. ON THE 04
DAY OF APRIL 2025.

(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.

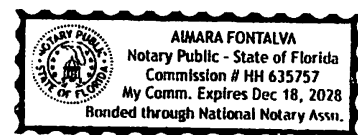

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced



Apr 4, 2025 at 10:50:19 AM



Apr 4, 2025 at 10:50:25 AM


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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/25/2025

Sent To: 2727 PARK RD LLC
2727 S PARK RD
PEMBROKE PARK, FL 33009

Case #: 10368

Property Owner: 2727 PARK RD LLC
2727 S PARK RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description: 514220000100

Legal Description: 28-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 671, LESS W 25, LESS N 25 & LESS S 0.33

AKA: 2727 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-165. - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions 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, 8-11-13)	30

1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

2727 PARK RD LLC

2727 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

10368

Property Owner:

2727 PARK RD LLC

2727 S PARK RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000100

Legal Description:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF
NE1/4 OF SAID SEC 29, LESS S 571,
LESS W 25, LESS N 25 & LESS S 0.33

AKA:

2727 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections. 2. Camera system installed prior of obtaining a permit. Obtain permit with plans and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



3/26/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10368

Petitioner,

vs.

2727 PARK RD LLC
2727 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 3/26/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 2727 PARK RD LLC
Address: 2727 S PARK RD, PEMBROKE PARK, FL 33009 PEMBROKE PARK, FL 33009
Folio: 514229000100
Site Address: 2727 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

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: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

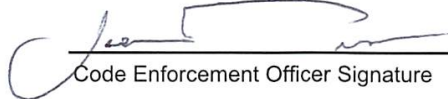
Notes/Mean of Correction:

1. Installed an auto lift station without a permit; - No permit has been obtained.
2. Camera system installed prior of obtaining a permit; - No permit has been obtained.

Further, Affiant sayeth naught

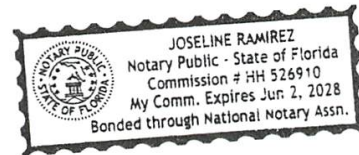
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/26/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 2727 PARK RD LLC
2727 S PARK RD, PEMBROKE PARK, FL 33009
PEMBROKE PARK, FL 33009

Case #: 10368

Date: 11/14/2024

Property Owner: 2727 PARK RD LLC
2727 S PARK RD, PEMBROKE PARK, FL 33009
PEMBROKE PARK, FL 33009

Property Description: 514229000100

Certified Mail #:

Legal Description: 29-51-42 W1/2 OF SW1/4 OF NE1/4 OF
NE1/4 OF SAID SEC 29, LESS S 571,
LESS W 25, LESS N 25 & LESS S 0.33

AKA: 2727 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections. 2. Camera system installed prior of obtaining a permit. Obtain permit with plans and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read "Jean Gustin", with a large, stylized initial "J" and a horizontal line extending to the right.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17-01
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

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

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025	\$363,450	\$233,430	\$596,880	\$596,880				
2024	\$363,450	\$233,430	\$596,880	\$572,030	\$12,419.45			
2023	\$169,610	\$350,570	\$520,180	\$520,030	\$11,226.99			
2025 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$596,880	\$596,880	\$596,880	\$596,880				
Portability	0	0	0	0				
Assessed/SOH	\$596,880	\$596,880	\$596,880	\$596,880				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$596,880	\$596,880	\$596,880	\$596,880				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/30/2017	WD-D	\$435,000	114315261	\$15.00	24,230	SF		
4/6/2017	WD-D	\$435,000	114315260					
11/19/2014	WD-Q	\$670,000	112902032					
12/16/2013	WD-D	\$380,000	112003906					
11/7/2013	WD-D	\$464,000	112003904	Adj. Bldg. S.F. (Card, Sketch)		4664		
				Eff./Act. Year Built: 1970/1964				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
4664								



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

Detail by Entity Name

Florida Limited Liability Company
2727 PARK RD, LLC

Filing Information

Document Number L17000011451
FEI/EIN Number 82-1059927
Date Filed 01/13/2017
State FL
Status ACTIVE

Principal Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN ST
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

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

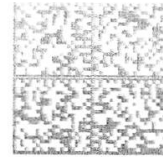
Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	02/07/2023
2024	01/31/2024

Document Images

TOWN OF PEMBROKE PARK

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



quadiant
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(M)
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11/15/2024
043M302455

NOV 10368

AOC 10208

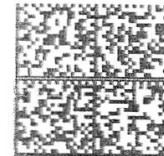
2727 Park Rd LLC

2727 S Park Rd

Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



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11/15/2024 ZI
043M302455

NOV 10368

AOC 10208

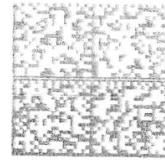
2727 Park Rd LLC

2673 S Park Ln

Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



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\$000.6
11/15/2024 2
043M302455

NOV 10368
AOC 10208

2727 Park Rd LLC
Jeffrey Feinberg
4651 Sheridan St
Suite 200
Hollywood, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
Sylvain Bondu	3120 Carolina Street Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

Case Status	Open	Case #	10381	Date Next Inspection	3/26/2025
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Notes

1. Demolition of pool deck without a building permit. Obtain plans for an after-the-fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

2. Bulk trash and accumulation of debris located at the front of the property. Remove all trash and bulk debris away from the property.

3. Accumulation of trash, bulk with debris located in the swale area. Remove accumulation of trash bulk and debris from the swale, property perimeter.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83 -8-1, § 6, 8-17-83) (4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is \$1,000 dollars.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/20/2024		Notice of Violation	Regular Mail
11/25/2024		Affidavit of Non-Compliance	Regular Mail
3/26/2025		Affidavit of Non-Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	11/25/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	11/25/2024
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	11/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	11/25/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	11/25/2024

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X RECEIVED ☐ Agent ☐ Addressee	
1. Article Addressed to: NOH 10381 HCF 7001 Cobblestone II BMB LLC C T Corporation System 1200 South Pine Island Rd Plantation, FL 33324		B. Received by (Printed Name) APR 03 2025 C. Date of Delivery	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6890		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 07 2025	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Ellie Pesce</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: COBBLESTONE II BMB LLC NOH NO. 10381, HCF 7001 17W220 22 ST #220 OAKBROOK TERRACE, IL 60181		B. Received by (Printed Name) C. Date of Delivery 4-8-25	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2174 90		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 08 2025	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1814 2174 90

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Domestic Mail Only

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	7.92

Sent To
Street and Apt. No.
City, State, ZIP+4®
COBBLESTONE II BMB LLC
NOH NO. 10381, HCF 7001
17W220 22 ST #220
OAKBROOK TERRACE, IL 60181

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

9589 0710 5270 1814 2174 83

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	9.64

Sent To
Street and Apt. No.
City, State, ZIP+4®
SYLVAIN BONDU
NOH NO. 10381
3120 CAROLINA STREET
PEMBROKE PARK, FL 33009

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

7019 1120 0000 9007 6890

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

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OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	7.92

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Cobblestone II BMB LLC / CT Corporation System
1200 South Pine Island Rd
Plantation, FL 33324
NOH No. 10381
HCF No. 7001

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SYLVAIN BONDU

CASE NO. 10381

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SYLVAIN BONDU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

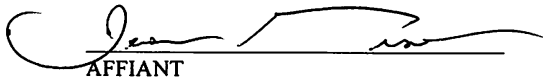
ADDRESS: 3120 CAROLINA STREET, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: SYLVAIN BONDU AT 11:31 A.M. ON THE 04 DAY OF APRIL 2025.

(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.

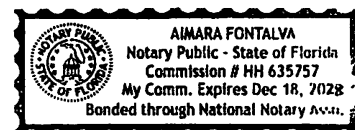

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced



Apr 4, 2025 at 11:31:04 AM
3120


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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/26/2025

Sent To: Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Case #: 10381

Property Owner: Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Certified Mail #: 514220030020

Property Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Legal Description: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1 of 4

Apr 4, 2025 at 11:31:16 AM


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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Case #:

10381

Property Owner:

Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street

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(Ord. No. 13-09-01, § 2, 9-11-13)



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

Sylvain Bondu

3120 Carolina Street
Pembroke Park, FL 33009

Case #:

10381

Property Owner:

Sylvain Bondu

3120 Carolina Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #3120 Carolina Street

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	7
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	7
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)	7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-28. - To be free
from shrubs, hedges,
rock substances, etc.

Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way.

7

(Ord. No. 82-1-1, § 3, 1-13-82)

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

7

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

1. Demolition of pool deck without a building permit. Obtain plans for an after-the-fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.
 2. Bulk trash and accumulation of debris located at the front of the property. Remove all trash and bulk debris away from the property.
 3. Accumulation of trash, bulk with debris located in the swale area. Remove accumulation of trash bulk and debris from the swale, property perimeter.
- Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)
- (4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is \$1,000 dollars.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



8/26/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10381

Petitioner,

vs.

Sylvain Bondu
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #3120 Carolina Street
Respondent(s)

On 3/26/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Sylvain Bondu
Address: 3120 Carolina Street Pembroke Park, FL 33009
Folio: 514220030020
Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	11/25/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	11/25/2024
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	11/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	11/25/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF- WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF- WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	11/25/2024

Notes/Mean of Correction:

1. Demolition of pool deck without a building permit. - Replace Residential Pool / Process #39188585 incomplete. Not Corrected.
2. Bulk trash and accumulation of debris located at the front of the property. Corrected.
3. Accumulation of trash, bulk with debris located in the swale area. 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 3/26/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10381

Petitioner,

vs.

Sylvain Bondu
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #3120 Carolina Street
Respondent(s)

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

Owner Name: Sylvain Bondu
Address: 3120 Carolina Street Pembroke Park, FL 33009
Folio: 514220030020
Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/25/2024

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	11/25/2024
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HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	11/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	11/25/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF- WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	11/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF- WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	11/25/2024

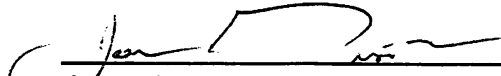
Notes/Mean of Correction:

1. Demolition of pool deck without a building permit. No permit has been obtained. Not Corrected.
2. Bulk trash and accumulation of debris located at the front of the property. Corrected.
3. Accumulation of trash, bulk with debris located in the swale area. Corrected.

Further, Affiant sayeth naught

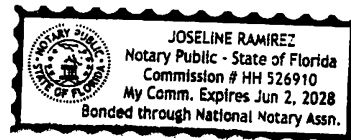
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

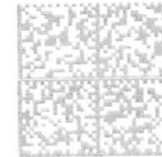
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not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


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
12/04/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC 10381

Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33029

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
12/04/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC 10381

C T Corporation System
1200 South Pine Island Road
Plantation, FL 33324

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

12/04/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC

10381

Cobblestone II BMB LLC
Sylvain Bondu
17W 220 22 ST #220
Oakbrook Terrace, IL 60181



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Case #: 10381

Date: 11/20/2024

Property Owner: Sylvain Bondu
3120 Carolina Street
Pembroke Park, FL 33009

Property Description: 514220030020

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #3120 Carolina Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	7
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Notes/Mean of Correction:

1. Demolition of pool deck without a building permit. Obtain plans for an after-the-fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

2. Bulk trash and accumulation of debris located at the front of the property. Remove all trash and bulk debris away from the property.

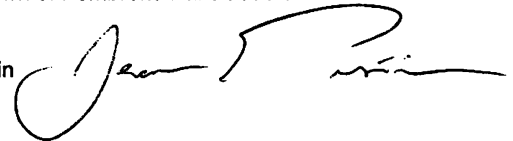
3. Accumulation of trash, bulk with debris located in the swale area. Remove accumulation of trash bulk and debris from the swale, property perimeter.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83) (4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is \$1,000 dollars.

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

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

Jean Gustin





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

Detail by Entity Name

Foreign Limited Liability Company
COBBLESTONE II BMB LLC

Filing Information

Document Number M22000010138
FEI/EIN Number 85-1435822
Date Filed 06/29/2022
State DE
Status ACTIVE

Principal Address

17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Changed: 03/21/2024

Mailing Address

17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Changed: 03/21/2024

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

Cobblestone MHC Fund II LP
17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Title Authorized Signor



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	COBBLESTONE II BMB LLC	Millage	0613
Mailing Address	17W220 22 ST #220 OAKBROOK TERRACE IL 60181	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16		

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

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025	\$2,314,720		\$2,314,720	\$2,314,720				
2024	\$2,314,720		\$2,314,720	\$2,314,720	\$49,605.13			
2023	\$2,105,620		\$2,105,620	\$2,105,620	\$45,454.44			
2025 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720				
Portability	0	0	0	0				
Assessed/SOH	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/25/2022	SWD-T		118363117	\$11.00	209,102	SF		
6/7/2019	SWD-Q	\$2,117,400	115886505	\$0.10	146,000	SF		
3/29/2001	WD*	\$1,250,000	31454 / 173					
8/2/2000	QC*	\$38,500	30739 / 771					
3/25/1991	QCD	\$100	18278 / 742					
				Adj. Bldg. S.F.				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
43								

* Denotes Multi-Parcel Sale (See Deed)

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.69
11/25/2024 ZI
043M3024559

Nov 10381

CT Corporation System
1200 South Pine Island Road
Plantation, FL 33324

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.69
11/25/2024 ZI
043M3024559

Nov 10381

Cobblestone II BMB LLC

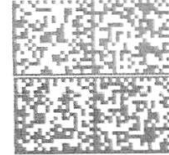
17 W 220 W 22 St

Unit 220

Oakbrook Terrace, IL 60181

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLAS
IMI
\$000.6
11/25/2024 Z
043M302455

NOV 10381

Sent To:

Sylvain Bondu

3120 Carolina Street
Pembroke Park, FL 33009

Case #:

10381



November 27, 2024

Notice of Rejected Service of Process – Log# 547875368

Agent Served: C T Corporation

Party Served: Sylvain Bondu

Jurisdiction Served: Florida

Date of Service: November 27, 2024

Title of Action: Re: 2430 Charles Rd, Pembroke Park, FL 33009 // To: Sylvain Bondu

Case No. 10381

Dear Sir/Madam:

We have received documents from you in the above-referenced matter, but we are not able to forward the documents to any party due to the reason indicated below.

☒ Not Agent: According to our records and/or the records of the Secretary of State, we are not the registered agent for the party you are attempting to serve.

☐ Documents Do Not Correctly Identify the Intended Recipient: The name of the party that you are trying to serve appears to be incomplete and/or there are other errors in how you have identified the party that you are trying to serve. Our company is the registered agent for service of process for hundreds of thousands of entities, and because of your errors in identifying the party that you are trying to serve, we are unable to determine the identity of the party that you are attempting to serve.

☐ Inactive Entity: The entity that you are attempting to serve is either discontinued on our records and/or inactive with the Secretary of State. Accordingly, we no longer have any active agreement with the entity to operate as its registered agent for service of process, and we no longer have current delivery instructions on file.

To be clear, for the aforementioned reason(s), we have not been able to forward the documents that you are attempting to serve to any party. We are writing this letter to you so that you can take action to address the problems that we have identified. If you do not correct the errors identified herein, the party you are trying to serve will not receive notice of these documents.

Please email SOPInquiries@wolterskluwer.com if you believe that you have received this letter in error or if you need further assistance.

(Returned To)

Jean Gustin
Town of Pembroke Park
3150 SW 52 Avenue,
Pembroke Park, FL 33023



Wolters Kluwer

CT Corporation
Rejection Team
1999 Bryan Street
Suite 900
Dallas, TX 75201



quadrant

FIRST-CLASS MAIL
AUTO - IMI

\$000.59³

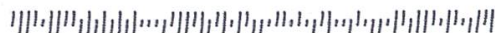
11/29/2024 ZIP 56303
043M32206326

US POSTAGE

DEC 09 2024

CT CORP-REJECT ENVL (05/2021)

23 KAD-44B 33023



Case Overview

Property/Incident Information

Owner	Address	Site Address
L A W HALLANDALE 30 LC	2954 SW 30 AVE PEMBROKE PARK,, FL 33009	2954 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514228000150

Legal Description

28-51-42 PT OF SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 R/W DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4, N 100,E 121.48,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST 99.95 TO S/L OF SAID SW1/4,WLY ALG S/L 108.95 TO POB

Case Status	Open	Case #	10407	Date Next Inspection	4/16/2025
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Notes

1. Lazy Chef Restaurant Equipment. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
 2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
 3. Display Business License within unit.
 4. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/3/2024		Notice of Violation	Regular Mail
3/12/2025		Affidavit of Non-Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/16/2025

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to: Not 10407, 10382

LAW Hallandale 30 LC
Laurence A Weiss
5759 Brookfield Cir E
Fort Lauderdale, FL 33312



9590 9402 9016 4122 6615 85

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6906

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

4/2/28

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

APR 07 2025

3. Service Type

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

Mail

Mail Restricted Delivery

00

Domestic Return Receipt

7019 1120 0000 9007 6913

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

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

OFFICIAL USE

Certified Mail Fee		
\$		
Extra Services & Fees (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		
\$ 9.92		
Sent To		
LAW Hollandale 30 LC		
Street and Apt. No., or PO Box No.		
2954 Sw 30 Ave NoH		
City, State, ZIP+4®		
Pembroke Park, FL 33009 10407, 10382		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

7019 1120 0000 9007 6906

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

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

OFFICIAL USE

Certified Mail Fee		
\$		
Extra Services & Fees (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		
\$ 9.92		
Sent To		
LAW Hollandale 30 LC / Lawrence A Weiss		
Street and Apt. No., or PO Box No.		
5759 Brookfield Cir E NoH 10407		
City, State, ZIP+4®		
Fort Lauderdale, FL 33312 10382		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

L A W HALLANDALE 30 LC

CASE NO. 10407

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: L A W HALLANDALE 30 LC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

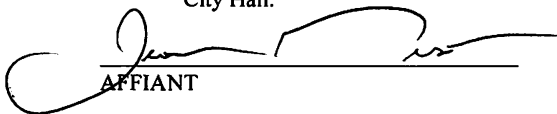
ADDRESS: 2954 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: L A W HALLANDALE 30 LC AT 12:59 P.M. ON
THE 04 DAY OF APRIL 2025.

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

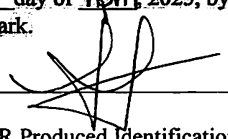
TYPE OF SERVICE

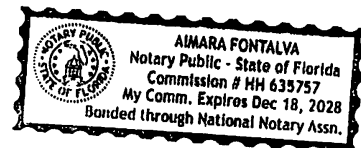
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.

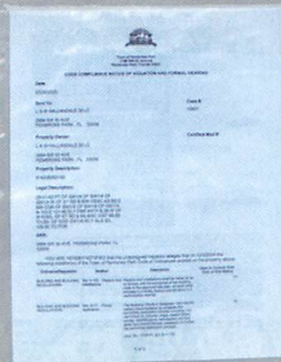
Signature 
Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Apr 4, 2025 at 12:59:48 PM

2954

SW 30 TH AVE.



Apr 4, 2025 at 12:59:53 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/20/2025

Sent To:

L A W HALLANDALE 30 LC

2954 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Owner:

L A W HALLANDALE 30 LC

2954 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description:

514228000150

Legal Description:

28-51-42 PT OF SW1/4 OF SW1/4 OF
NW1/4 W OF ST RD 9 R/W DESC AS BEG
SW COR OF SW1/4 OF SW1/4 OF NW1/4,
N 100.0° E 121.48 SLY PAR WITH & 28 W OF
W R/W OF ST RD 9 AN ARC DIST 99.95
TO S/L OF SAID SW1/4, WLY ALG S/L
108.95 TO POB

AKA:

2954 SW 30 AVE, PEMBROKE PARK, FL
33009

Case #:

10407

Certified Mail #:

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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.	31

(Ord. No. 13-09-01, § 2, 9-11-13)



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

L A W HALLANDALE 30 LC
2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Case #:

10407

Property Owner:

L A W HALLANDALE 30 LC
2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Certified Mail #:

Property Description:

514228000150

Legal Description:

28-51-42 PT OF SW1/4 OF SW1/4 OF
NW1/4 W OF ST RD 9 R/W DESC AS BEG
SW COR OF SW1/4 OF SW1/4 OF NW1/4,
N 100,E 121.48,SLY PAR WITH & 26 W OF
W R/W/L OF ST RD 9 AN ARC DIST 99.95
TO S/L OF SAID SW1/4,WLY ALG S/L
108.95 TO POB

AKA:

2954 SW 30 AVE, PEMBROKE PARK, FL
33009

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	31

1. Lazy Chef Restaurant Equipment. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
 2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
 3. Display Business License within unit.
 4. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all 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 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

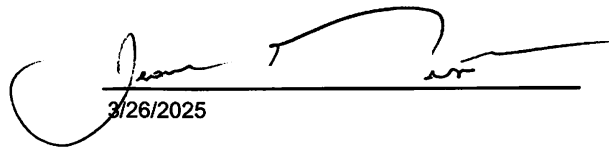
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



3/26/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10407

Petitioner,
vs.
L A W HALLANDALE 30 LC
2954 SW 30 AVE, PEMBROKE PARK, FL
33009
Respondent(s)

On 3/12/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: L A W HALLANDALE 30 LC
Address: 2954 SW 30 AVE PEMBROKE PARK,, FL 33009
Folio: 514228000150
Site Address: 2954 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: 28-51-42 PT OF SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 R/W
DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4, N
100,E 121.48,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9
AN ARC DIST 99.95 TO S/L OF SAID SW1/4,WLY ALG S/L
108.95 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: 3/12/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/12/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 3/12/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	Not in Compliance - Reinspection Date: 3/12/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 3/12/2025

Notes/Mean of Correction:

1. Lazy Chef Restaurant Equipment. Permit # 24374751-0 / Process # 39184701 for BTR not obtained. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. Not Corrected.
3. Display Business License within unit. Not Corrected.
4. Installed rack system without a permit. No permit has been obtained (Process # 39196774). Not Corrected.

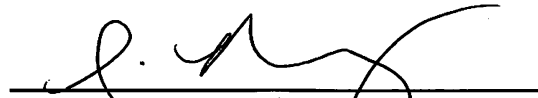
Further, Affiant sayeth naught

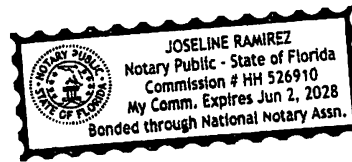
STATE OF FLORIDA

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 3/12/2025


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quodient
FIRST-CLAS
IMI
\$000.6
03/18/2025 Z
043M302455

Sent To:

L A W HALLANDALE 30 LC

2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Case #:

10407

TOWN OF PEMBROKE PARK

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



quodient
FIRST-CLAS
IMI
\$000.6
03/18/2025 Z
043M302455

ANC
10407

L A W Hallandale 30 LC
5759 Brookfield Cir E
Fort Lauderdale, FL 33312



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: L A W HALLANDALE 30 LC
2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Case #: 10407

Date: 12/03/2024

Property Owner: L A W HALLANDALE 30 LC
2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Property Description: 514228000150

Certified Mail #:

Legal Description: 28-51-42 PT OF SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 R/W DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4, N 100,E 121.48,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST 99.95 TO S/L OF SAID SW1/4,WLY ALG S/L 108.95 TO POB

AKA: 2954 SW 30 AVE, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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.	31

(Ord. No. 13-09-01, § 2, 9-11-13)

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...	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	31

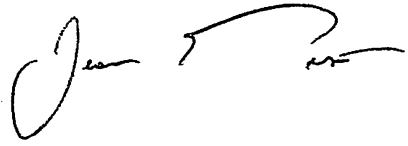
Notes/Means of Correction:

1. Lazy Chef Restaurant Equipment. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all 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 the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a stylized flourish at the end.

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.69

12/04/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 10407

L.A.W. Hallandale 30 LC

Lawrence A Weiss

5759 Brookfield Cir E

Fort Lauderdale, FL 33312



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.69

12/04/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

L A W HALLANDALE 30 LC

2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Case #:

10407



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

Property Assessment Values

2025 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	5460
--------------------------------	------

Eff./Act. Year Built: 1973/1972

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
5460								



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

Detail by Entity Name

Florida Limited Liability Company
L.A.W. HALLANDALE 30, L.C.

Filing Information

Document Number	L95000000132
FEI/EIN Number	65-0569087
Date Filed	02/16/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/31/2005

Principal Address

5759 Brookfield Cir E
Fort Lauderdale, FL 33312

Changed: 01/20/2019

Mailing Address

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Changed: 01/15/2020

Registered Agent Name & Address

WEISS, LAURENCE A
5759 Brookfield Cir E
Fort Lauderdale, FL 33312-6257

Name Changed: 03/05/2001

Address Changed: 01/20/2019

Authorized Person(s) Detail

Name & Address

Title MGR

WEISS, LAURENCE A
5759 Brookfield Cir E
Fort Lauderdale, FL 33312

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

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FIRST-CLASS MAIL
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03/18/2025 ZIP 33023
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Sent To:

L A W HALLANDALE 30 LC

2954 SW 30 AVE
PEMBROKE PARK,, FL 33009

Case #:

10407

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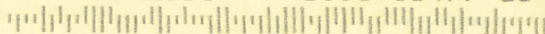
331 FE 1

0004/07/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2006-02477-18-44



33009-510554

Case Overview

Property/Incident Information

Owner	Address	Site Address
Graciette Nadeau Gosselin or Claude Gosselin or Annie Gosselin or Andre	3100 W HALLANDALE BEACH BLVD, Lot 809 8ST PEMBROKE PARK, FL 33309	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 809 8ST

Folio

514229000321

Legal Description

29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4, W ALG S/L 215 TO POB, CONT W 145.77, N 180, E 145.70, S 180 TO POB

Case Status	Open	Case #	10517	Date Next Inspection	3/26/2025
--------------------	------	---------------	-------	-----------------------------	-----------

Notes

1. Electrical exposed circuit meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain plans for an after the fact permit and inspections.

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

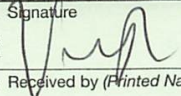
Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/8/2025		Notice of Violation	Regular Mail
3/26/2025		Affidavit of Non-Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2025

Case Overview

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NOH 10517 Graciette Nadeau, Claude, Annie, Andre Gosselin 3100 W Hallandale Beach Blvd Lot Pembroke Park, FL 33009 809 BST  9590 9402 9016 4122 6620 70		A. Signature X  ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery 4/13/25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No APR 07 2025	
2. Article Number (Transfer from service label) 7021 0350 0001 0297 9598		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0001 0297 9598

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$ 7.64

Sent To
 Graciette Nadeau, Claude, Annie, Andre Gosselin
 Street and Apt. No., or PO Box No.
 3100 W Hallandale Bch Blvd # 809 8ST
 City, State, ZIP+4®
 Pembroke Park, FL 33009 NoH 10517

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

7021 0350 0001 0297 9611

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 9.72

Sent To
 Green Acres Pembroke MHC LLC NoH
 Street and Apt. No., or PO Box No.
 8800 N Bronx Ave 2nd Floor 10517
 City, State, ZIP+4®
 Skokie, IL 60077 10629

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

7021 0350 0001 0297 9581

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 9.92

Sent To
 Corporation Service Company
 Green Acres Pembroke MHC LLC NoH
 Street and Apt. No., or PO Box No.
 1201 Hays Street 10517
 City, State, ZIP+4®
 Tallahassee, FL 32301 10629

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN OR ANDRE

CASE NO. 10517

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN OR ANDRE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

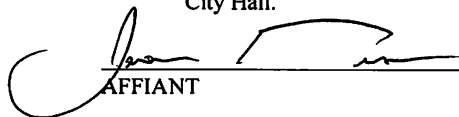
ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 809 8ST, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN OR ANDRE AT 12:36 P.M. ON THE 04 DAY OF APRIL 2025.

(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.

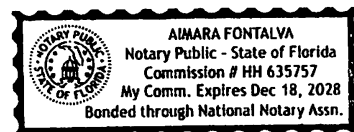

AFFIANT

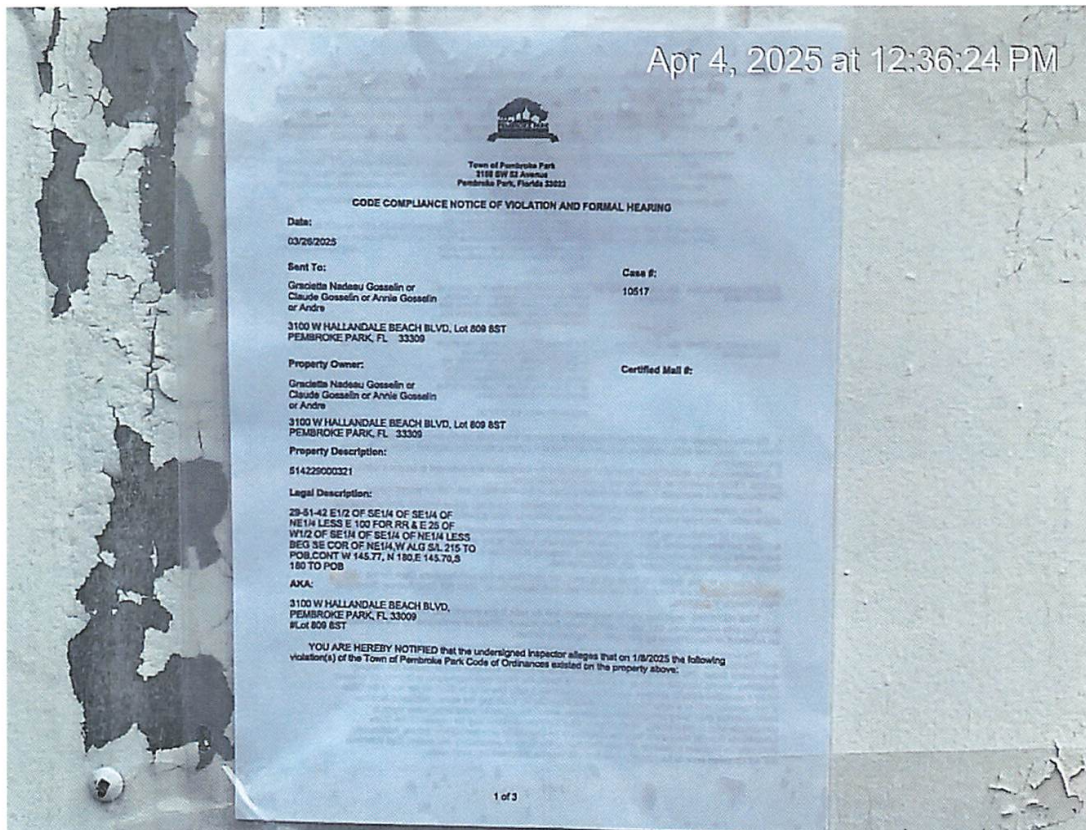
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2025

Sent To:

Graciette Nadeau Gosselin or
Claude Gosselin or Annie Gosselin
or Andre

3100 W HALLANDALE BEACH BLVD, Lot 809 8ST
PEMBROKE PARK, FL 33309

Case #:

10517

Property Owner:

Graciette Nadeau Gosselin or
Claude Gosselin or Annie Gosselin
or Andre

3100 W HALLANDALE BEACH BLVD, Lot 809 8ST
PEMBROKE PARK, FL 33309

Certified Mail #:

Property Description:

514229000321

Legal Description:

29-51-42 E1/2 OF SE1/4 OF SE1/4 OF
NE1/4 LESS E 100 FOR RR & E 25 OF
W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS
BEG SE COR OF NE1/4, W ALG S/L 215 TO
POB, CONT W 145.77, N 180, E 145.70, S
180 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Lot 809 8ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Electrical exposed circuit meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
 2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain plans for an after the fact permit 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 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

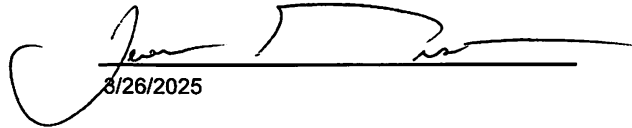
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



8/26/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10517

Petitioner,

vs.

Graciette Nadeau Gosselin
or Claude Gosselin or
Annie Gosselin or Andre
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 809
8ST

Respondent(s)

On 3/26/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Graciette Nadeau Gosselin or Claude Gosselin or Annie Gosselin or Andre
Address: 3100 W HALLANDALE BEACH BLVD, Lot 809 8ST PEMBROKE PARK, FL 3309
Folio: 514229000321
Site Address: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 809 8ST
Legal Description: 29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4, W ALG S/L 215 TO POB, CONT W 145.77, N 180, E 145.70, S 180 TO POB

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Mean of Correction:

1. Electrical exposed circuit meter box (hazard) and poses an immediate health and safety concern - No permits have been obtained for electrical repairs. Not Corrected.
2. Electrical hook-up alterations to the meter boxes and the installation; No permits have been obtained for the alterations to the meter boxes and the installation. 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 3/26/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Graciette Nadeau Gosselin or
Claude Gosselin or Annie Gosselin
or Andre

Case #: 10517

Date: 01/08/2025

3100 W HALLANDALE BEACH BLVD, Lot 809 8ST
PEMBROKE PARK, FL 3309

Property Owner: Graciette Nadeau Gosselin or
Claude Gosselin or Annie Gosselin
or Andre

Property Description: 514229000321

Certified Mail #:

3100 W HALLANDALE BEACH BLVD, Lot 809 8ST
PEMBROKE PARK, FL 3309

Legal Description: 29-51-42 E1/2 OF SE1/4 OF SE1/4 OF
NE1/4 LESS E 100 FOR RR & E 25 OF
W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS
BEG SE COR OF NE1/4, W ALG S/L 215 TO
POB, CONT W 145.77, N 180, E 145.70, S
180 TO POB

AKA: 3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 809
8ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2025 the following violation(s) of the 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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HEALTH AND
SANITATION

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

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

30

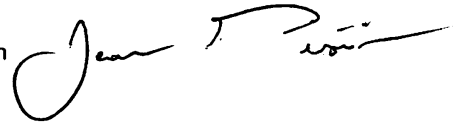
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2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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Jean Gustin





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

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Mailing Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

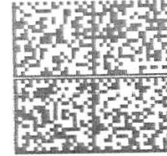
Title Manager

HOLIDAY MANAGER, LLC
8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Title Signatory

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.61
01/10/2025 ZI
043M3024559

Graciette Nadeau Gosselin or
Claude Gosselin or Annie Gosselin
or Andre 10517
3100 W HALLANDALE BEACH BLVD, Lot 809 8ST
PEMBROKE PARK, FL 3309

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.61
01/10/2025 ZI
043M3024559

NOW 10517

Green Acres Pembroke MHC LLC
8800 N Bronx Ave
2 FL
Skokie, IL 60077

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLAS
IMI
\$000.6
01/10/2025 Z
043M302455

ADW 10517

Green Acres Pembroke MHC LLC
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

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

T# 1128557814

B# 778883

Identification Number
4PG4712C2N8165

Year
1966

Make
GRAT

Body
HS

WT-L-BHP
43'

Vessel Regs No.

Title Number
2306487



Registered Owner:

GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN OR
ANDRE GOSSELIN
3100 W HALL BCH BLVD # 809 8ST
HALLANDALE, FL 33009

Date of Issue 01/03/2020

Let Release
Interest in the described vehicle is hereby released

By _____
Title _____
Date _____

Mail To:

GRACIETTE NADEAU GOSSELIN
3100 W HALL BCH BLVD # 809 8ST
HALLANDALE, FL 33009

IMPORTANT INFORMATION

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

CERTIFICATE OF TITLE

Identification Number
4PG4712C2N8165

Year
1966

Make
GRAT

Body
HS

WT-L-BHP
43'

Vessel Regs No.

Title Number
2306487

Let Release
Interest in the described vehicle is hereby released

Prev State
FL

Color
UNK

Primary Brand

Secondary Brand

No of Brands

Use
PRIVATE

Prev Issue Date
03/09/2018

By _____

Title _____

Countdown Status or Vessel Manufacturer or DM Use

Engine Drive

Hull Material

Prop

Date of Issue
01/03/2020

Date _____

Registered Owner

GRACIETTE NADEAU GOSSELIN OR CLAUDE GOSSELIN OR ANNIE GOSSELIN
OR ANDRE GOSSELIN
3100 W HALL BCH BLVD # 809 8ST
HALLANDALE, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kyrach

Robert R. Kyrach
Director

Control Number 144340154
10 / 12 144340154

Terry L. Rhodes

Terry L. Rhodes
Executive Director

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

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

Seller Must Enter Purchaser's Name

Address

Seller Must Enter Selling Price

Seller Must Enter Date Sold

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

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

SELLER Must

CO-SELLER Must

Sign Here

Sign Here

Print Name

Print Name

Selling Dealer's License Number

Tax No.

Tax Collected

Auction Name

License Number

Lakeshore Management

CO-PURCHASER Must

Sign Here

Print Name

Print Name

January 08, 2025 10:42 AM TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 87250 (REV 3/15)

STATE OF FLORIDA

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC	2430 CHARLES RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

Case Status	Open	Case #	10562	Date Next Inspection	4/16/2025
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Notes Underground Cabling and Wires Utility Installation. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2025		Notice of Violation	Regular Mail
4/3/2025		Affidavit of Non-Compliance	Regular Mail
4/3/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Ella Peske</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Cobblestone 11 BMB LLC 17W220 22 ST #220 Oakbrook Terrace, IL 60181 N6H 10562  9590 9402 9016 4122 6622 78		B. Received by (Printed Name) C. Date of Delivery 4-7-25	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9741 13		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 11 2025	
3. 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	

9589 0710 5270 1605 9741 06

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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	\$ 9.64

Sent To
Cobblestone II BMB LLC / Corporation Service Company
Street and Apt. No., or PO Box No.
1201 Hays Street
City, State, ZIP+4®
Tallahassee, FL 32301 10562

Postmark Here

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

9589 0710 5270 1605 9741 20

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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	\$ 9.64

Sent To
BAM MHR LLC
Street and Apt. No., or PO Box No.
2430 Charles Rd
City, State, ZIP+4®
Pembroke Park, FL 33009

Postmark Here

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

9589 0710 5270 1605 9741 13

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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	\$ 9.64

Sent To
Cobblestone II BMB LLC
Street and Apt. No., or PO Box No.
17W220 22 ST #220
City, State, ZIP+4®
Oakbrook Terrace, IL 60181

Postmark Here

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC

CASE NO. 10562

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BAM MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

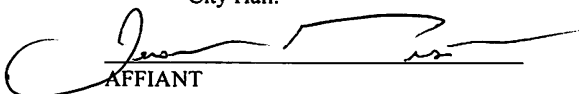
ADDRESS: 2430 CHARLES RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: BAM MHC LLC AT 11:05 A.M. ON THE 04 DAY OF APRIL 2025.

(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

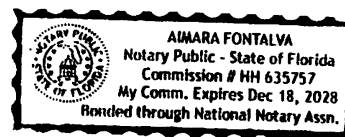
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Apr 4, 2025 at 11:05:16 AM

2
4
3
0

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/03/2025

Sent To: BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Property Owner: BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Property Description: 514220030020

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

Apr 4, 2025 at 11:05:22 AM



Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/03/2025

Sent To:

BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Property Owner:

BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009

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1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/03/2025

Sent To:

BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Case #:

10562

Property Owner:

BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3 AND HOLLYDALE 6-37 B LOT 16
BLK 2 TOG WITH 5 FT STRIP LYING W OF
W/BNDRY O SAID LOT 16 BETWEEN WLY
EXT OF N & S BOUNDARIES OF SAID
LOT 16

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Underground Cabling and Wires Utility Installation. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

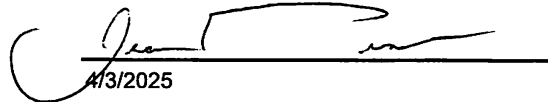
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/3/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10562

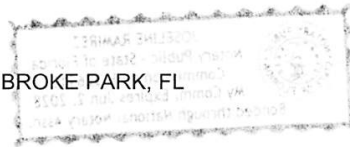
Petitioner,

vs.

BAM MHC LLC

2430 CHARLES RD, PEMBROKE PARK, FL
33009

Respondent(s)



On 4/3/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: BAM MHC LLC
Address: 2430 CHARLES RD PEMBROKE PARK, FL 33009
Folio: 514220030020
Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

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: 4/3/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/3/2025

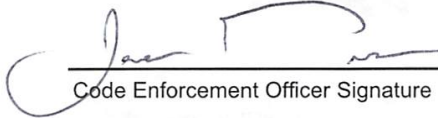
Notes/Mean of Correction:

Underground Cabling and Wires Utility Installation – incomplete permit/process #39201395. Not Corrected.

Further, Affiant sayeth naught

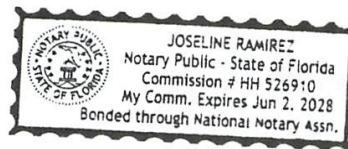
STATE OF FLORIDA

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 4/3/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009

Case #: 10562

Date: 01/23/2025

Property Owner: BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009

Property Description: 514220030020

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Mean of Correction:

Underground Cabling and Wires Utility Installation. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry

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

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

Jean Gustin





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

Detail by Entity Name

Foreign Limited Liability Company
COBBLESTONE II BMB LLC

Filing Information

Document Number M22000010138
FEI/EIN Number 85-1435822
Date Filed 06/29/2022
State DE
Status ACTIVE

Principal Address

17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Changed: 03/21/2024

Mailing Address

17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Changed: 03/21/2024

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

Cobblestone MHC Fund II LP
17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

Title Authorized Signor



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	COBBLESTONE II BMB LLC	Millage	0613
Mailing Address	17W220 22 ST #220 OAKBROOK TERRACE IL 60181	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16		

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

* 2025 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$2,314,720		\$2,314,720	\$2,314,720	
2024	\$2,314,720		\$2,314,720	\$2,314,720	\$49,605.13
2023	\$2,105,620		\$2,105,620	\$2,105,620	\$45,454.44

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720
Portability	0	0	0	0
Assessed/SOH	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2022	SWD-T		118363117	\$11.00	209,102	SF
6/7/2019	SWD-Q	\$2,117,400	115886505	\$0.10	146,000	SF
3/29/2001	WD*	\$1,250,000	31454 / 173			
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
43								

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.69
01/24/2025 ZI
043M3024559

NOV
10562

BAM MHC LLC
Cobblestone II BMB LLC
17W220 22nd Street
Suite 220
Oakbrook Terrace, IL 60181

TOWN OF PEMBROKE PARK

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



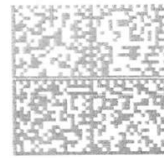
quadiënt
FIRST-CLASS
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\$000.69
01/24/2025 ZI
043M3024559

NOV
10562

BAM MHC LLC
Cobblestone II BMB LLC
C T Corporation System
1200 South Pine Island Road
Plantation, FL 33324

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLAS
IMI
\$000.6
01/24/2025 Z
043M302455

NGU

Sent To:

BAM MHC LLC

2430 CHARLES RD
PEMBROKE PARK, FL 33009

Case #:

10562



January 29, 2025

Notice of Rejected Service of Process – Log# 548281147

Agent Served: C T Corporation
Party Served: BAM MHC LLC
Jurisdiction Served: Florida
Date of Service: January 27, 2025
Title of Action: Re: Town of Pembroke Park // To: BAM MHC LLC
Case No. 10562

Dear Sir/Madam:

We have received documents from you in the above-referenced matter, but we are not able to forward the documents to any party due to the reason indicated below.

☒ Not Agent: According to our records and/or the records of the Secretary of State, we are not the registered agent for the party you are attempting to serve.

☐ Documents Do Not Correctly Identify the Intended Recipient: The name of the party that you are trying to serve appears to be incomplete and/or there are other errors in how you have identified the party that you are trying to serve. Our company is the registered agent for service of process for hundreds of thousands of entities, and because of your errors in identifying the party that you are trying to serve, we are unable to determine the identity of the party that you are attempting to serve.

☐ Inactive Entity: The entity that you are attempting to serve is either discontinued on our records and/or inactive with the Secretary of State. Accordingly, we no longer have any active agreement with the entity to operate as its registered agent for service of process, and we no longer have current delivery instructions on file.

To be clear, for the aforementioned reason(s), we have not been able to forward the documents that you are attempting to serve to any party. We are writing this letter to you so that you can take action to address the problems that we have identified. If you do not correct the errors identified herein, the party you are trying to serve will not receive notice of these documents.

Please email SOPInquiries@wolterskluwer.com if you believe that you have received this letter in error or if you need further assistance.

(Returned To)

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC	3125 JOHN P CURCI D BAY # 1 PEMBROKE PARK, FL 33009	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 1

Folio

514229040010

Legal Description

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Case Status	Open	Case #	10615	Date Next Inspection	3/27/2025
--------------------	------	---------------	-------	-----------------------------	-----------

Notes 1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19. 2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/3/2025		Notice of Violation	Regular Mail
3/27/2025		Affidavit of Non-Compliance	Regular Mail
3/27/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/27/2025
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SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 3/27/2025

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JUNHALL LLC NOH NO. 13015 3125 JOHN P. CURCI DRIVE BAY 1 PEMBROKE PARK, FL 33009  9590 9402 9016 4122 6606 32 2. Article Number (Transfer from service label) 7019 1120 0000 9007 6869	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Daniel Milk 4/10/25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 11 2025 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery (0)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery (0)	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Mail Restricted Delivery (0)																	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt																

7019 1120 0000 9007 6876

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	9.64
Sent To	JUNHALLA LLC
Street and Apt. No.	NOH NO. 10615
City, State, ZIP+4®	313 JEN JUNE LN ASHEVILLE, NC 28803

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

7019 1120 0000 9007 6869

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	9.64
Sent To	JUNHALLA LLC
Street and Apt. No.	NOH NO. 10615
City, State, ZIP+4®	3125 JOHN P CURCI DRIVE BAY 1 PEMBROKE PARK, FL 33009

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

7019 1120 0000 9007 6883

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and	
\$	9.64
Sent To	JUNHALLA LLC
Street and Apt. No.	JEROME WILLIAM CURCI
City, State, ZIP+4®	NOH NO, 10615 16 WOODLAKE DRIVE PORT ORANGE, FL 32129

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

JUNHALLA LLC

CASE NO. 10615

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

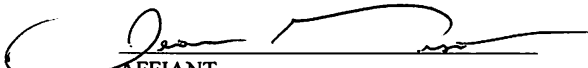
ADDRESS: 3125 JOHN P CURCI DR. BAY #1, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: JUNHALLA LLC AT 02:11 P.M. ON THE 04 DAY OF APRIL, 2025.

(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.

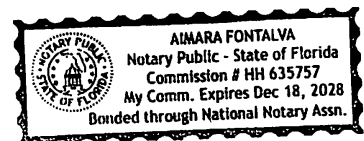

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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



Apr 4, 2025 at 2:11:47 PM

1

FILED

2025 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/27/2025
Case #: 10615

Sent To: JUNHALLA LLC
3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Property Owner: JUNHALLA LLC
3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Property Description: 514229040010

Legal Description: JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29, W 170.50 S 9.50 TO POB, E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD, S 147.77, SW 35.36 TO N R/W/L OF JOHN P CURCI DR, W ALG SAME 130.50, N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124706 - EXHIBIT F

AKA: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2025 the following violation(s) of the 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 title plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3

Apr 4, 2025 at 2:11:53 PM



Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2025

Sent To:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Property Owner:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29, W 170.50 S 9.50 TO POB, E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
PARK RD, S 147.77, SW 35.36 TO N R/W/L
OF JOHN P CURCI DR, W ALG SAME
130.50, N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124706 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #BAY 1

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2025

Sent To:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Case #:

10615

Property Owner:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29,W 170.50 S 9.50 TO POB,E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
PARK RD,S 147.77,SW 35.36 TO N R/W/L
OF JOH P CURCI DR,W ALG SAME
130.50,N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #BAY 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	30

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



3/27/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10615

Petitioner,

vs.

JUNHALLA LLC

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #BAY 1

Respondent(s)

On 3/27/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: JUNHALLA LLC

Address: 3125 JOHN P CURCI D BAY # 1 PEMBROKE PARK, FL 33009

Folio: 514229040010

Site Address: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 1

Legal Description: JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

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: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Mean of Correction:

1. Hung banner on property. The banner is still being displayed on the property. Not Corrected.
2. Installed rack system without a permit. No permit has been obtained for the racking system. Not Corrected.

Further, Affiant sayeth naught

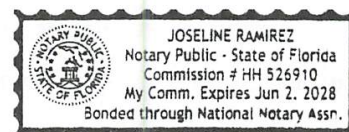
STATE OF FLORIDA

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 3/27/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Case #:

10615

Date:

02/03/2025

Property Owner:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Property Description:

514229040010

Certified Mail #:

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29, W 170.50 S 9.50 TO POB, E 130.50 TO
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PARK RD, S 147.77, SW 35.36 TO N R/W/L
OF JOH P CURCI DR, W ALG SAME
130.50, N 197.77 TO POB AKA: PHASE 1
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OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #BAY 1

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(Ord. No. 13-09-01, § 2, 9-11-13)

SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	30
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Jean Gustin



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

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

Document Number L07000104084
FEI/EIN Number 30-0487504
Date Filed 10/12/2007
State FL
Status ACTIVE

Principal Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Mailing Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Registered Agent Name & Address

CURCI, Jerome william
16 woodlake drive
PORT Orange, FL 32129

Name Changed: 01/22/2023

Address Changed: 01/22/2023

Authorized Person(s) Detail

Name & Address

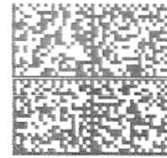
Title MGRM

CURCI, JEROME W
16 Woodlake drive
Port Orange, FL 32129

Title MGRM

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.69
02/03/2025 ZII
043M3024559

NOV

Sent To:

JUNHALLA LLC

3125 JOHN P CURCI D BAY # 1
PEMBROKE PARK, FL 33009

Case #:

10615

TOWN OF PEMBROKE PARK

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



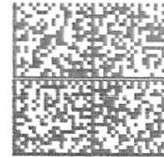
quadiant
FIRST-CLASS
IMI
\$000.69
02/03/2025 ZII
043M3024559

Junhalla, LLC
Jerome William Curci
16 woodlake drive
port orange, fl 32129

NOV
10615

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS
IMI

\$000.69

02/03/2025 ZII
043M3024559

NOV
10615

Junhalla, LLC
313 Jen June Ln
Asheville, NC 28803

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status	Open	Case #	10669	Date Next Inspection	4/1/2025
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Notes

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/18/2025		Notice of Violation	Regular Mail
4/1/2025		Affidavit of Non-Compliance	Regular Mail
4/1/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/1/2025

Case Overview

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: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/1/2025
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	4/1/2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Howard Kopp</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Not 10669 Hallandale Retail LLC 8800 N Bronx Ave 2nd Floor Skokie, IL 60077		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 9590 9402 9016 4122 6621 24		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 08 2025	
3. 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	
7021 0350 0001 0297 9642		Domestic Return Receipt	

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

7021 0350 0001 0297 9642

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

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

OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ <u>9.64</u>	
Sent To Hallandale Retail LLC N.H. Street and Apt. No., or PO Box No. 8800 N Bronx Ave 2nd Floor 10669 City, State, ZIP+4® Skokie, IL 60077	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9635

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

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

OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ <u>9.64</u>	
Sent To Hallandale Retail LLC N.H. 10669 Street and Apt. No., or PO Box No. 2940 Lantry Club Ln City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9659

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

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

OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ <u>9.64</u>	
Sent To Hallandale Retail LLC Corporation Service Company Street and Apt. No., or PO Box No. 1201 Hays Street N.H. City, State, ZIP+4® Tallahassee, FL 32301 10669	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: HALLANDALE RETAIL LLC AT 12:48 P.M. ON THE 04 DAY OF APRIL 2025.

- (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.

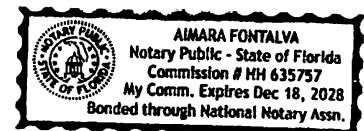

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification
Type of Identification Produced



Apr 4, 2025 at 12:48:00 PM



Apr 4, 2025 at 12:48:07 PM

Town of Pembroke Park
3180 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/01/2025

Sent To:
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:
10669

Property Owner:
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229000312

Legal Description:
29-51-42 W 100 OF E 225 OF E 1/2 OF
NE 1/4 OF SE 1/4 OF NE 1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/01/2025

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Property Owner:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the 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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



4/1/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10669

Petitioner,

vs.

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY CLUB
LN

Respondent(s)

On 4/1/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HALLANDALE RETAIL LLC
Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009
Folio:	514229000312
Site Address:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2940 COUNTRY CLUB LN
Legal Description:	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/1/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/1/2025
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	4/1/2025

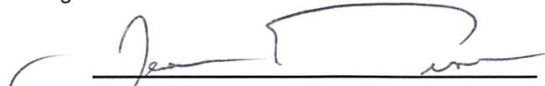
Notes/Mean of Correction:

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Must cease all operations until Business Owner obtains Business Tax Receipt License. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.
4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed. Corrected.

Further, Affiant sayeth naught

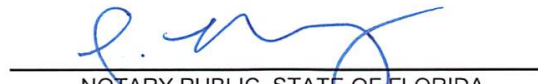
STATE OF FLORIDA

COUNTY OF BROWARD

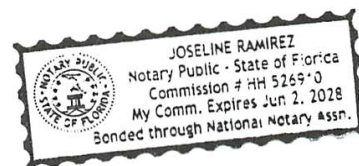


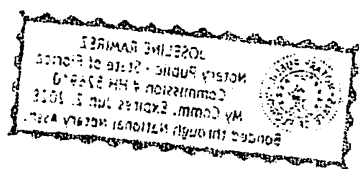
Code Enforcement Officer Signature

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 4/1/2025



NOTARY PUBLIC, STATE OF FLORIDA







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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #: 10669

Date: 02/18/2025

Property Owner: HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Property Description: 514229000312

Certified Mail #:

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA: 2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2940 COUNTRY
CLUB LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the 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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(Ord. No. 98-7-1, § 3, 7-8-98) (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
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SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14) (c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	30

Notes/Mean of Correction:

1. Four Seasons Manufactured Home Sales, operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit. 4. Two -2- non-animated signs, on the window area. Only one illuminated, non-animated, non-flashing sign is allowed.

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

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

Jean Gustin





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$417,680	\$2,972,920	\$3,390,600	\$3,114,290				
2024	\$417,680	\$2,972,920	\$3,390,600	\$2,831,180	\$64,289.98			
2023	\$417,680	\$2,156,120	\$2,573,800	\$2,573,800	\$55,561.14			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,390,600	\$3,390,600	\$3,390,600	\$3,390,600				
Portability	0	0	0	0				
Assessed/SOH	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/2/2018	SW*-E	\$2,200,000	114933541	\$7.00	59,669	SF		
6/30/1998	WD	\$590,000	28546 / 691					
4/6/1998	QCD	\$100	28546 / 690					
6/1/1994	TD*	\$100	22424 / 572					
3/1/1990	WD	\$830,000		Adj. Bldg. S.F. (Card, Sketch)		18139		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1997/1977				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18139								



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

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number M18000001029
FEI/EIN Number 82-4141082
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Mailing Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Title SIGNATORY

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.97
02/18/2025 ZIP
043M30245597

NOV

10669

10670

10672

10675

Hallandale Retail LLC

8800 N Bronx Ave
2nd Floor

Skokie, IL 60077

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.97
02/18/2025 ZIP
043M30245597

NOV

10669

10670

10672

10675

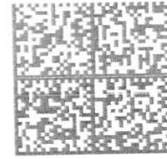
Hallandale Retail LLC
Corporation Service Company

1201 Hays Street

Tallahassee, FL 32301

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLAS
IMI
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02/18/2025 Z
043M302455

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

Property Owner:

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

18 FEB 2025 PM 5



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁹

02/18/2025 ZIP 33023
043M30245597

US POSTAGE

Nov

FEB 26 2025

Sent To:

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

Case #:

10669

NIXIE

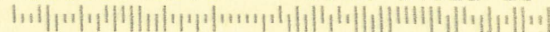
331 DE 1

0002/23/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-04611-18-47



IA
33009-5204403

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	3050 Country Club LN Pembroke Park, FL 33009	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #3050 Country Club LN

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status	Open	Case #	10675	Date Next Inspection	4/4/2025
--------------------	------	---------------	-------	-----------------------------	----------

Notes

1. Galore Aesthetics Beauty Lounge, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Window sign covering is more than 25 percent of store front. Reduce window coverage to 25 percent or less at store front.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/18/2025		Notice of Violation	Regular Mail
4/4/2025		Affidavit of Non-Compliance	Hand
4/4/2025	4/16/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 4/4/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/4/2025

Case Overview

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: 4/4/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/4/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/4/2025
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	4/4/2025

9589 0710 5270 1605 9741 51

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (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 \$ 9.92	
Sent To Hallandale Retail LLC / Corporation Service Company Street and Apt. No., or PO Box No. 1201 Hays Street NoH City, State, ZIP+4® Tallahassee, FL 32361 10675	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 1605 9741 75

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (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 \$ 9.92	
Sent To Hallandale Retail LLC NoH Street and Apt. No., or PO Box No. 8800 N Bronx Ave 10675 City, State, ZIP+4® Skokie, IL 60077	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 1605 9741 68

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (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 \$ 9.92	
Sent To Hallandale Retail LLC NoH Street and Apt. No., or PO Box No. 3050 Country Club LN 10675 City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HALLANDALE RETAIL LLC

CASE NO. 10675

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

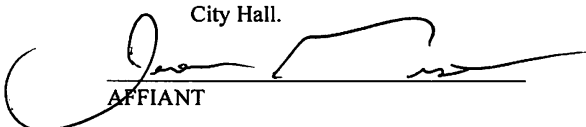
ADDRESS: 3050 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: HALLANDALE RETAIL LLC AT 12:50 P.M. ON
THE 04 DAY OF APRIL 2025.

(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

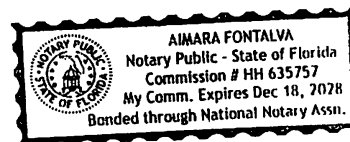
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

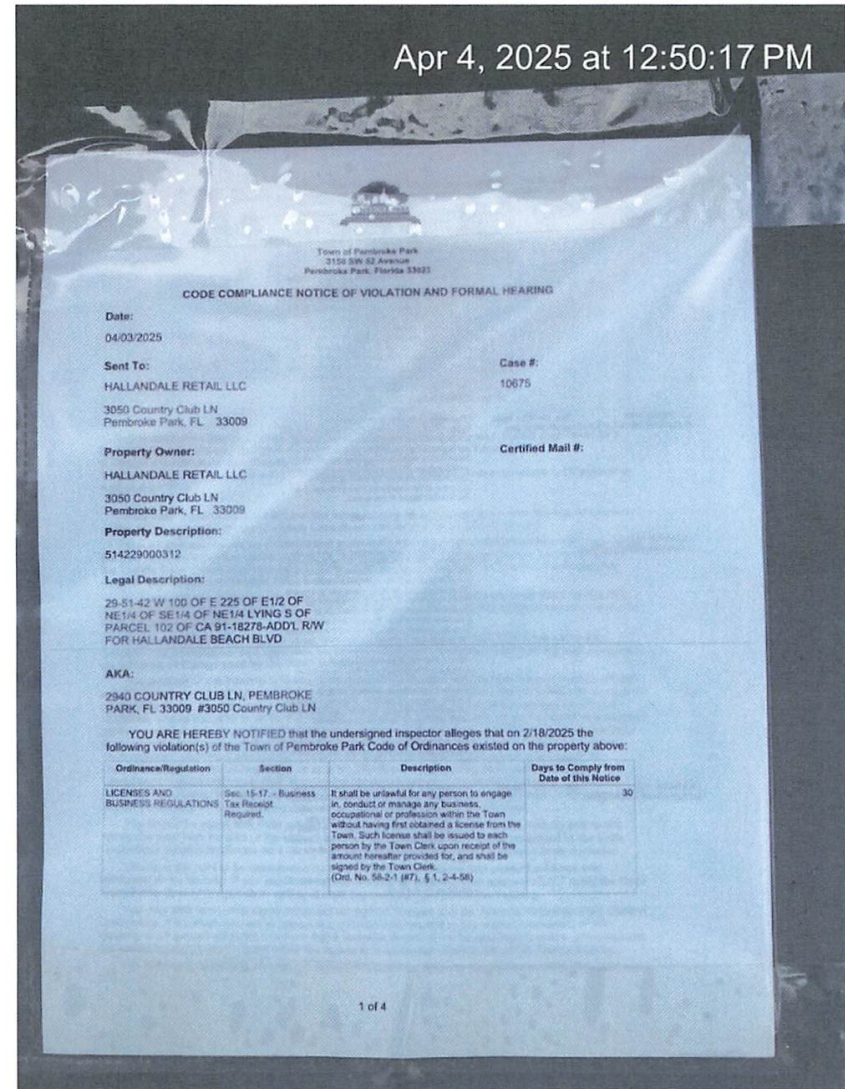
Type of Identification Produced _____



Apr 4, 2025 at 12:50:11 PM



Apr 4, 2025 at 12:50:17 PM





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/03/2025

Sent To:

HALLANDALE RETAIL LLC

3050 Country Club LN
Pembroke Park, FL 33009

Case #:

10675

Property Owner:

HALLANDALE RETAIL LLC

3050 Country Club LN
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #3050 Country Club LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the 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)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way.

(7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...

1. Galore Aesthetics Beauty Lounge, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Window sign covering is more than 25 percent of store front. Reduce window coverage to 25 percent or less at store front.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of April, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



4/3/2025



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10675

Petitioner,

vs.

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #3050 Country Club LN

Respondent(s)

On 4/3/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC
Address: 3050 Country Club LN Pembroke Park, FL 33009
Folio: 514229000312
Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #3050 Country Club LN
Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
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: 4/3/2025

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/3/2025
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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...	Not in Compliance - Reinspection Date: 4/3/2025
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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	4/3/2025
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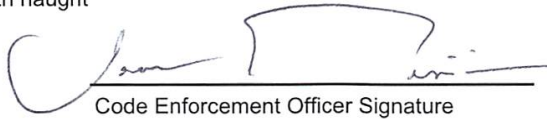
Notes/Mean of Correction:

1. Galore Aesthetics Beauty Lounge, operating without a Business Tax Receipt. No BTR on file, Not Corrected
2. Obtain a certificate of use. Display Certificate of Use in unit. Not Corrected
3. Window sign covering is more than 25 percent of store front. Window sign coverage is less than 25 percent of storefront Corrected.

Further, Affiant sayeth naught

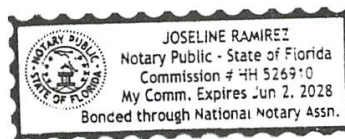
STATE OF FLORIDA

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 4/3/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HALLANDALE RETAIL LLC
3050 Country Club LN
Pembroke Park, FL 33009

Case #: 10675

Date: 02/18/2025

Property Owner: HALLANDALE RETAIL LLC
3050 Country Club LN
Pembroke Park, FL 33009

Property Description: 514229000312

Certified Mail #:

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

AKA: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #3050 Country Club LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2025 the following violation(s) of the 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)	30

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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)	30

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way.

(7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...

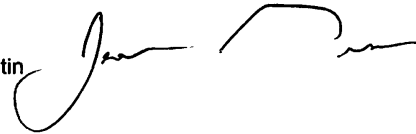
Notes/Mean of Correction:

1. Galore Aesthetics Beauty Lounge, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Window sign covering is more than 25 percent of store front. Reduce window coverage to 25 percent or less at store front.

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

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

Jean Gustin





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$417,680	\$2,972,920	\$3,390,600	\$3,114,290				
2024	\$417,680	\$2,972,920	\$3,390,600	\$2,831,180	\$64,289.98			
2023	\$417,680	\$2,156,120	\$2,573,800	\$2,573,800	\$55,561.14			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,390,600	\$3,390,600	\$3,390,600	\$3,390,600				
Portability	0	0	0	0				
Assessed/SOH	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,114,290	\$3,390,600	\$3,114,290	\$3,114,290				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/2/2018	SW*-E	\$2,200,000	114933541	\$7.00	59,669	SF		
6/30/1998	WD	\$590,000	28546 / 691					
4/6/1998	QCD	\$100	28546 / 690					
6/1/1994	TD*	\$100	22424 / 572					
3/1/1990	WD	\$830,000		Adj. Bldg. S.F. (Card, Sketch)		18139		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1997/1977				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18139								



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

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number M18000001029
FEI/EIN Number 82-4141082
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Mailing Address

8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Changed: 04/16/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 North Bronx Avenue
2nd Floor
Skokie, IL 60077

Title SIGNATORY

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.9
02/18/2025 Z
043M302455E

NOV

10669

10670

10672

10675

Hallandale Retail LLC

8800 N Bronx Ave

2nd Floor

Skokie, IL 60077

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.9
02/18/2025 Z
043M302455E

NOV

10669

10670

10672

10675

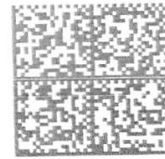
Hallandale Retail LLC
Corporation Service Company

1201 Hays Street

Tallahassee, FL 32301

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS
IMI

\$000.6

02/18/2025 Z
043M3024556

Sent To:

HALLANDALE RETAIL LLC

3050 Country Club LN
Pembroke Park FL 33009

Case #:

10675

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

18 FEB 2025 PM 6 L



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

02/18/2025 ZIP 33023
043M30245597

US POSTAGE

FEB 26 2025

Sent To:

HALLANDALE RETAIL LLC

3050 Country Club LN
Pembroke Park, FL 33009

Case #:

10675

NIXIE

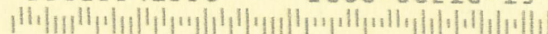
331 DE 1

0002/23/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2606-00216-19-00



IA
33023541350

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 15, 2025
INVOICE NO.: 001
FOR:

Case No.: 6720
J P BRYAN INC / JANIO CRUZ / MARY
PATTERSON
3140 W HALLANDALE BEACH BLVD
520
PEMBROKE PARK, FL 33009

Bill To:

J P BRYAN INC / JANIO CRUZ /
MARY PATTERSON
3140 W HALLANDALE BEACH BLVD
520
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 07/20/2022 Admin Fee *PAID ON 04/12/2024*	\$ 100.00	\$ -
1	Amended Final Order 03/20/2024 Admin Fee *PAID ON 04/24/2024*	\$ 100.00	\$ -
1	Amended Final Order 09/18/2024 Admin Fee *PAID ON 10/22/2024*	\$ 100.00	\$ -
120	Day(s) of Per Diem from (12/17/2024 - 04/16/2025)	\$ 100.00	\$ 12,000.00
		Balance	\$ 12,000.00

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Janio Cruz - Mary Patterson ⁶⁷²⁰
3140 W Hallandale Beach Blvd ^{HCF}
#520
Pembroke Park, FL 33009



9590 9402 9016 4122 6618 99

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6937

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)

4/3/25

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

APR 07 2025

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Floor
Stokie, IL 60077

^{HCF}
~~6720~~

9590 9402 9016 4122 6619 05

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6944

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)

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

APR 11 2025

3. Service Type

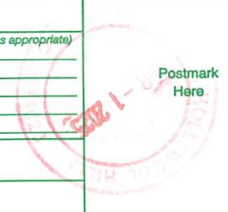
- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery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

7019 1120 0000 9007 6937

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ 9.64	
Sent To Janio Cruz / Mary Patterson 6720 HCF Street and Apt. No., or PO Box No. 3140 W Hallandale Beach Blvd #520 City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 9007 6920

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ 9.64	
Sent To Holiday Hallandale MHC LLC - Corporation Service Street and Apt. No., or PO Box No. company 1201 Hays Street - 6720 HCF City, State, ZIP+4® Tallahassee, FL 32301	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 9007 6944

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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 \$ 9.64	
Sent To Holiday Hallandale MHC LLC 6720 HCF Street and Apt. No., or PO Box No. 8800 N Bronx Ave - 2nd Floor City, State, ZIP+4® Skokie, IL 60077	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JANIO CRUZ / MARY PATTERSON

CASE NO. 6720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JANIO CRUZ / MARY PATTERSON

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

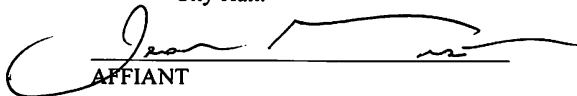
ADDRESS: 3140 W HALLANDALE BEACH BLVD, 520, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: JANIO CRUZ / MARY PATTERSON AT 12:22 P.M.
ON THE 04 DAY OF APRIL 2025.

(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.

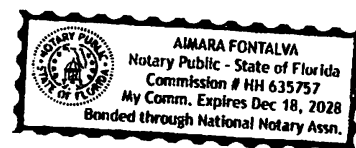

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4th day of April 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.

Signature

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



Apr 4, 2025 at 12:22:48 PM

520

Apr 4, 2025 at 12:22:53 PM

Town of Pembroke Park
3150 SW 82 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
JANIO CRUZ / MARY
PATTERSON
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
JANIO CRUZ / MARY PATTERSON
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:
6720
Date:
03/25/2025

Property Owner:
JANIO CRUZ / MARY PATTERSON
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:
514229000300
Certified Mail #:

Legal Description:
28-51-42 PT OF SE1/4 OF NE1/4 DE80 A5
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
200-24.WLY 85.74.SLY 83.20.SLY
189-20.SWLY 13.83.WLY 77-37.SLY
128-24.CONT 8ELY 31-27.SLY 80-38 ELY
43-09.SLY 70-07.SLY 83-83.WLY
323-53.NLY 673.71.WLY 320-65 NLY
823-05 TO POB TOGET WITH W 1/2 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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fines on the 28th day of April, 2025 at 2:00 AM in the above-referenced Code Compliance Case.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**JANIO CRUZ / MARY
PATTERSON**

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
JANIO CRUZ / MARY PATTERSON	6720	03/25/2025
3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
JANIO CRUZ / MARY PATTERSON	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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6720

Petitioner,

vs.

JANIO CRUZ / MARY
PATTERSON

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

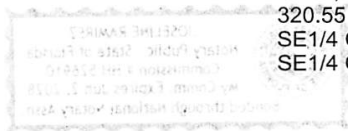
Owner Name: JANIO CRUZ / MARY PATTERSON

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

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

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



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	2/27/2024

Notes/Mean of Correction:

1. Interior structural work being done without a permit. Obtain a permit for the Interior structural work with plans and inspections. Not Corrected.
2. Electrical work being done without a permit. Obtain a permit for electrical work with plans and inspections. Not Corrected.
3. The added addition/shed, located at the rear side of the property, was removed upon inspection: Permit #2212082-0 completed. Corrected.
4. The windows appear old no record is found on file. The windows seem to have been installed at the time of buildout, all the windows match and are uniformed, and no violation exists upon inspection. Corrected.
5. Mechanical & Plumbing done without a permit. Serial tag decal of A/C unit is missing. Obtain a permit for a/c installation with plans and inspections. Not Corrected.
6. Prohibited outdoor storage. The outdoor storage was removed. Corrected.

Further, Affiant sayeth naught

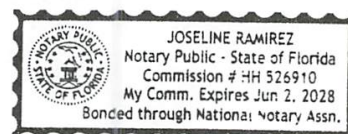
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9737 02

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OFFICIAL USE

Certified Mail Fee	\$	Postmark Here SEP 19 2024
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 9.64	
Total Postage and	\$	
Sent To	HALLANDALE RETAIL LLC	
Street and Apt. No.	OA #8773, #6132, #6720 AFO	
City, State, ZIP+4®	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	
PS Form 3800, January 2010 PSN 7530-02-000-9001 See Reverse for Instructions		

9589 0710 5270 1605 9737 89

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 9.64	
Total Postage and	\$	
Sent To	HOLIDAY HALLANDALE MHC LLC	
Street and Apt. No.	VFO #6132, #6720 AFO	
City, State, ZIP+4®	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009	
PS Form 3800, January 2010 PSN 7530-02-000-9001 See Reverse for Instructions		

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Certified Mail Fee	\$	Postmark Here SEP 19 2024
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 9.64	
Total Postage and	\$	
Sent To	JANIO CRUZ / MARY PATTERSON	
Street and Apt. No.	AFO #6720	
City, State, ZIP+4®	3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009	
PS Form 3800, January 2010 PSN 7530-02-000-9001 See Reverse for Instructions		

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
vs.)
)
JANIO CRUZ / MARY PATTERSON)
Respondent(s)

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2ND AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JANIO CRUZ / MARY PATTERSON

VEHICLE IDENTIFICATION #: 0165397BH

TITLE #: 11296095

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 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.

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CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th of September 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

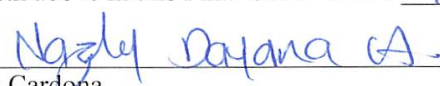
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of sept., 2024.



Nazly Cardona
Code Compliance Clerk
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:

JANIO CRUZ MARY PATTERSON
3140 W Hallandale Beach Blvd #520
PEMBROKE PARK, FL 33009

Date 10/22/2024 7:30:40 PM

Invoice # 26920

For Code Enforcement Case#
6720

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#520

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

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	12/17/2024		\$50.00	0	\$0.00
Admin Fixed	7/20/2022		\$100.00	0	\$100.00
Admin Fixed	3/20/2024		\$100.00	0	\$100.00
Admin Fixed	9/18/2024		\$100.00	0	\$100.00
Total					\$300.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
4/12/2024	Credit	\$100.00
4/24/2024	Credit	\$100.00
10/22/2024	Credit	\$100.00
Total		\$300.00

Balance (\$200.00)



THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

**MONEY
ORDER**

19-664389885

A 358058 D 091624
T 1503 898
196643898856 L 000429

\$100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE
ORDER OF

Town of Pembroke Park *for memo*

FOR/ACCT. #

Case 8720 PURCHASER'S ADDRESS

James Reg
PURCHASER'S SIGNATURE
MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40196643898856⑈

Case Overview

Property/Incident Information

Owner	Address	Site Address
JANIO CRUZ / MARY PATTERSON	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6720	Date Next Inspection	9/18/2024
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Notes

There is interior structural work being done without a permit
 There is electrical work being done without a permit
 There is an addition that has been added onto this mobile home
 There are windows that have been installed without a permit
 There is mechanical/plumbing work being done without a permit
 There is prohibited outdoor storage on this property
 To comply with these violations please take the following actions:
 1) Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 2) Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 3) Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 4) Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
 5) Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
 6) Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
2/27/2024		Affidavit of Non-Compliance	Regular Mail
2/27/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Certified Mail Posted to Property
3/5/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	
3/20/2024	3/20/2024	Amended Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property

Case Overview

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	2/27/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,450.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$5,650.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
4/12/2024	Credit	\$100.00
4/24/2024	Credit	\$100.00
	Total Payments	\$200.00
	Fees Outstanding	\$5,450.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JANIO CRUZ/ MARY PATTERSON)

CASE NO.6720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JANIO CRUZ/ MARY PATTERSON

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

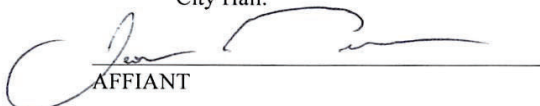
ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT # 520, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JANIO CRUZ/ MARY PATTERSON
AT 12:04 P.M. ON THE 22 DAY OF AUGUST 2024.

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

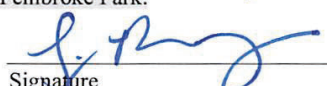
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

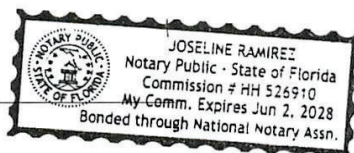
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of Aug 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

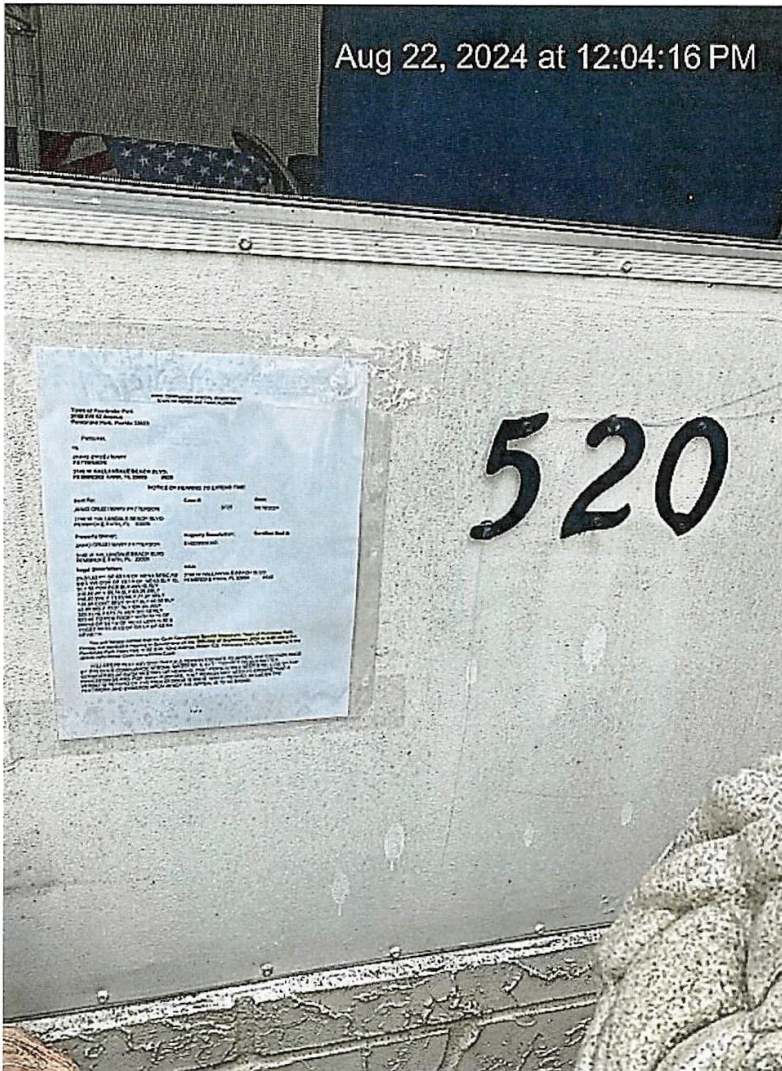

Signature

Personally Known ☒ OR Produced Identification ☐

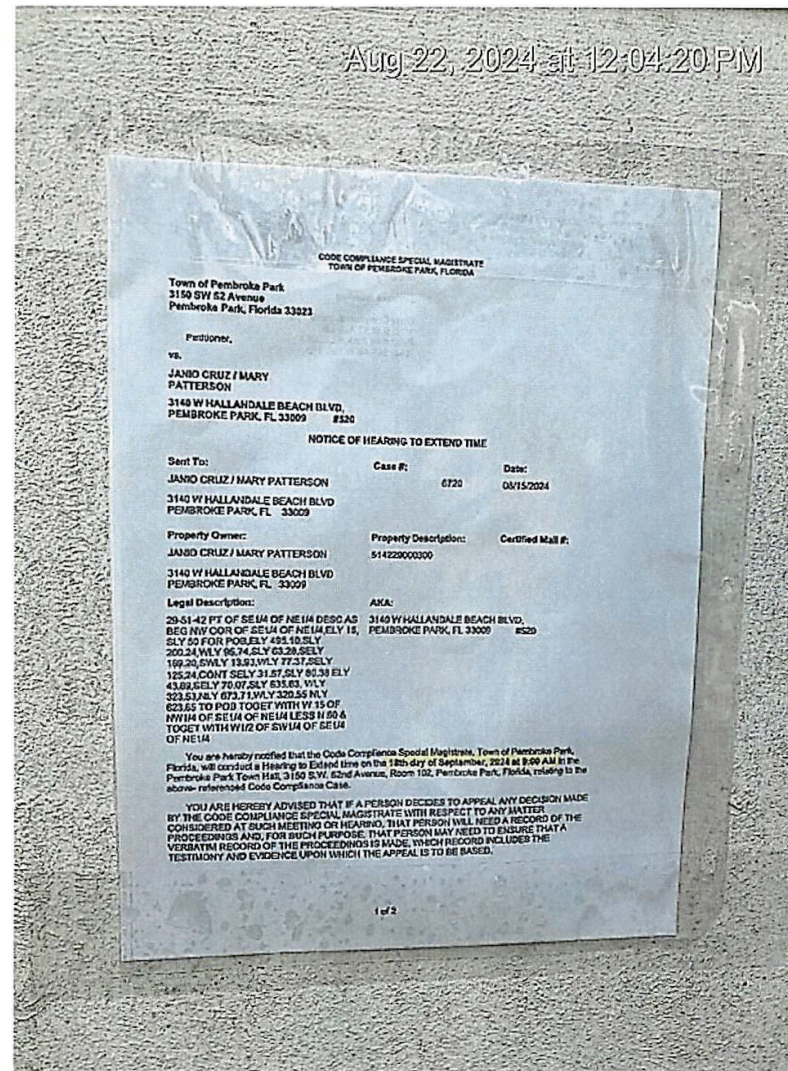
Type of Identification Produced _____



Aug 22, 2024 at 12:04:16 PM



Aug 22, 2024 at 12:04:20 PM



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

Postage
\$ 14

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

HALLANDALE RETAIL LLC
HCF #8773, #6132, #5552, #6720
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, January 2020 (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
\$ 9.64

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC
HCF #6132, #6720
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2020 (PSN 7530-02-000-9047) See Reverse for Instructions

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

Postage
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Total Postage and
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JANIO CRUZ / MARY PATTERSON
HET #6720
3140 W HALLANDALE BEACH BLVD
#520,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 (PSN 7530-02-000-9047) See Reverse for Instructions

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**JANIO CRUZ / MARY
PATTERSON**

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
JANIO CRUZ / MARY PATTERSON	6720	08/15/2024
3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
JANIO CRUZ / MARY PATTERSON	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 #520	

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 September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC AFO #6720 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	A. Signature X <i>Howard Lapinski</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Howard Lapinski</i> C. Date of Delivery <i>3/25/24</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8678 76	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9297 00	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY AFO #6720 1201 HAYS STREET TALLAHASSEE, FL 32301	A. Signature X <i>Cierra Young</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Cierra Young</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8678 38	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9296 94	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 7-16-2024 Phone: 617 970 1607
Email: _____
Property Address: 3120 W HALLANDALE BCH FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Janio Cruz (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6720 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the SEPTEMBER 18TH 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 7/20/2022 imposing the fine of \$ 50.00 per day for violation(s) of the Town's Code of Ordinances: SEC 5-105, 5-17 and 12-48

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Janio R Cruz

Petitioner's Name (Print)

Janio R Cruz

Petitioner's Signature

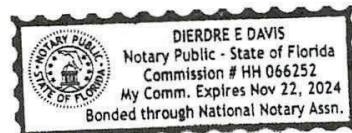
State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 16TH day of 1607, 20024

Dierdre E Davis

Notary
My Commission expires Nov 22 2024



Town of Pembroke Park

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



SALES RECEIPT

Bill To:

MARY PATTERSON
3120 W HALLANDALE BEACH BKVD
#520
PEMBROKE PARK, FL 33009

Date 4/24/2024 4:18:53 PM

Invoice # 26869

For Code Enforcement Case#
6720

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#520

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

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/20/2024		\$50.00	0	\$0.00
Admin Fixed	7/20/2022		\$100.00	0	\$100.00
Admin Fixed	3/20/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
4/12/2024	Credit	\$100.00
4/24/2024	Credit	\$100.00
Total		\$200.00

Balance (\$100.00)

Town of Pembroke Park

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



SALES RECEIPT

Bill To:

MARY PATTERSON JANIO CRUZ
3120 W HALLANDALE BEACH BLVD
#520
HALLANDALE, FL 33009

Date 4/12/2024 5:52:02 PM

Invoice # 26860

For Code Enforcement Case#
6720

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #52C

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

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/20/2024		\$50.00	0	\$0.00
Admin Fixed	7/20/2022		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
4/12/2024	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

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OFFICIAL USE

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

Postage \$ **8.69**
Total Postage and Fee \$

Sent To JANIO CRUZ, MARY PATTERSON
AFO #6720
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #520,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2007 (PSN 7530-01-000-9000)

9589 0710 5270 1605 9296 87

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

Postage \$ **8.69**
Total Postage and Fee \$

Sent To CORPORATION SERVICE COMPANY
AFO #6720
Street and Apt. No. 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2007 (PSN 7530-01-000-9000)

9589 0710 5270 1605 9296 94

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

Postage \$ **8.69**
Total Postage and Fee \$

Sent To HOLIDAY HALLANDALE MHC LLC
AFO #6720
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2007 (PSN 7530-01-000-9000)

9589 0710 5270 1605 9297 17

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

Postage \$ **8.69**
Total Postage and Fee \$

Sent To HOLIDAY HALLANDALE MHC LLC
AFO #6720
Street and Apt. No. 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, January 2007 (PSN 7530-01-000-9000)

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
)
vs.)
)
)
JANIO CRUZ / MARY PATTERSON)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JANIO CRUZ / MARY PATTERSON

VEHICLE IDENTIFICATION #: 0165397BH

TITLE #: 11296095

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

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CONCLUSIONS OF LAW

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

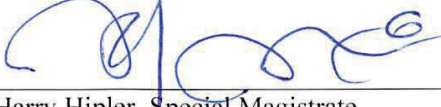
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-48 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE

Case Overview

Property/Incident Information

Owner	Address	Site Address
Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6720	Date Next Inspection	3/7/2024
--------------------	------	---------------	------	-----------------------------	----------

Notes

There is interior structural work being done without a permit
 There is electrical work being done without a permit
 There is an addition that has been added onto this mobile home
 There are windows that have been installed without a permit
 There is mechanical/plumbing work being done without a permit
 There is prohibited outdoor storage on this property
 To comply with these violations please take the following actions:
 1) Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 2) Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 3) Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 4) Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
 5) Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
 6) Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
2/27/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	
3/7/2024		Affidavit of Non-Compliance	Regular Mail
3/7/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail Posted to Property

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.	Not in Compliance - Reinspection Date: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$27,100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$27,200.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$27,200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JANIO CRUZ / MARY
PATTERSON

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO EXTEND TIME

Sent To:

JANIO CRUZ / MARY PATTERSON

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

~~02/27/2024~~ 3.6.
3/18/2024

Property Owner:

JANIO CRUZ / MARY PATTERSON

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 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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MARCH 18, 2024 Phone: 216.214.7040
Email: MARYANDJANIO@gmail.com
Property Address: 3120 W. HALLANDALE BEACH BLVD, LOT 520

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, MARY K PATTERSON (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6720 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the MARCH 20, 2024 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 7/20/22 imposing the fine of \$ 50.00 per day for violation(s) of the Town's Code of Ordinances: 5-105, 12-48, 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.

MARY K. PATTERSON
Petitioner's Name (Print)

Mary K. Patterson
Petitioner's Signature

State of Florida)
County of Broward)

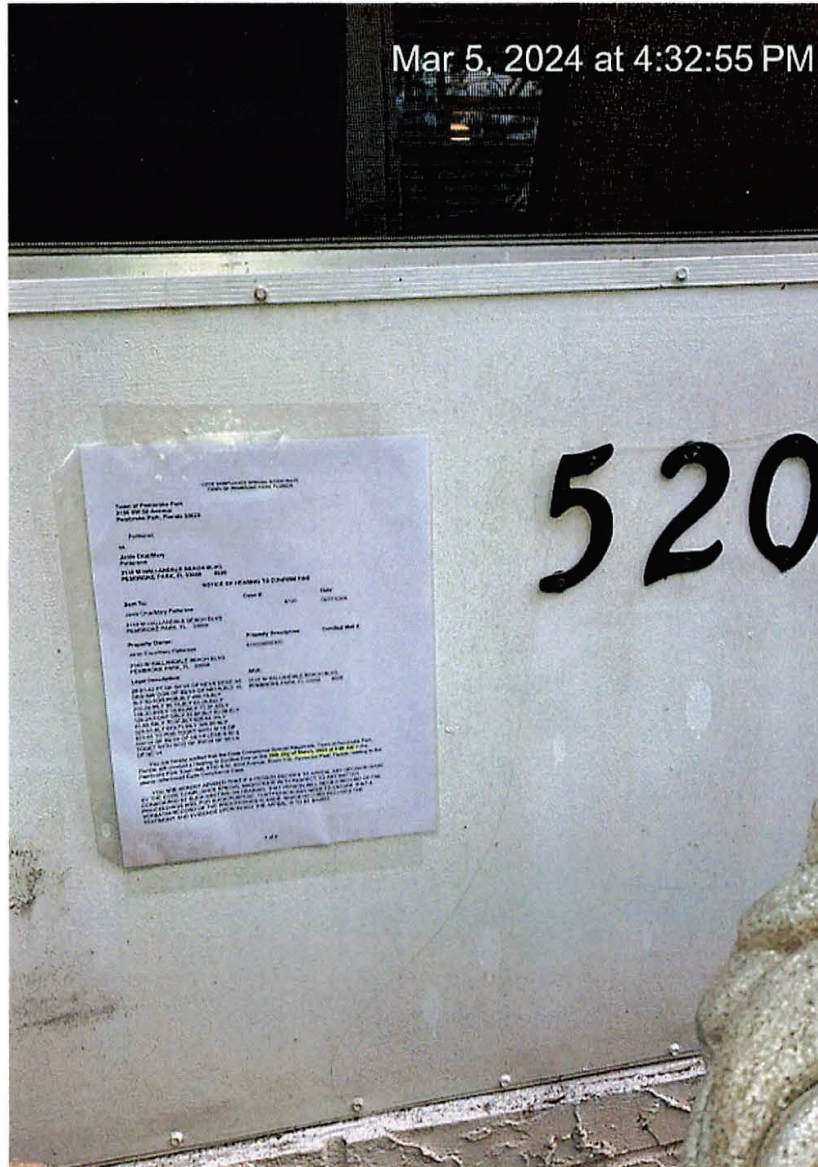


PERSONALLY APPEARED before me, the undersigned authority, Mary K. Patterson and acknowledged that he did execute the foregoing Request for Hearing.

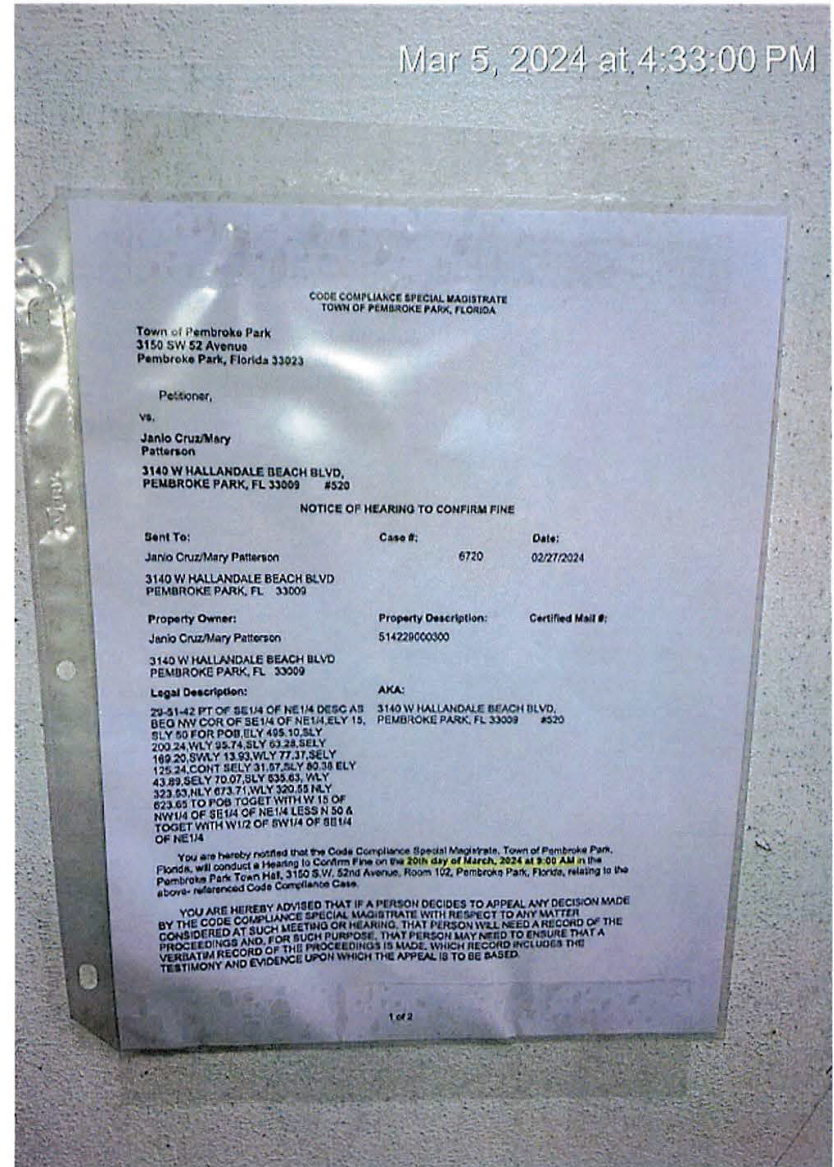
SWORN TO AND SUBSCRIBED before me on 18th day of March, 20 24.

[Signature]
Notary
My Commission expires July 6, 2024

Mar 5, 2024 at 4:32:55 PM



Mar 5, 2024 at 4:33:00 PM





English ▼

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 0165397BH

Vehicle Type: MOBILE HOME

Year: 1974

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 11296095

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 12/20/2013

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, 1411 Kirkman Building, Tallahassee, FL 32399-0500

AO4431

Identification Number 0165397BH Year 1974 Make SKYL Body HS WT-L-BHP 48 Vessel Regs. No. 11296095 Title Number 11296095

Registered Owner:

Date of Issue 07/31/2012

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

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

IMPORTANT INFORMATION

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

Mail To:

WEBBER HINDEN & MCLEAN P.A.
4430 SW 64TH AVE
DAVIE FL 33314-3438



CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regs. No.	Title Number
0165397BH	1974	SKYL	HS	48		11296095
Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	02/28/2009
Odometer Status or Vessel Manufacturer or Off Use				Hull Material	Prop	Date of Issue
						07/31/2012

Registered Owner

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Clyde B. Walden
Clyde B. Walden
Director

Control Number

107816096

Julie Jones
Julie L. Jones
Executive Director

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

Federal and/or state law require that the seller state the mileage, purchase price, selling price and date sold in connection with the transfer of ownership.

Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchase Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I We state that this ☐ 5 or ☐ 6 digit odometer now reads (no tens) miles, date read

and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE;

☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS.

☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must

Sign Here:

Print Here:

Selling Dealer's License Number:

Agent Name:

CO-SELLER Must

Sign Here:

Print Here:

Tax No.:

Tax Collected:

License Number:

PURCHASER Must

Sign Here:

Print Here:

CO-PURCHASER Must

Sign Here:

Print Here:

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

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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 \$ 8.69
Street and Apt. No. JANIO CRUZ / MARY PATTERSON
HCF #6720
City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD #520,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Sent To \$ 8.69
Street and Apt. No. CORPORATION SERVICE COMPANY
HCF #6720
City, State, ZIP+4® 1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2020 PSN 7530-02-000-9053

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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 \$ 8.69
Street and Apt. No. HOLIDAY HALLANDALE MHC LLC
HCF #6720
City, State, ZIP+4® 8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, January 2020 PSN 7530-02-000-9053

**U.S. Postal Service™
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Sent To \$ 8.69
Street and Apt. No. HOLIDAY HALLANDALE MHC LLC
HCF #6720
City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY HCF #6720 1201 HAYS STREET TALLAHASSEE, FL 32301 9590 9402 8582 3244 8677 39 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 64		A. Signature <u>Dennis Ratliff</u> ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ all Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery 3/9/24	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 88		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 8582 3244 8677 53		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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1. Article Addressed to: JANIO CRUZ / MARY PATTERSON HCF #6720 3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery 3/9/24	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 95		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 8582 3244 8677 60		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☒ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 71		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 8582 3244 8677 46		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6720

Petitioner,

vs.

Janio Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

Respondent(s)

On 3/7/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Janio Cruz/Mary Patterson

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

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

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



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

Sent To:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

3/7/2024 12:00:00 AM

Property Owner:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

Mailing Purposes Only

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: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

Notes/Mean of Correction:

1. Interior structural work being done without a permit. Obtain a permit for the Interior structural work with plans and inspections. Not Corrected.
2. Electrical work being done without a permit. Obtain a permit for electrical work with plans and inspections. Not Corrected.
3. The added addition/shed, located at the rear side of the property, was removed upon inspection: Permit #2212082-0 completed. Corrected.
4. The windows appear old no record is found on file. The windows seem to have been installed at the time of buildout, all the windows match and are uniformed, and no violation exists upon inspection. Corrected.
5. Mechanical & Plumbing done without a permit. Serial tag decal of A/C unit is missing. Obtain a permit for a/c installation with plans and inspections. Not Corrected.
6. Prohibited outdoor storage. The outdoor storage was removed. Corrected.

Further, Affiant sayeth naught

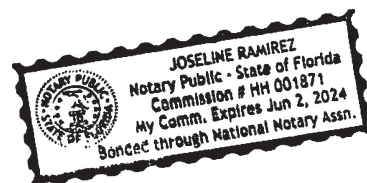
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

Janio Cruz/Mary
Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	6720	02/27/2024

Property Owner:	Property Description:	Certified Mail #:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD 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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
vs.)
)
HOLIDAY HALLANDALE MHC)
LLC/JANIO CRUZ/MARY PATTERSON)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON

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) 5-105 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.

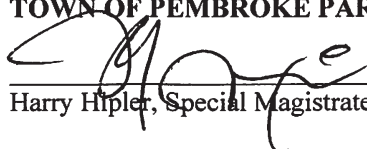
ORDER

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 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK


Harry Hiplet, Special Magistrate

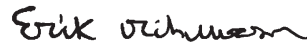
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes X No

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



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

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
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 Street and Apt. NOH-6720
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 TALLAHASSEE, FL 32301-2525

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
\$ 7.33

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 SKOKIE IL 60077

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Postage
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 Street and Apt. NOH-6720
 City, State, ZIP+4 3140 W HALLANDALE BEACH BLVD # 520
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Total Postage and Fees
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 City, State, ZIP+4 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/JANIO
 CRUZ/MARY PATTERSON
 (NOH-6720)
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 18

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7886

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

7/7/22

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON)

CASE NO. 6720

Respondent

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

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON AT 10:56 A.M. ON THE 8 DAY OF JULY 2022.

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

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

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

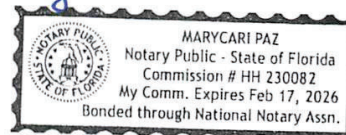
Erik Richwagen
AFFIANT

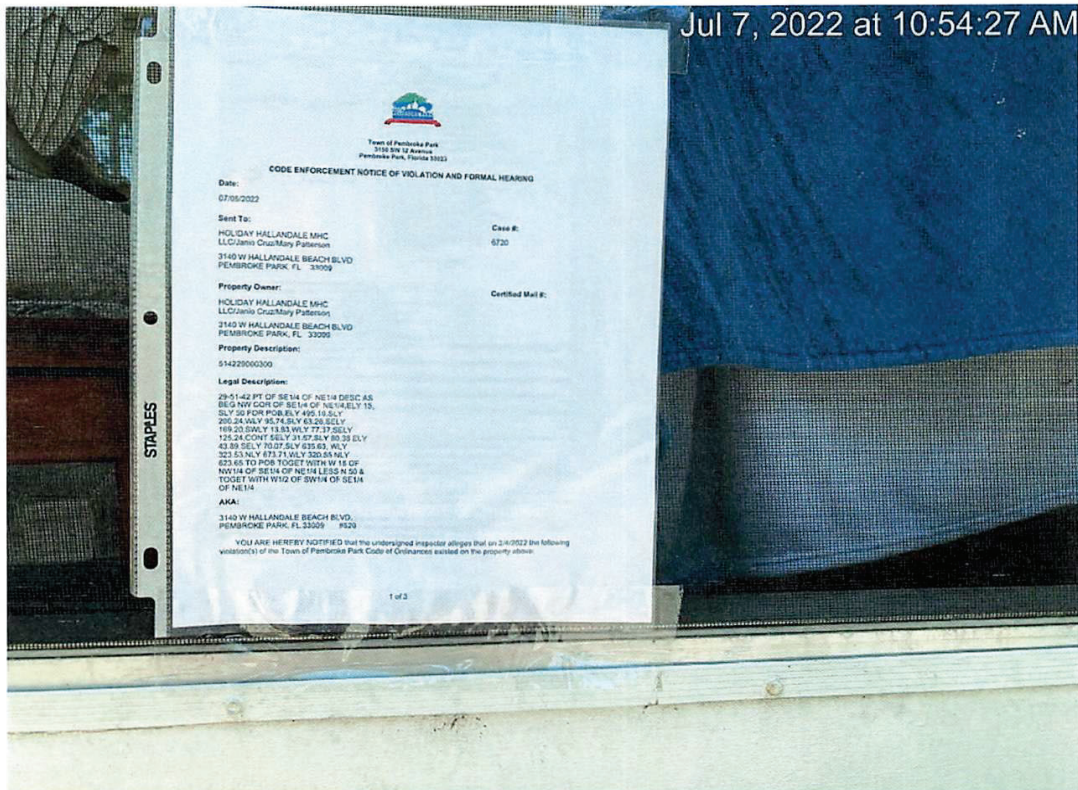
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature ERK

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







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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
vs.)
)
HOLIDAY HALLANDALE MHC)
LLC/JANIO CRUZ/MARY PATTERSON
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON

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) 5-105 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

1 alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact
2 exist on the subject real property.
3
4
5

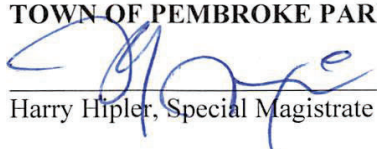
6
7 **ORDER**
8

9 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
10 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
11 SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL**
12 **HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the
13 time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH
14 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN**
15 **ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A**
16 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
17 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
18

19
20 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
21 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
22 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
23 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
24 DETERMINE IF COMPLIANCE HAS OCCURRED.
25

26
27 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
28 this 20th day of July 2022.
29

30
31 **TOWN OF PEMBROKE PARK**
32

33 
34 Harry Hipler, Special Magistrate
35

36
37 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
38 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
39

40 Certificate of Service
41

42 This Final Order was hand delivered at the Special Magistrate Hearing dated above:
43
44

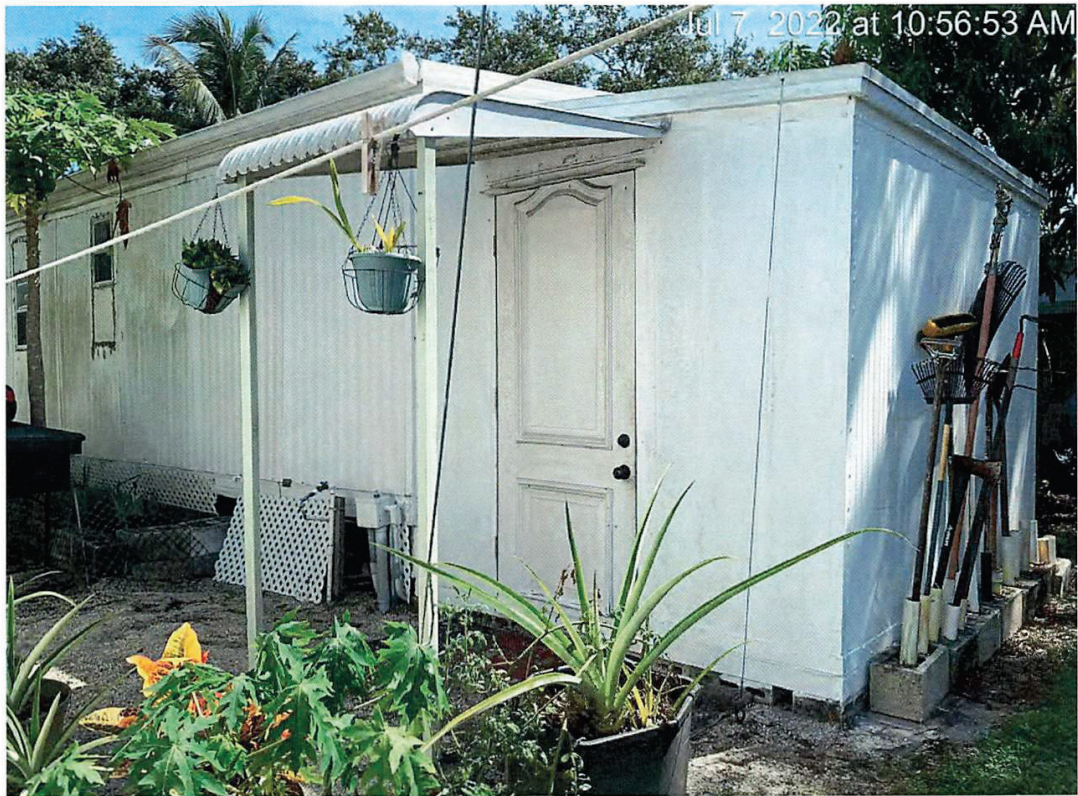
Yes X No

45 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
46 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
47 set forth above in this Final Order on this 21 day of July, 2022.
48

49 
50

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson
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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	27
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	27
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)	27

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

7/5/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Legal Description

Case Status	Open	Case #	6720	Date Next Inspection	7/20/2022
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Notes

There is interior structural work being done without a permit
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 5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
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Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail 2/7/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

Not in Compliance -
Reinspection Date:
7/20/2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(NOH-6720)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525



9590 9402 6921 1104 8183 59

2. Article Number (Transfer from service label)

7021 1970 0000 4565 8944

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Kathryn M...

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

(NOH-6720)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8583 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3184

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

3/4/22

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

3. Service Type

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

Domestic Return Receipt

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

720

Hasler

FIRST-CLASS MAIL

02/07/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/LOT#520

8800 NORTH BRONX AVE 2ND FLOOR

Case #:

6720



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 236 of 652



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #: 6720

Date: 02/04/2022

Property Owner: HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson
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 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
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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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	27

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	27
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Notes/Mean of Correction:

There is interior structural work being done without a permit
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There are windows that have been installed without a permit
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5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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.

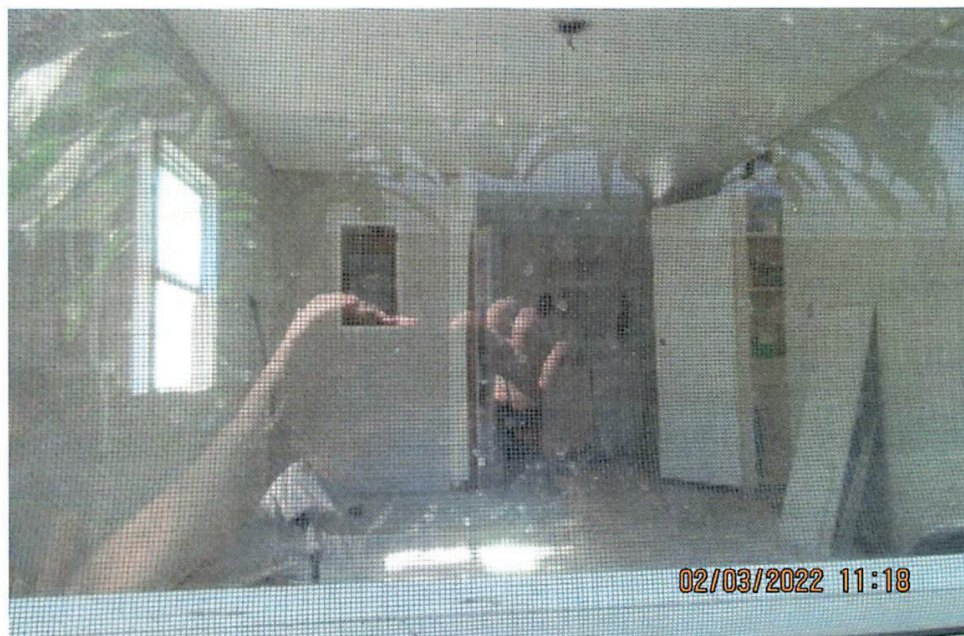
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Erik Richwagen
Code Enforcement Officer













Town of Pembroke Park**INVOICE**

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



DATE: April 15, 2025
INVOICE NO.: 435
FOR:

Case No. 7001
BAM MHC LLC / JOSE MARIN
/ MYRNA C BROOKE / KEVIN
ANDREW BROOKE
2316 CHARLES RD
PEMBROKE PARK, FL 33009

Bill To:

BAM MHC LLC / JOSE MARIN /
MYRNA C BROOKE / KEVIN
ANDREW BROOKE
2316 CHARLES RD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-375(b).		
1	Final Order 08/17/2022 Admin Fee	\$ 100.00	\$ 100.00
292	Day(s) of Per Diem from (10/16/2022 - 08/04/2023)	\$ 50.00	\$ 14,600.00
	Recommend to Abate Per Diem Fine by 90%		\$ 1,460
	\$1,460.00 + \$100.00		\$ 1,560
	Balance		\$ 1,560.00

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/7/2025

Phone #: 754-204-8564

Case # 7001

E-mail: Bamboo@cobblestoneassets.

Address of Violation: 2430 Charles Rd Pembroke Park FL 33009 # 2316

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Tonea Nicolls (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7001 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the April 16th 2025 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9-15-2022 imposing the fine of \$ 16,200.00 for violation(s) of the Town's Code of

Ordinances: Building and Building Regulation Sec 5-103 (a)

5-103 (h)

5-103 (i)

Brief summary for request: Mitigation of code fines seeking 90% reduction

Tonea Nicolls

Petitioner's Name (Print)

Petitioner's Signature

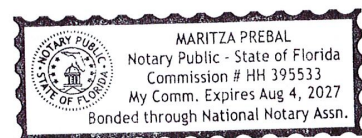
State of Florida, County of Broward

Personally appeared before me the undersigned authority, TONEA HICOLLS and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on

4/7/2025

Notary Public State of Florida:

My Commission expires: AUG. 4, 2027



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 15, 2025
INVOICE NO.: 001
FOR:

Case No. : 7001
BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN ANDREW
BROOKE
2316 CHARLES RD
PEMBROKE PARK, FL 33009

Bill To:
BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN
ANDREW BROOKE
2316 CHARLES RD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(h)(i).		
1	Final Order 08/17/2022 Admin Fee	\$ 100.00	\$ 100.00
292	Day(s) of Per Diem from (10/16/2022 - 08/04/2023)	\$ 50.00	\$ 14,600.00
Balance			\$ 14,700.00

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

Case Status Closed **Case #** 7001

Notes 1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/29/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/15/2022	8/17/2022	Final Order	
8/4/2023		Affidavit of Compliance	Regular Mail
3/26/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/4/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	8/4/2023
---	---	---	----------

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/4/2023	\$16,100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$16,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$16,200.00

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE CASE NO. 7001

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

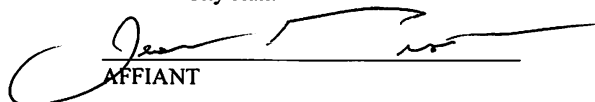
ADDRESS: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN ANDREW BROOKE AT 11:11 A.M. ON THE 04 DAY OF APRIL 2025.

(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.

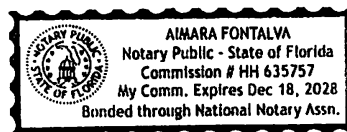

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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



Apr 4, 2025 at 11:11:45 AM

2316



Apr 4, 2025 at 11:11:53 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BAM MHC LLC / JOSE
MARIN / MYRNA C.
BROOKE / KEVIN
ANDREW BROOKE

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2316

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN
ANDREW BROOKE

7001

03/26/2025

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Owner:

Property Description:

Certified Mail #:

BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN
ANDREW BROOKE

514220030020

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Legal Description:

AKA:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3 2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2316

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:30 AM** in the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 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

9589 0710 5270 1814 2174 90

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

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

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ **9.92**

Sent To
COBBLESTONE II BMB LLC
NOH NO. 10381, HCF 7001
17W220 22 ST #220
OAKBROOK TERRACE, IL 60181

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2008 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9567

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ **9.64**

Sent To
Bam MHC LLC, Jose Marin, Myrna & Kevin Brooke
2316 Charles Rd
Pembroke Park, FL 33009
HCF 7001

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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

7019 1120 0000 9007 6890

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ **9.92**

Sent To
Cobblestone II BMB LLC / C.T. Corporation System
1200 South Pine Island Rd
Plantation, FL 33324
NoH No. 10381
HCF No. 7001

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NOH 10381 HCF 7001 Cobblestone II BMB LLC CT Corporation System 1200 South Pine Island Rd Plantation, FL 33324  9590 9402 9016 4122 6615 61 2. Article Number (Transfer from service label) 7019 1120 0000 9007 6890	A. Signature X RECEIVED B. Received by (Printed Name) APR 03 2025 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 07 2025 3. 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 (D) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: COBBLESTONE II BMB LLC NOH NO. 10381, HCF 7001 17W220 22 ST #220 OAKBROOK TERRACE, IL 60181  9590 9402 9016 4122 6606 25 2. Article Number (Transfer from service label) 9589 0710 5270 1814 2174 90	A. Signature X Elic Reser B. Received by (Printed Name) 4-8-25 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 08 2025 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (D) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**BAM MHC LLC / JOSE
MARIN / MYRNA C.
BROOKE / KEVIN
ANDREW BROOKE**

**2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2316**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN
ANDREW BROOKE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7001

Date:

03/26/2025

Property Owner:

BAM MHC LLC / JOSE MARIN /
MYRNA C. BROOKE / KEVIN
ANDREW BROOKE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Description:

514220030020

Certified Mail #:

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2316

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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



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

Case #:
7001

Petitioner,

vs.

BAM MHC LLC / JOSE
MARIN / MYRNA C.
BROOKE / KEVIN
ANDREW BROOKE
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2316

Respondent(s)

On 8/4/2023 I JEAN GUSTIN 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:

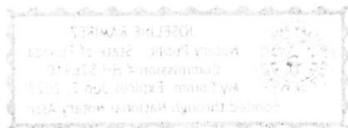
Owner Name: BAM MHC LLC / JOSE MARIN / MYRNA C. BROOKE / KEVIN
ANDREW BROOKE

Address: 302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602

Folio: 514220030020

Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	8/4/2023

Notes/Mean of Correction:

1. There is exterior discoloration on this property. Mobile home has been demo. Corrected.
2. There are prohibited items being stored on this property. Mobile home has been demo. Corrected. Mobile Home Demolition Structural - for 2316 Charles Rd, Process #672647 / Permit #23357939-0 was completed/passed. Corrected.

Further, Affiant sayeth naught

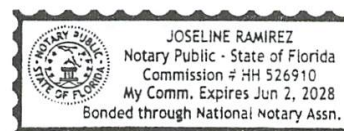
STATE OF FLORIDA

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 8/4/2023


NOTARY PUBLIC, STATE OF FLORIDA



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



WEST PALM BEACH FL 334

Hasler

08/18/2022

18 AUG 2022PM 4 L

08/18/2022
US POSTAGE \$007.82⁰

7020 0640 0000 5918 5159



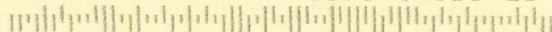
ZIP 33023
011D10656696

BAM MHC LLC
(FO-7001)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

NIXIE 339 DE 1 0008/29/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0575-04553-18-40



9326089892301398

33602-50072

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:

BAM MHC LLC
 (FO-7001)
 302 KNIGHTS RUN AVE #1108
 TAMPA FL 33602



9590 9402 6921 1104 8189 84

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5159

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

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:

ROBERT ROBITAILLE
(FO-7071)
2312 CHARLES RD,
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8189 46

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5197

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee \$ JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
BOYNTON BEACH FL 33437-USPS
Postmark Here
AUG 18 2022

Extra Services & Fees (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 \$
JOSE MARIN
Sent (FO-7001)
2316 CHARLES RD,
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
PS Form 3811, July 2020 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee \$ JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
BOYNTON BEACH FL 33437-USPS
Postmark Here
AUG 18 2022

Extra Services & Fees (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 \$
BAM MHC LLC
Sent (FO-7001)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602
City, State, ZIP+4®
PS Form 3811, July 2020 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee \$ JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
BOYNTON BEACH FL 33437-USPS
Postmark Here
AUG 18 2022

Extra Services & Fees (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 \$
NRAI SERVICES, INC.
Sent (FO-7001)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
City, State, ZIP+4®
PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
JOSE MARIN
(FO-7001)
2316 CHARLES RD,
PEMBROKE PARK, FL 33009

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5142

3. 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)

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7001
Petitioner,)
)
vs.)
)
BAM MHC LLC/JOSE MARIN)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC/JOSE MARIN

FOLIO NO.: 514220030020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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)(h)(i). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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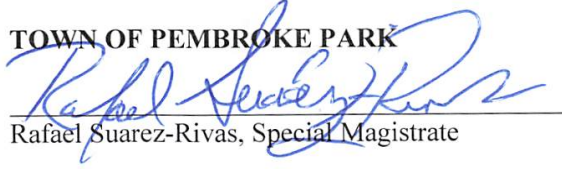
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(h)(i). WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of August 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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

Yes ___ No ☒

I the undersigned, 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 August, 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
BAM MHC LLC/JOSE MARIN	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

Legal Description

Case Status	Open	Case #	7001	Date Next Inspection	8/17/2022
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Notes

1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/29/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 8/17/2022
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 contained in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/17/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/JOSE MARIN

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7001

Property Owner:

BAM MHC LLC/JOSE MARIN

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2316

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30

- 1) There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
- 2) There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/22/2022

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 JOSE MARIN)
 Respondent)

CASE NO. 7001

TO BE SERVED: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

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

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

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

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

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

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



TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



7021 1970 0000 4565 7343

Hasler

07/22/2022

US POSTAGE \$007.82⁰



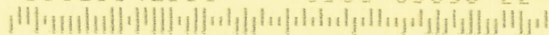
ZIP 33023
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BAM MHC LLC
(NOH-7001)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

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RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *0506-03090-22-45



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PLACE STICKER AT TOP OF ENVELOPE
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:

BAM MHC LLC
(NOH-7001)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8183 04

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7343

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NRAI SERVICES, INC.
(NOH-7001)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 6921 1104 8183 11

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7350

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent
☐ Addressee

B. Received by (Printed Name)

JUL 26 2022

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JOSE MARIN
(NOH-7001)
2304 CHARLES RD, PEMBROKE PARK, FL
33009



9590 9402 6921 1104 8182 98

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7336

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:

NRAI SERVICES, INC.
(FO-7001)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 6921 1104 8189 77

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5166

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent
☐ Addressee

B. Received by (Printed Name)

AUG 22 2022

C. Date of Delivery

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

3. Service Type

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

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage

\$

Sent To JOSE MARIN
(NOH-7001)

Street and Ap 2304 CHARLES RD, PEMBROKE PARK, FL
33009

City, State, Zi

PS Form 38

Postmark
Here

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

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Sent To BAM MHC ELC
(NOH-7001)

Street ar 302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

City, Sta

PS Form

Postmark
Here

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage

\$

Sent To NRAI SERVICES, INC.
(NOH-7001)

Street and Ap 1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, Zi

PS Form 38

Postmark
Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NRAI SERVICES, INC.
(FO-7071)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 6921 1104 8189 22

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5210

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AUG 22 2022

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

CT CORPORATION

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BAM MHC LLC/JOSE MARIN
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #: 7001

Date: 04/29/2022

Property Owner: BAM MHC LLC/JOSE MARIN
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Description: 514220030020

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30

Notes/Mean of Correction:

- 1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
- 2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

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

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

Erik Richwagen
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name _____

Date 04/29/2022

Site Address 2316 Charles RD

Case # _____

Pembroke Park, FL

Sub/Park Bom MHP

Permit # _____

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105, 5-17

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s)

Wood Deck installed without permit Enma
Exterior maintenance, Prohibited outdoor Storage

Corrective Action(s)

Obtain plans and inspections for permit Enma
Remove exterior discoloration/Pressure Wash
Remove prohibited items (Tool box, Pail, Cinder blocks)
Removal of dead vegetation

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext.215

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Erik Withman

Code Enforcement Officer

Posted to property

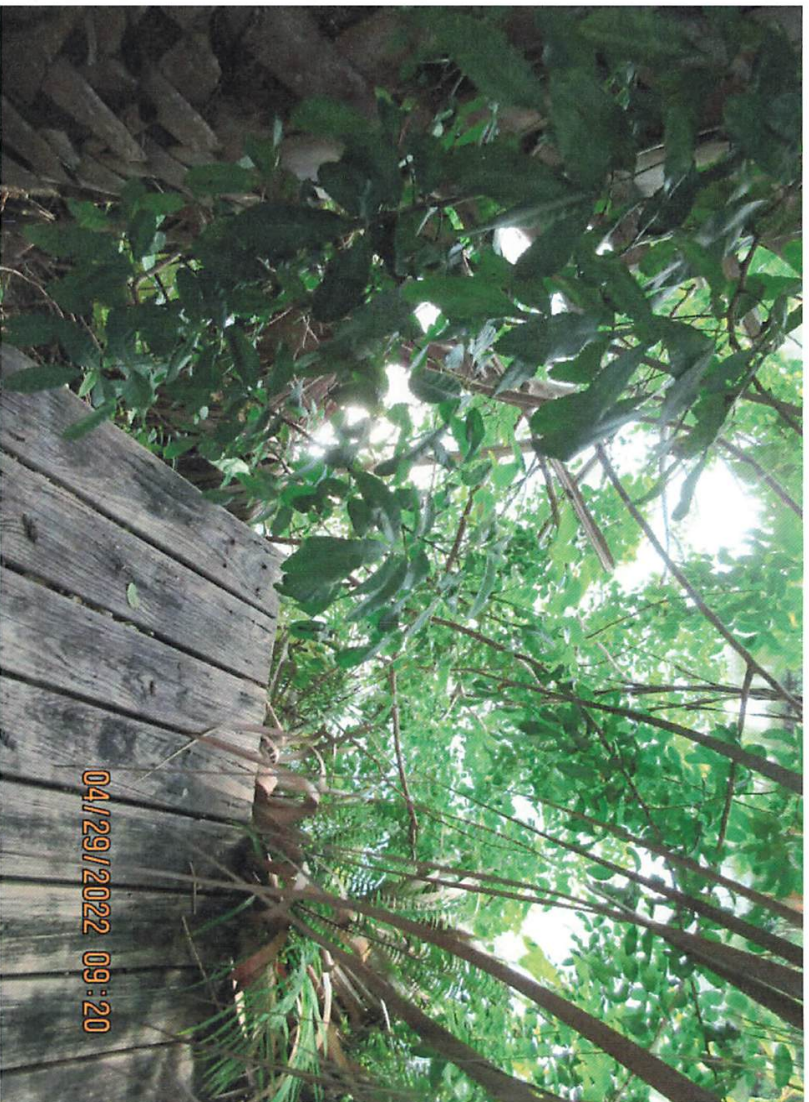
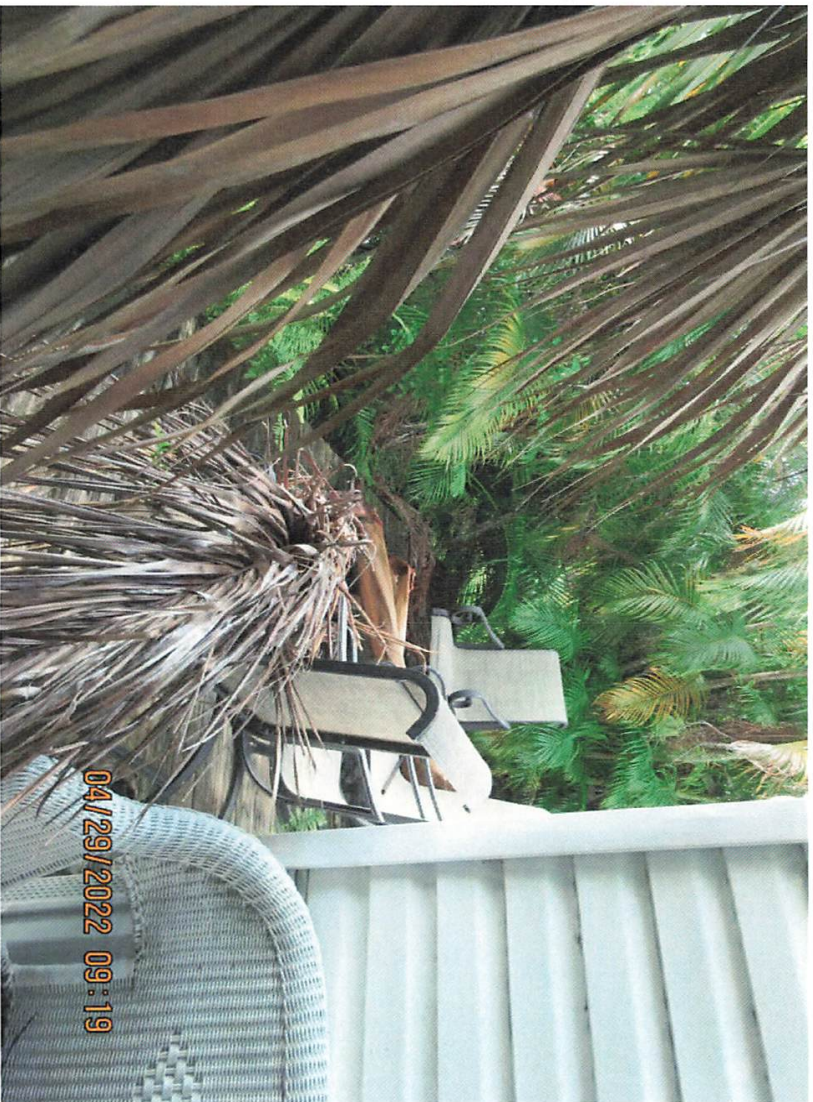
Received by

White: Officer's Copy

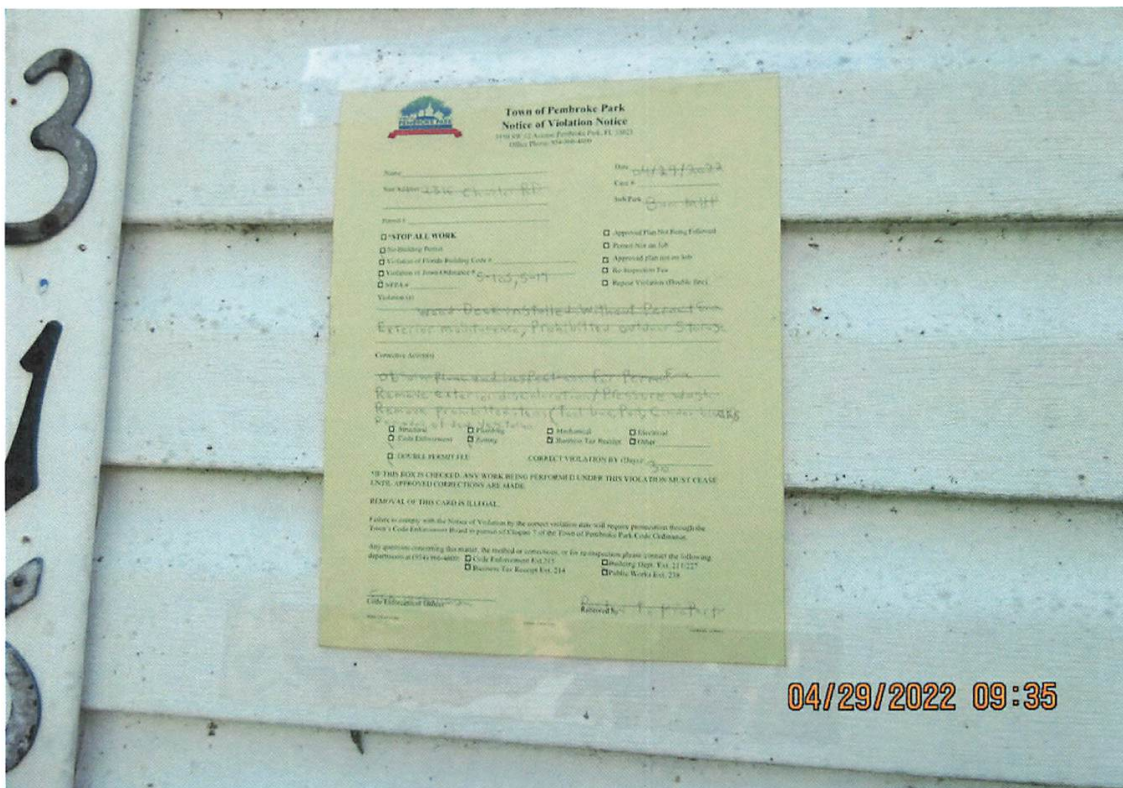
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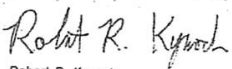
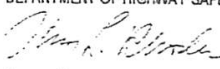
Cardstock: Violator









CERTIFICATE OF TITLE									
Identification Number GAFLV75A31445WS31		Year 1998	Make WEST	Body HS	WT-L-BHP 66'	Vessel Regis. No.	Title Number 75742351	Lien Release Interest in the described vehicle is hereby released	
Prev. State FL	Color UNK	Primary Brand	Secondary Brand	No. of Brands	Use PRIVATE	Prev. Issue Date 04/17/2012	By _____		
Odometer Status or Vessel Manufacturer or Off-use					Hull Material	Prop	Date of Issue 05/10/2019	Title Date	
Registered Owner: MYRNA CARDONA BROOKE OR KEVIN ANDREW BROOKE 1830 SABAL PALM DR #201 DAVIE FL 33324									
1st Lienholder: NONE									
DIVISION OF MOTORIST SERVICES  Robert R. Kynoch Director			 TALLAHASSEE		FLORIDA Control Number 141014635		DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES  James L. Brooks Executive Director		
TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.) Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:									
Seller Must Enter Purchaser's Name: _____					Address: _____				
Seller Must Enter Selling Price: _____					Seller Must Enter Date Sold: _____				
I/We state that this ☐ 5 or ☐ 6 digit odometer now reads <u>1 1 1 1 1 1</u> X 1 (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:									
☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.									
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.									
SELLER Must Sign Here: _____ Print Here: _____ Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____ Auction Name: _____ License Number: _____					CO-SELLER Must Sign Here: _____ Print Here: _____				
PURCHASER Must Sign Here: _____ Print Here: _____					CO-PURCHASER Must Sign Here: _____ Print Here: _____				
NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE									
STATE OF FLORIDA									

Myrna Cardona Brooke
 1830 Sabal Palm Dr., Apt. 201
 Ft. Lauderdale, FL 33324



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number M19000004582
FEI/EIN Number N/A
Date Filed 05/07/2019
State DE
Status ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Bernstein, Ron
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

Caplan, Kenneth A.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cohen, Frank
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cutaia, Giovanni
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Hamid, Asim
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Harper, Robert
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Henritze, Tyler
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Kim, Brian
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

McCarthy, Kathleen
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Meghji, Nadeem
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Stein, William J.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

LePatner, Wesley
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Lascher, Michael
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Levine, David
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Quinlan, Paul
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Trebilco , Scott
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Werner, Jacob
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Wiebolt, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Anthony, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Armer, Doug
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bartley, Glen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bateman, Phil
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Beovich, Anthony
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Carson, Joshua
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Drasites, Andrea
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Forman, Mike

345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Graham, Chris
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Hudspeth, Mark
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Ingle, Ryan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Jack, Tom
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kaufman, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kolodziej, Paul
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Leslie, Adam
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Lin, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Madhany, Qahir
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Marone, Anthony F., Jr.
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

McIntee, Brendan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Nevins, Marshall
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, David
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, T. Max
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Pianko, Melissa
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Prete, John
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Reyes, Richard
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Rocco, Joseph
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Sprogis, Karen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Volchyok, Leon
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Wu, Eric
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Zackowitz, David
345 Park Avenue
New York, NY 10154

Title Chief Accounting Officer

Grimaldi, Nicole
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Accounting

Beringer, Michael
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Director – Treasury

Lenihan, Marc
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Tax

Klank, Marikay
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Valane, Joseph
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Wang, Annie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Shah, Nissan
Two Liberty Place
50 S. 16th Street
Suite 3325
Philadelphia, PA 19102

Title Assistant Secretary

Israel, Ivy
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Robelly, Leslie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Leaner, Eric
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stanford, Lakecia
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Cephus, Deondra
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stokes, Anna
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Sands, Danielle
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	05/17/2021
2022	03/28/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Foreign Limited	View image in PDF format

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 9, 2025
INVOICE NO.: 001
FOR:

Case No. : 8786
LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK RD
PEMBROKE PARK, FL 33009

Bill To:
LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK RD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 05/15/2024 Admin Fee	\$ 100.00	\$ 100.00
1	Amended Final Order 11/20/2024 Admin Fee	\$ 100.00	\$ 100.00
57	Day(s) of Per Diem from (02/18/2025 - 04/16/2025)	\$ 350.00	\$ 19,950.00
Balance			\$ 20,150.00

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

9589 0710 5270 1605 9740 90

U.S. Postal Service™
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 9.64

Sent To
 Lake Villa Associates LTD
 Street and Apt. No., or PO Box No.
 2450 S Park Road HCF
 City, State, ZIP+4®
 Pembroke Park, FL 33009 8786

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

Postmark Here
 APR - 2 2025

7021 0350 0001 0297 9697

U.S. Postal Service™
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 9.64

Sent To
 Lake Villa Associates LTD / Gary M Singer PA
 Street and Apt. No., or PO Box No.
 12 SE 7th Street Suite 820 HCF
 City, State, ZIP+4®
 Fort Lauderdale FL 33301 8786

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

Postmark Here
 APR - 2 2025

7021 0350 0001 0297 9703

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

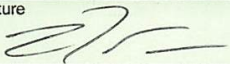
Postage
 \$

Total Postage and Fees
 \$ 9.64

Sent To
 Lake Villa Associates LTD
 Street and Apt. No., or PO Box No.
 6053 NW 63 Way HCF
 City, State, ZIP+4®
 Parkland, FL 33067 8786

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

Postmark Here
 APR - 2 2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: Lake Villa Associates LTD 2450 S Park Road Pembroke Park, FL 33009 HCF 8786		B. Received by (Printed Name) C. Date of Delivery APR 07 2025	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9740 90		D. Is delivery address a business? ☐ Yes If YES, enter delivery address	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		9590 9402 9016 4122 6622 30	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKE VILLA ASSOCIATES LTD

CASE NO. 8786

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

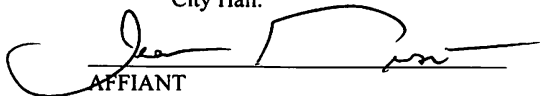
ADDRESS: 2300-2490 S PARK RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: LAKE VILLA ASSOCIATES LTD AT 11:20 A.M.
ON THE 04 DAY OF APRIL, 2025.

(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.

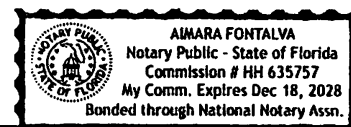

AFFIANT

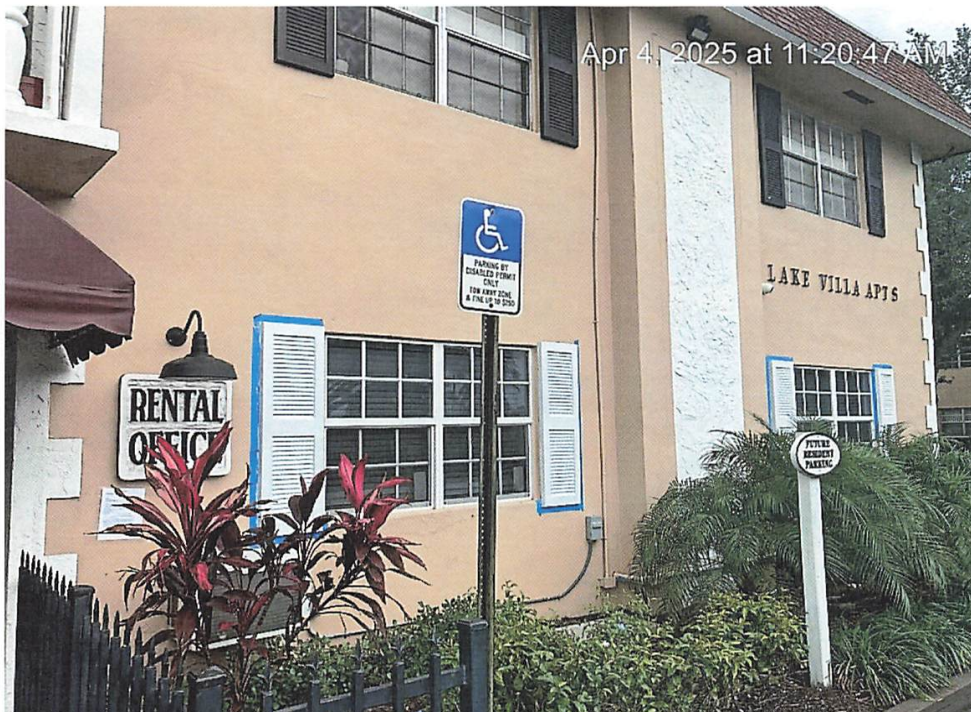
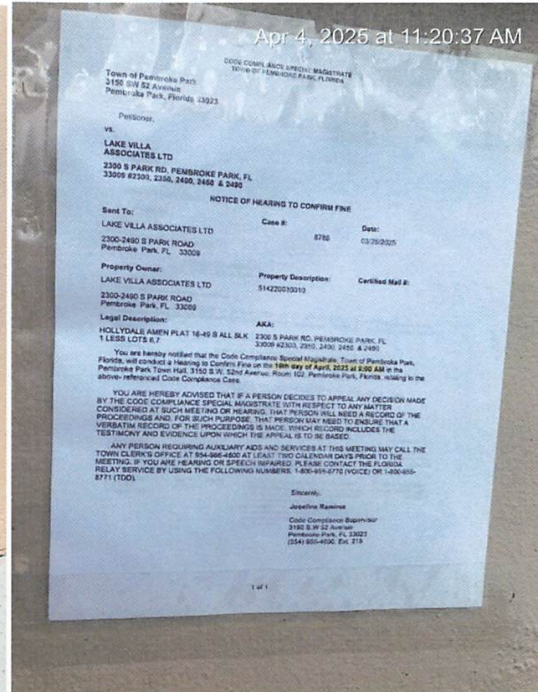
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

LAKE VILLA
ASSOCIATES LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE VILLA ASSOCIATES LTD	8786	03/25/2025
2300-2490 S PARK ROAD Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
LAKE VILLA ASSOCIATES LTD	514220030010	
2300-2490 S PARK ROAD Pembroke Park, FL 33009		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8786

Petitioner,

vs.

LAKE VILLA ASSOCIATES
LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490
Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LAKE VILLA ASSOCIATES LTD
Address: 2300-2490 S PARK ROAD Pembroke Park, FL 33009
Folio: 514220030010
Site Address: 2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490
Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2025

Notes/Mean of Correction:

1. Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490 - Incomplete permit(s) process # 39198145, # 39198850, # 39198860, # 39201216, #39201228, # 39201248 and # 39201273

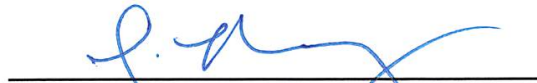
Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8786
Petitioner,)
)
vs.)
)
LAKE VILLA ASSOCIATES LTD,)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2300-2490 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD

FOLIO NO.: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ **350 -** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues 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(S) SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

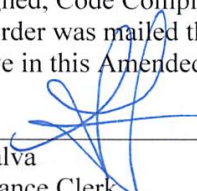
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No **X**

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this **21st** day of **November**, 2024.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Nov. 19, 2024 Phone: 305-347-5290
Email: skorab@barthet.com
Property Address: 2300 S Park Rd, et. al

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Samuel Korab, Esq. as Agent for Lake Villa Apartments, request a hearing before the Special Magistrate for Code Compliance Case # 8786 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Nov. 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Oct. 16, 2024 imposing the fine of \$250.00 per day for violation(s) of the Town's Code of Ordinances: 5-105 and 5-2(a)(b)

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.

Lake Villa Apartments
Petitioner's Name (Print)

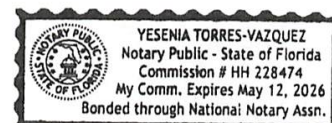

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 19th day of November, 2024.


Notary
My Commission expires May 12, 2024



TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9736 73

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Mail a smile.

Thinking of You
CORRECTION
STATION

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09/19/2024 ZIP 33023
043M30245597



US POSTAGE

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LAKE VILLA ASSOCIATES LTD
OC, #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009

NO ACCESS

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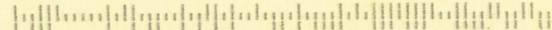
331 DE 1

0011/02/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2106-01455-19-41



IA

33009-330099

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:

LAKE VILLA ASSOCIATES LTD

OC #8786

2300 S PARK RD,

PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8706 30

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9736 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Addressee

B. Received by

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail
Restricted Delivery
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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



9589 0710 5270 1605 9736 35

Print a smile.

Thinking of You

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US POSTAGE

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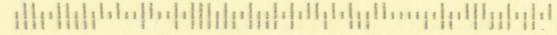
LAKE VILLA ASSOCIATES LTD
OC #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009

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RETURN TO SENDER
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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:

LAKE VILLA ASSOCIATES LTD
 OC #8786
 2490 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8706 78

2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



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LAKE VILLA ASSOCIATES LTD

OC #8786

2350 S PARK RD,

PEMBROKE PARK, FL 33009

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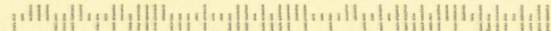
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CERTIFIED MAIL

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:

LAKE VILLA ASSOCIATES LTD
 iOC #8786
 2350 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8706 47

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9736 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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



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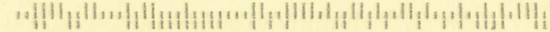
LAKE VILLA ASSOCIATES LTD
OC #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

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

1. Article Addressed to:

LAKE VILLA ASSOCIATES LTD
 OC #8786
 2400 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8706 54

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

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- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
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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



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LAKE VILLA ASSOCIATES LTD
HCF #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009



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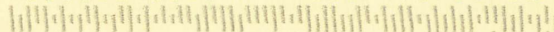
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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

LAKE VILLA ASSOCIATES LTD
HCF #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8653 22

2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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☐ Agent☐ Addressee

B. 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®
- ☐ 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 PARK

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

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LAKE VILLA

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ASSOCIATES

ITD.

NOV # 8786.

2490 S PARK ROAD,

PEMBROKE PARK, FL 33009



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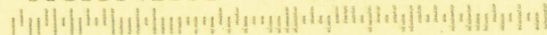
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RETURN TO SENDER
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BC: 33023541350

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TOWN OF PEMBROKE PARK

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



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LAKE VILLA ASSOCIATES LTD
OC #8786
6053 NW 63 WAY
PARKLAND FL 33067

OCT 15 2024

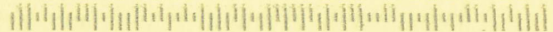
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UNABLE TO FORWARD

BC: 33023541350 *2106-01517-19-41



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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:

LAKE VILLA ASSOCIATES LTD
OC #8786
6053 NW 63 WAY
PARKLAND FL 33067



9590 9402 8582 3244 8706 85

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9736 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail[®]
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail

Mail Restricted Delivery

(10)

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



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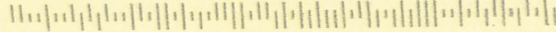
LAKE VILLA ASSOCIATES LTD
HCF #8786
6053 NW 63 WAY
PARKLAND FL 33067

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2506-05792-16-41



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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:

LAKE VILLA ASSOCIATES LTD
HCF #8786
6053 NW 63 WAY
PARKLAND FL 33067



9590 9402 8582 3244 8653 39

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9747 24

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

Mail
Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



LAKE VILLA ASSOCIATES LTD
HCF #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009



9589 0710 5270 1605 9747 62



quadiant

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08/16/2024 ZIP 33023
043M30245597

US POSTAGE

SEP 03 2024

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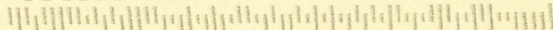
331 DE 1

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RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-00784-16-41



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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:

LAKE VILLA ASSOCIATES LTD
HCF #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8652 92

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9747 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

☐ Mail Restricted Delivery (10)

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



9589 0710 5270 1605 9747 48

LAKE VILLA ASSOCIATES LTD
HCF #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009

FL 330

16 AUG 2024 PM 5:11



quodient

CORRECTION

IMI

\$009.64⁰

08/16/2024 ZIP 33023
043M30245597

US POSTAGE



SEP 03 2024

NIXIE

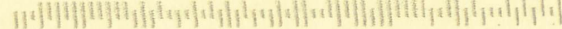
331 DE 1

0808/31/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-00425-16-41



IA

33009-20709

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE VILLA ASSOCIATES LTD
HCF #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8653 15

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9747 48

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9747 79



quadrant

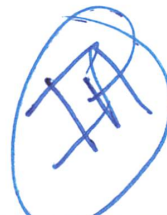
CORRECTION
IMI

\$009.64⁹

08/16/2024 ZIP 33023
043M30245597

US POSTAGE

LAKE VILLA ASSOCIATES LTD
HCF #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009



SEP 03 2024

NIXIE

331 DE 1

8888/31/24

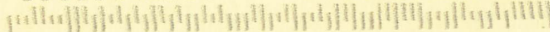
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 33023541350

*2006-03151-16-39

33009-880099



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE VILLA ASSOCIATES LTD
HCF #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8652 85

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9747 79

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9747 55



quadiant

CORRECTION
IMI

\$009.64⁰

08/16/2024 ZIP 33023
043M30245597

US POSTAGE



LAKE VILLA ASSOCIATES LTD
HCF #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

SEP 03 2024

NIXIE

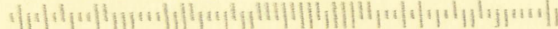
331 DE 1

8888/31/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-00690-16-41



IA
33009-3307299

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:

LAKE VILLA ASSOCIATES LTD
HCF #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8653 08

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9747 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail

Mail Restricted Delivery

0)

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

Domestic Return Receipt

TOWN
3150 S.W. 52ND

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

CERTIFIED MAIL®



9589 0710 5270 1814 1905 19



quadiant

CORRECTION
IMI

\$009.64⁹

11/22/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

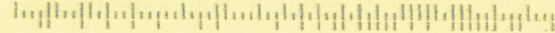
LAKE VILLA ASSOCIATES LTD
AO #8786, AFO #8825
2300 S PARK RD
PEMBROKE PARK, FL 33009

DEC 17 2024

NIXIE 331 DE 1 2212/13/24

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-07794-22-41



.. 9409921688842262588

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:

LAKE VILLA ASSOCIATES LTD
 OC #8786
 2450 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8706 61

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9736 42

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

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

Domestic Return Receipt

9589 0710 5270 1605 9736 66

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OC #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

Postmark
Here
SEP 19 2024

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

9589 0710 5270 1605 9736 73

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OC #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

Postmark
Here
SEP 19 2024

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

9589 0710 5270 1605 9736 42

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and F
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OC #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

Postmark
Here
SEP 19 2024

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

9589 0710 5270 1605 9736 59

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage an
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OC #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4

Postmark
Here
SEP 19 2024

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

9589 0710 5270 1605 9736 35

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OCI #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP

Postmark
Here
SEP 19 2024

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

9589 0710 5270 1605 9736 28

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage an
\$

Sent To
LAKE VILLA ASSOCIATES LTD
OC #8786
6053 NW 63 WAY
PARKLAND FL 33067

City, State, ZIP+4

Postmark
Here
SEP 19 2024

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

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **9.64**
Total Postage at \$
Sent To **GARY M. SINGER P.A.,
OC #8786
12 SE 7TH STREET SUITE 820
FORT LAUDERDALE, FL 33301**
Street and Apt. #
City, State, ZIP+4®
PS Form 3800, January 2020 PSN 7530-02-000-9053

Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: GARY M. SINGER P.A., OC #8786 12 SE 7TH STREET SUITE 820 FORT LAUDERDALE, FL 33301	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8706 92	1. Article Number (Transfer from service label) 9589 0710 5270 1605 9736 11
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

10 AUG 2023PM 6 L

LAKE VILLA ASSOCIATES
LTD.

Nov #3786.

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067.

No longer
Here



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

331 DE 1

0000/28/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC:

33023541350

*2606-00208-10-39

33023>5413

33067-463699

129992080002000002

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

TOWN OF PEMBROKE PARK, FLORIDA,	)	
	)	
Petitioner,	)	
	)	Case No.: 8786
vs.	)	
	)	
LAKE VILLA ASSOCIATES LTD		
Respondent(s)		

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS: 2300, 2350, 2400, 2450 & 2490 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD

FOLIO #: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

An administrative hearing was held before the undersigned Special Magistrate on September 18th, 2024. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON DECEMBER 18TH, 2024, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON DECEMBER 18TH, 2024.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18 day of September, 2024.

TOWN OF PEMBROKE PARK

[Signature]
Code Compliance Official

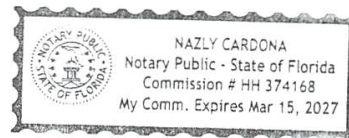
[Signature]
Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day, an officer duly qualified to take acknowledgements, personally appeared the Special Magistrate and Code Compliance Official 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 seal in the County and State aforesaid this 18 day of September, 2024.

Nazly Dayana CA.
Notary Public, State of Florida
Clerk to the Special Magistrate



Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of September, 2024.

Nazly Dayana CA.
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



ENGINEERING LETTER

Regarding:

ADDRESS: 2450 South Park Rd
Pembroke Park FL 33009
Villa Lake

Date: 9/17/2024

To whom it may concern

CALC ENGINEERING performed engineering inspection of the property located at ADDRESS:
2450 South Park Rd
Pembroke Park FL 33009. Please be advised that Calc Engineering
performed inspection of the existing AC units in all the buildings. CALC
ENGINEERING certify that the installation of the AC units confirms that installation done
correctly, and complies FBC 2023.

It is our purpose to provide information on the condition of the house/building on the day of
the inspection, and not to provide discussions or recommendations concerning the future
maintenance of the house. Thank you for asking Calc Engineering to perform this important
inspection work for you. If you have any questions after reviewing this report, please feel free
to call me at my office with 305-898-9995.

Masood Hajali, PE
PE License number 82038
2000 NW 89 PL UNIT 102.
Doral, FL 33156
Cell: 305 898-9995



This item has been digitally signed and
sealed by MASOOD HAJALI on the date
adjacent to the seal. Printed copies of this
document are not considered signed and
sealed, and the signature must be verified
on any electronic copies.

Digitally signed
by MASOOD
HAJALI
Date:
2024.09.17
10:19:03 -04'00'

Town of Pembroke Park

INVOICE

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



DATE: September 12, 2024
INVOICE # 435
FOR:

Case #8786
LAKE VILLA ASSOCIATES LTD
2300, 2350, 2400, 2450 & 2490 S
PARK ROAD,
PEMBROKE PARK, FL 33009

Bill To:

LAKE VILLA ASSOCIATES LTD
2300, 2350, 2400, 2450 & 2490
S PARK ROAD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 05/15/2024		
1	Admin Fee	\$ 100.00	\$ 100.00
34	Day(s) of Per Diem from (08/15/2024 - 09/18/2024)	\$ 350.00	\$ 11,900.00
Balance			\$ 12,000.00

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	2300-2490 S PARK ROAD Pembroke Park, FL 33009	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490

Folio

514220030010

Legal Description

HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Case Status	Open	Case #	8786	Date Next Inspection	9/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail Hand
8/16/2024		Affidavit of Non-Compliance	Certified Mail
8/16/2024	9/18/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,250.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$5,350.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$5,350.00

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner _____)

vs.)

LAKE VILLA ASSOCIATES LTD

CASE NO. 8786

Respondent

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2450 S PARK ROAD, PEMBROKE PARK, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTD AT 10:13A.M.
ON THE 22 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

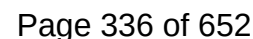
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification

Type of Identification Produced



Aug 22, 2024 at 10:13:19 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FL 33029

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

Petitioner,

vs.

LAKE VILLA
ASSOCIATES LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

NOTICE OF HEARING TO CONFIRM FINE

Sent To: LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Case #: 3766

Date: 03/15/2024

Property Owner: LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Property Description: 514223000310

Certified Mail #:

Legal Description:

HOLLYDALE AVENUE PLAT 18-49 D ALL B, K
1 LESS LOTS 8,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 18th day of September, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-566-4603 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: 1-800-552-8770 (VOICE) OR 1-800-552-8771 (TDD).

Sincerely,

Josefina Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 566-4603 Ext. 210

1 of 1

Aug 22, 2024 at 10:13:43 AM

Lv
2450

RENTAL
OFFICE

Aug 22, 2024 at 10:13:12 AM

**RENTAL
OFFICE**

NOTICE OF HEARING TO CONFIRM FINE
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Patitioner:
vs.
LAKE VILLA ASSOCIATES LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

NOTICE OF HEARING TO CONFIRM FINE

Sent To: LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Property Owner: LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK
11,855 LOTS 6,7

Case #: 8796

Date: 03/16/2024

Property Description: 51422000010

Certified Mail #: 51422000010

AKA: 2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 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,
Joelene Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

1 of 1

Aug 22, 2024 at 10:13:19 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Patitioner,

vs.

LAKE VILLA
ASSOCIATES LTD

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

LAKE VILLA ASSOCIATES LTD

2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Case #:

8796

Date:

03/16/2024

Property Owner:

LAKE VILLA ASSOCIATES LTD

2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Property Description:

51422000010

Certified Mail #:

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

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Sincerely,

Joelene Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

1 of 1

Aug 22, 2024 at 10:13:43 AM



9589 0710 5270 1605 9747 31

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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
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To LAKE VILLA ASSOCIATES LTD
HCF #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 See reverse for instructions

9589 0710 5270 1605 9747 24

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
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To LAKE VILLA ASSOCIATES LTD
HCF #8786
6053 NW 63 WAY
PARKLAND FL 33067

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 See reverse for instructions

9589 0710 5270 1605 9747 17

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

Postage
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To GARY M. SINGER P,A,
HCF #8786
12 SE 7TH STREET SUITE 820
FORT LAUDERDALE, FL 33301

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 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
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To LAKE VILLA ASSOCIATES LTD
HCF #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 See reverse for instructions

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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
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To LAKE VILLA ASSOCIATES LTD
HCF #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 See reverse for instructions

9589 0710 5270 1605 9747 62

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

Postage
\$ 9.64

Total Postage and Fee \$ 9.64

Sent To LAKE VILLA ASSOCIATES LTD
HCF #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-90047 See reverse for instructions

9589 0710 5270 1605 9747 79

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$ 9.64

Total Postage and \$

Sent To LAKE VILLA ASSOCIATES LTD

Street and Apt. No HCF #8786

City, State, ZIP+4® 2300 S PARK RD,
 PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9004 See reverse for instructions

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

LAKE VILLA
ASSOCIATES LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE VILLA ASSOCIATES LTD	8786	08/16/2024
2300-2490 S PARK ROAD Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
LAKE VILLA ASSOCIATES LTD	514220030010	
2300-2490 S PARK ROAD Pembroke Park, FL 33009		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490	

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8786

Petitioner,

vs.

LAKE VILLA ASSOCIATES
LTD

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

Respondent(s)

On 8/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LAKE VILLA ASSOCIATES LTD
Address: 2300-2490 S PARK ROAD Pembroke Park, FL 33009
Folio: 514220030010
Site Address: 2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490
Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

Notes/Mean of Correction:

1. Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490 - No permit has been obtained.

Further, Affiant sayeth naught

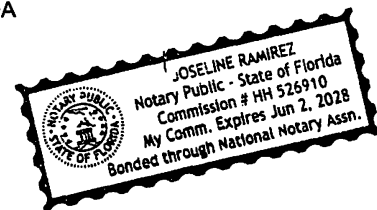
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9262 04

MIAMI FL 330

15 MAY 2024 PM 2:11

quodient

CORRECTION

IMI

\$008.69⁰

05/16/2024 ZIP 33023
043M30245597

US POSTAGE

JUN 24 2024

LAKE VILLA ASSOCIATES LTD
FO #8786
2400 S PARK RD.
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0006/19/24

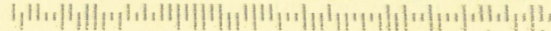
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2106-00303-16-42

9326010089003523

33023541350



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to:		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
LAKE VILLA ASSOCIATES LTD FO #8786 2400 SPARK RD, PEMBROKE PARK, FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (<i>Transfer from service label</i>)		3. Service Type	
9590 9402 8582 3244 8671 97		☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
9589 0710 5270 1605 9262 04		Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CERTIFIED MAIL®

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

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9262 11



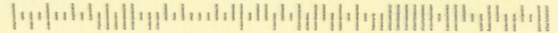
JUN 24 2024

LAKE VILLA ASSOCIATES LTD
FO #8786
2350 S PARK RD,
PEMBROKE PARK FL 33009

NIXIE 331 DE 1 0006/19/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2106-00295-16-42



IA
33009-3300999
330235413

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

LAKE VILLA ASSOCIATES LTD
FO #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8672 03

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9262 11

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

Mail
Mail Restricted Delivery
(00)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9262 28



quadiant

CORRECTION
IMI

\$008.69⁰

05/16/2024 ZIP 33023
043M30245597

US POSTAGE

JUN 24 2024

LAKE VILLA ASSOCIATES LTD
FO #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009

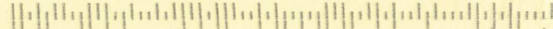
33009-300089

33023>5413

NIXIE 331 DE 1 0006/19/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2506-01954-16-42



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:

LAKE VILLA ASSOCIATES LTD
 FO #8786
 2300 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8672 10

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9262 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail 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



9589 0710 5270 1605 9261 81



quadiant

CORRECTION
IMI

\$008.69⁰

05/16/2024 ZIP 33023
043M30245597

US POSTAGE

JUN 24 2024

LAKE VILLA ASSOCIATES LTD
FO #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009

IA

NIXIE 331 DE 1 0006/19/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2106-00411-16-42



33009-330235413

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to:		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
LAKE VILLA ASSOCIATES LTD PO #3786 2490 S PARK RD, PEMBROKE PARK, FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (<i>Transfer from service label</i>)		3. Service Type	
9589 0710 5270 1605 9261 81		☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9261 98



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CORRECTION

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05/16/2024 ZIP 33023
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US POSTAGE

JUN 24 2024

LAKE VILLA ASSOCIATES LTD
FO #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009

33009-307229

33023>5413

NIXIE

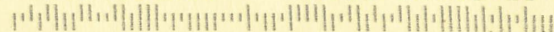
331 DE 1

0006/19/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-01901-16-42



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKE VILLA ASSOCIATES LTD FO #8786 2450 S PARK RD, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9261 98		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CERTIFIED MAIL®
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK



9589 0710 5270 0673 4019 10



LAKE VILLA ASSOCIATES LTD
NOH #8786
2490 S PARK RD,
PEMBROKE PARK, FL 33009

JUN 03 2024

NIXIE

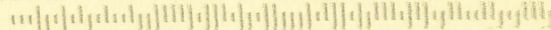
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2285/81/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

MANUAL PROC REQ

*2506-05602-25-41



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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKE VILLA ASSOCIATES LTD NOH #3786 2490 PARK RD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4019 10		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK



9589 0710 5270 0673 4019 58



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04/25/2024 ZIP 33023

043M30245597

US POSTAGE

JUN 03 2024

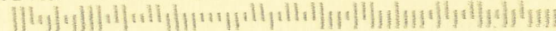
LAKE VILLA ASSOCIATES LTD
NOH #8786
2350 S PARK RD,
PEMBROKE PARK, FL 33009

IA
33009-3300999

NIXIE 321 CE 1 2205/01/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

MANUAL PROC REQ *2938-05519-25-41



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKE VILLA ASSOCIATES LTD NOH #8786 2350 S PARK RD, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 0673 4019 58		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK

Finance Department

[Handwritten signature]

JUN 03 2024

LAKE VILLA ASSOCIATES LTD
NOH #8786
2400 S PARK RD,
PEMBROKE PARK, FL 33009

9A0E100B3B2E0B04

IA
33009-9307299



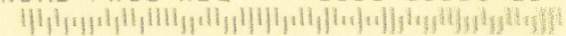
9589 0710 5270 0673 4019 41



NIXIE 331 CE 1 2285/01/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

MANUAL PROC REQ *2938-05550-25-41



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:

LAKE VILLA ASSOCIATES LTD
 NOH #8786
 2400 S PARK RD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7701 83

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4019 41

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
2300 S PARK RD.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
2350 S PARK RD.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
2400 S PARK RD.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
2450 S PARK RD.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
2490 S PARK RD.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To
LAKE VILLA ASSOCIATES LTD
FO #8786
6053 NW 63 WAY
PARKLAND, FL 33067

City, State, ZIP+4®

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

9589 0710 5270 1605 9261 67

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

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

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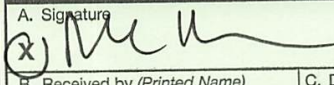
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 GARY M. SINGER P.A.,
 FO #8786
 12 SE 7TH STREET, SUITE 820
 FORT LAUDERDALE, FL 33301

PS Form 3800, January 2002 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☒ Agent ☐ Addressee B. Received by (Printed Name) Richard Paese C. Date of Delivery 5-20 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No												
1. Article Addressed to: LAKE VILLA ASSOCIATES LTD FO #8786 6053 NW 63 WAY PARKLAND FL 33067 9590 9402 8582 3244 8671 66	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
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2. Article Number (Transfer from service label) 9589 0710 5270 1605 9261 74	Domestic Return Receipt												



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK



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4/29/24

GARY M. SINGER P,A,
NOH #8786
12 SE 7TH STREET, SUITE 820
FORT LAUDERDALE, FL 33301

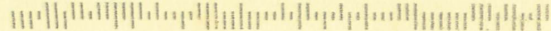
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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ *2938-00651-25-42



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARY M. SINGER P,A,
 NOH #8786
 12 SE 7TH STREET, SUITE 820
 FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7702 37

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4018 97

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

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Domestic Return Receipt



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK



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CORRECTION

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04/25/2024 ZIP 33023

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US POSTAGE

LAKE VILLA ASSOCIATES LTD
NOH #8786
6053 NW 63 WAY
PARKLAND FL 33067

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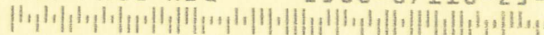
RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

MANUAL PROC REQ

*2306-07116-25-44



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56998>9999

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:

LAKE VILLA ASSOCIATES LTD
 NOH #8786
 6053 NW 63 WAY
 PARKLAND FL 33067



9590 9402 7581 2098 7702 20

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4019 03

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail

Mail Restricted Delivery

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Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8786
Petitioner,)
)
vs.)
)
LAKE VILLA ASSOCIATES LTD)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2300, 2350, 2400, 2450 & 2490 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD

FOLIO #: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of May 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350- 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 of May 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of May, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	2300-2490 S PARK ROAD Pembroke Park, FL 33009	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490

Folio

514220030010

Legal Description

HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Case Status	Open	Case #	8786	Date Next Inspection	5/15/2024
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Notes Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK



9589 0710 5270 0673 4019 34



LAKE VILLA ASSOCIATES LTD
NOH #8786
2450 S PARK RD,
PEMBROKE PARK, FL 33009

33009-307368
56998>9999

NIXIE 331 CE 1 2205/03/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
MANUAL PROC REQ *2506-05639-25-41

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKE VILLA ASSOCIATES LTD NOH #8786 2450 S PARK RD, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 0673 4019 34		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE PARK

33023



9589 0710 5270 0673 4019 27



LAKE VILLA ASSOCIATES LTD
NOH #8786
2300 S PARK RD,
PEMBROKE PARK, FL 33009

JUL 01 2024

930E100B3D2E0B04

IA
33009-330099

NIXIE 331 CE 1 2205/03/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

MANUAL PROC REQ *2938-04930-25-41

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
LAKE VILLA ASSOCIATES LTD NOH #8786 2300 S PARK RD, PEMBROKE PARK, FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label)		3. Service Type	
9590 9402 7581 2098 7702 06		☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	
9589 0710 5270 0673 4019 27		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE VILLA ASSOCIATES LTD)

CASE NO. 8786

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2450 S PARK ROAD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTD AT 10:01 A.M. ON THE
03 DAY MAY OF 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

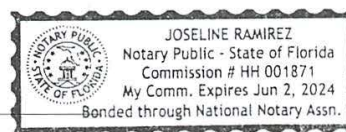
STATE OF FLORIDA
COUNTY OF BROWARD

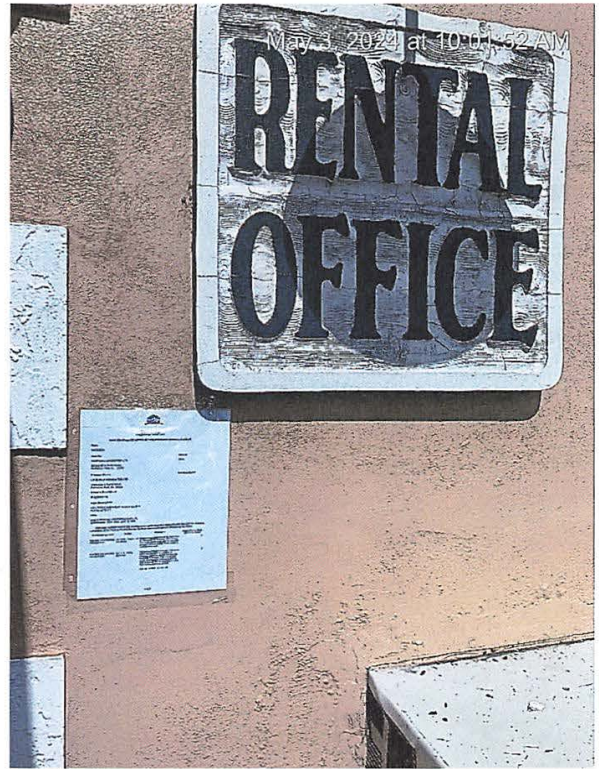
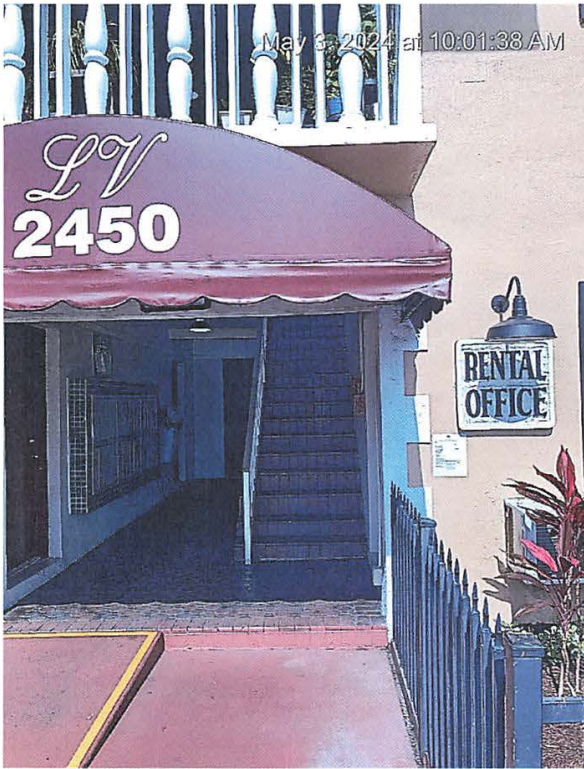
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of May, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





May 3, 2024 at 10:01:59 AM

Town of Pembroke Park
3100 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024

Sent To: LAKE VILLA ASSOCIATES LTD.
2300-2400 S PARK ROAD
Pembroke Park, FL 33009

Case #: 8786

Property Owner: LAKE VILLA ASSOCIATES LTD.
2300-2400 S PARK ROAD
Pembroke Park, FL 33009

Certified Mail #: 514220030010

Property Description: HOLLYDALE AMEN PLAT 16-49 R ALL BLK
1 LESS LOTS 8,7

Legal Description: 2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2300, 2400, 2450 & 2490

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 04/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Correct Item Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 8-105 - Permits and Inspections	Permits and Inspections shall be made so as to comply with the provisions of the building code or the approved plan. All work shall proceed in a timely fashion and be done in a workable manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 8-117 - Permit application	The Building Official as designed, may require owner demonstration to complete the permitting application process including, but not limited to, plans, permits, utility plans, survey, calculations, calculations and any other documents that are necessary to follow the permitting application process. (Ord. No. 13-08-01, § 2, 8-11-12)	31

1 of 2

9589 0710 5270 0673 4019 58

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2350 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4019 27

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2300 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4019 34

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2450 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4019 10

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2490 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4019 03

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
6053 NW 63 WAY
City, State, ZIP+4®
PARKLAND FL 33067

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4018 97

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
GARY M. SINGER P.A.
NOH #8786
Street and Apt. No.
12 SE 7TH STREET, SUITE 820
City, State, ZIP+4®
FORT LAUDERDALE, FL 33301

Postmark
Here

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See Reverse for Instructions

9589 0710 5270 0673 4019 41

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postmark Here

Postage \$ 8.69

Total Postage and Fees \$

Sent To LAKE VILLA ASSOCIATES LTD

NOH #8786

Street and Apt. No. 2400 S PARK RD.

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

PS Form 3800, January 2023 PSN 7530-02-000-9004 See Reverse for Instructions



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

LAKE VILLA ASSOCIATES LTD

2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Case #:

8786

Property Owner:

LAKE VILLA ASSOCIATES LTD

2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030010

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B ALL BLK
1 LESS LOTS 6,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2023 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.	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

Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all 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 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

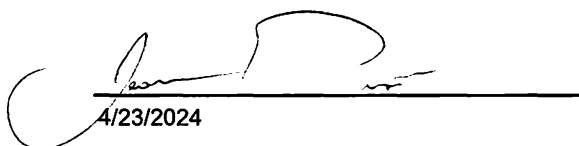
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8786

Petitioner,

vs.

LAKE VILLA ASSOCIATES
LTD

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LAKE VILLA ASSOCIATES LTD
Address: 2300-2490 S PARK ROAD Pembroke Park, FL 33009
Folio: 514220030010
Site Address: 2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490
Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

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: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024

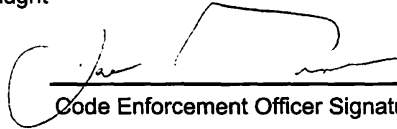
Notes/Mean of Correction:

1. Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490 - No permit has been obtained.

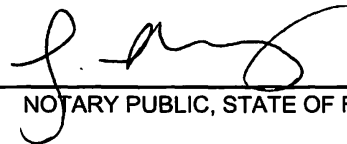
Further, Affiant sayeth naught

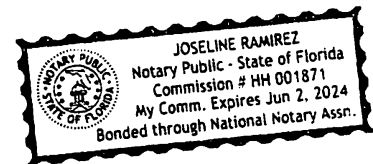
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #: 8786

Date: 08/04/2023

Property Owner: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Property Description: 514220030010

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

AKA: 2300 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2023 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.	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

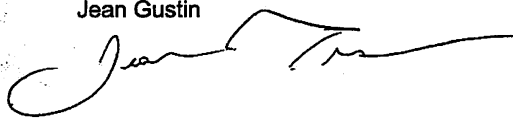
Notes/Mean of Correction:

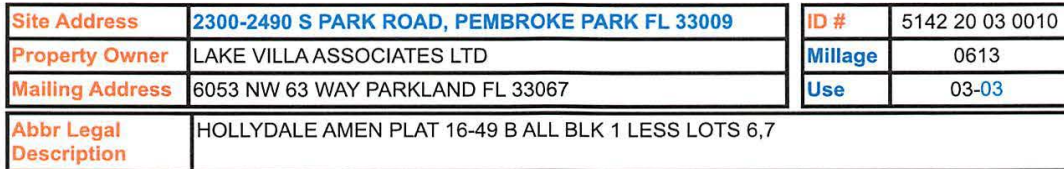
Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin





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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,731,050	\$15,731,050	\$15,731,050	\$15,731,050
Portability	0	0	0	0
Assessed/SOH	\$14,537,620	\$15,731,050	\$14,537,620	\$14,537,620
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	\$14,537,620	\$15,731,050	\$14,537,620	\$14,537,620

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$9.00	163,969	SF
				Adj. Bldg. S.F. (Card, Sketch)		120141
				Units		152
				Eff./Act. Year Built: 1971/1970		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
152								



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

Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

Document Number A16000000386
FEI/EIN Number 81-5426423
Date Filed 08/11/2016
Effective Date 08/11/2016
State FL
Status ACTIVE

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

Gary M. Singer P,A,
12 SE 7Th Street
SUITE 820
Fort Lauderdale, FL 33301

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

M.S.L. PROPERTY MANAGEMENT, INC.
6053 Nw 63rd Way
Parkland, FL 33067

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

10 AUG 2023 PM 6 L

LAKE VILLA ASSOCIATES

LTD.

Nov # 8786.

2490 S PARK ROAD,

PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL
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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541358

*2080-8810E-18-38



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

10 AUG 2023PM 6 L

LAKE VILLA ASSOCIATES
LTD.

Nov #3786.

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067.

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FIRST-CLASS MAIL
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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

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0000/28/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 33023541350

*2606-00208-10-39

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5518
Petitioner,)
vs.)
LAKE VILLA ASSOCIATES LTD)
Respondent(s)

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: 2300 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD

FOLIO NO.: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b) 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

Aug 3, 2023 at 11:04:56 AM



Aug 3, 2023 at 11:06:24 AM



Aug 3, 2023 at 11:06:29 AM



Aug 3, 2023 at 11:08:08 AM



Aug 3, 2023 at 11:08:13 AM



Aug 3, 2023 at 11:09:31 AM



Aug 3, 2023 at 11:10:16 AM



Aug 3, 2023 at 11:10:20 AM



Aug 3, 2023 at 11:11:56 AM





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

LAKE VILLA ASSOCIATES
LTD.
Nov #3786.



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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067.

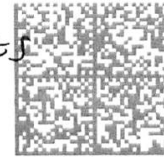
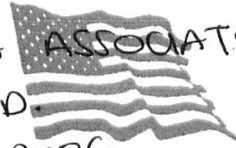
TOWN OF PEMBROKE PARK

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

LAKE VILLA ASSOCIATES
LTD.

Nov # 8786.

2490 S PARK ROAD,
PEMBROKE PARK, FL 33009



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\$000.63⁰

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

LAKE VILLA ASSOCIATES
LTD.

Nov # 8786.

2300 S PARK ROAD,
PEMBROKE PARK, FL 33009.



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08/08/2023 ZIP 33023
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US POSTAGE

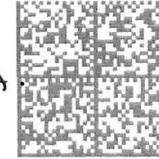
TOWN OF PEMBROKE PARK

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

GARY M. SINGER P.A.

NOV # 8786.

12 SE 7th STREET, STE B20,
FORT LAUDERDALE, FL 33301.



quadiant

FIRST-CLASS MAIL
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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

LAKE VILLA ASSOCIATES
LTD

NOV # 8786.

6053 NW 63 WAY,
PARKLAND, FL 33067.



quadiant

FIRST-CLASS MAIL
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\$000.63⁰

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	3/25/2025
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/20/2024	11/20/2024	2nd Amended Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Regular Mail
3/25/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2025

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$19,600.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$19,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
Total Payments		\$103.00
Fees Outstanding		\$19,797.00

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee																	
1. Article Addressed to: HCF 9222 Topper Properties LLC 2601 John P Lyons Lane Pembroke Park, FL 33009  9590 9402 9016 4122 6616 46		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>APR 09 2025</i>																	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6999		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery (500)</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery (500)	
☐ Adult Signature	☐ Priority Mail Express®																		
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																		
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																		
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																		
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																		
☐ Collect on Delivery Restricted Delivery																			
☐ Insured Mail																			
☐ Mail Restricted Delivery (500)																			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt																	

7019 1120 0000 9007 6999

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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 and Fees	
\$	9.64
Sent To	
Topper Properties LLC HCF 9222	
Street and Apt. No., or PO Box No.	
2601 John P. Lyons Lane	
City, State, ZIP+4®	
Kembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC

CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

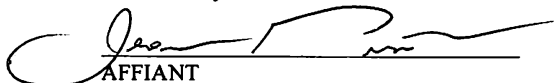
ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 12:02 P.M. ON THE 04 DAY OF APRIL 2025.

(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.

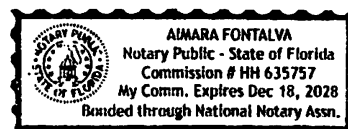

AFFIANT

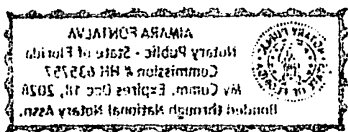
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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







CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Apr 4, 2025 at 12:02:08 PM

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

Petitioner,
vs.
**TOPPER PROPERTIES
LLC**
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
TOPPER PROPERTIES LLC 9222 03/25/2025
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Owner: Property Description: Certified Mail #:
TOPPER PROPERTIES LLC 514229080010
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Legal Description: AKA:
2601 INC PLAT 162-39 B PARCEL A 2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

1 of 1

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

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

Petitioner,
vs.

**TOPPER PROPERTIES
LLC**

**2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	03/25/2025
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, 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 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9222

Petitioner,

vs.

TOPPER PROPERTIES
LLC
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOPPER PROPERTIES LLC
Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009
Folio: 514229080010
Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Mean of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

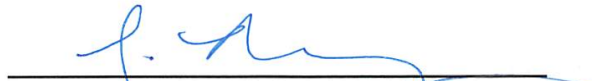
Further, Affiant sayeth naught

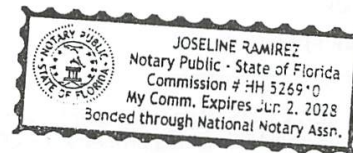
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
)
vs.)
)
)
TOPPER PROPERTIES LLC,
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

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FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

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.

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CONCLUSIONS OF LAW

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

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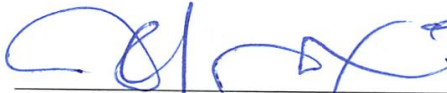
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ **350.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues 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(S) SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK



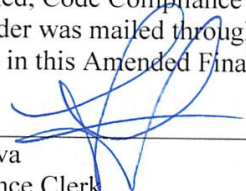
Harry Hipler, Special Magistrate

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

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes ___ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21st day of November, 2024.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 1905 57

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

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

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$ 9.64
 Total Postage at

Sent To

Street and Apt. #

City, State, ZIP+4

TOPPER PROPERTIES LLC
 STEPHEN STEWART
 AFO #9222
 2601 JOHN P LYONS LN
 PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOPPER PROPERTIES LLC
 STEPHEN STEWART
 AFO #9222
 2601 JOHN P LYONS LN
 PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8596 61

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1905 57

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 (D)
- ☐ 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
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	11/20/2024
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
 Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Hand
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
11/6/2024		Affidavit of Non-Compliance	Certified Mail
11/6/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$350.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$550.00

Payments

Date	Payment Type Name	Amount
9/4/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$447.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TOPPER PROPERTIES LLC)

Respondent

CASE NO. 9222

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 11:35 A.M. ON
THE 07 DAY OF NOVEMBER 2024.

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

TYPE OF SERVICE

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

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

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

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

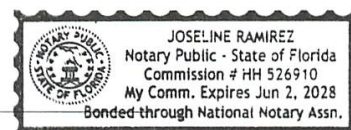

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.


Signature

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



Nov 7, 2024 at 11:35:29 AM



Nov 7, 2024 at 11:35:38 AM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
**TOPPER PROPERTIES
LLC**
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	11/06/2024
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

60 DAYS
please!



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11-6-2024 Phone: 754-454-1300
Email: VP @ Toppergroup.com
Property Address: 2601 John plyows Lane pembroke park
FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

33009

I, Adam Stewart (OWNER OR AGENT) request a hearing before the
Special Magistrate for Code Compliance Case # 9222 to ask for an extension of
time. I also affirm that this request shall serve as Notice of Hearing to the
11-12-2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue,
Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued
on 9/19/2024 imposing the fine of \$ 350.00 per day for
violation(s) of the Town's Code of Ordinances:
5-105, 517

Only the Special Magistrate can extend time for compliance. Should your petition not be
granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an
administrative fee of \$100.00 for this hearing.

Adam Stewart

Petitioner's Name (Print)

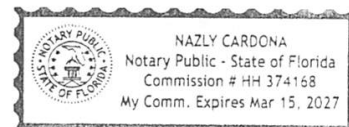
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 6 day of Nov., 2024.

Ngadi Dayana GA
Notary
My Commission expires Mar 15, 2027.



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Addressee ☐ Agent	
1. Article Addressed to: TOPPER PROPERTIES LLC STEWART, STEPHEN AFO #9222 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) Natalya C. Date of Delivery 09/25/12	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8702 41		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9589 0710 5270 1605 9738 40		Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1605 9738 40

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

Postage
\$9.64

Total Postage and Fees
\$9.64

Sent To
TOPPER PROPERTIES LLC
STEWART, STEPHEN
AFO #9222
2601 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

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

PS Form 3800, June 2010

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
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vs.)
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TOPPER PROPERTIES LLC)
Respondent(s) _____

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO #: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350- 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 of September 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Sales Receipt

From

Town of Pembroke Park
City Hall
3150 SW 52nd Ave. Pembroke Park, FL 33023
Phone 954.966.4600
Fax 954.966.4600

Receipt For

Adam Stewart
7323 NW 18th Court
FL, 33024

Order #: 26908

Transaction Date: 9/4/2024 1:42:14 PM

Transaction Status: APPROVED

Transaction Amount: 103.00

Account #: 5424....0311

Telecheck Trace:

Approval Code:

Return Check Fee:

Return Cehck Note:

App#	Fee Component	Quantity	Amount
AP-97594	Code Enforcement Administrative Fees	100.00	100.00
AP-97594	Technology Convenience Fee	3.00	3.00

9589 0710 5270 0673 4015 90

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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
 \$ 9.64

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

TOPPER PROPERTIES LLC
 STEWART, STEPHEN
 FO #9222
 2601 JOHN P LYONS LN,
 PEMBROKE PARK, FL 33009

Postmark
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PS Form 3800, January 2002 (PSN 7530-02-000-9000) See Reverse for Instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9222
Petitioner,)
)
vs.)
)
TOPPER PROPERTIES LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

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CONCLUSIONS OF LAW

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of July 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This 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 18 day of July, 2024.



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
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	9/18/2024
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Email

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$100.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/4/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	(\$3.00)



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-4-2024 Phone: 954-454-1300
Email: Sales @ Toppergroup.com
Property Address: 2601 John P Lyons Lane Pembroke Park 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Stephen Stewart (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9222 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9-18-2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

VP @ Toppergroup.com

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 18th DAY OF JULY imposing the fine of \$ 350.00 per day for violation(s) of the Town's Code of Ordinances: SEC 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Adam Stewart
Petitioner's Name (Print)

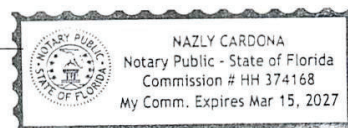
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 4 day of Sept., 20 24.

Nazly Dayana GA
Notary
My Commission expires Mar 15, 2027



Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status	Open	Case #	9222	Date Next Inspection	7/17/2024
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC
AT 11:20 A.M. ON THE 24 DAY OF JUNE 2024.

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

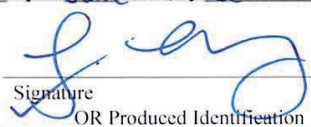
TYPE OF SERVICE

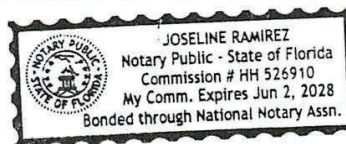
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

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



Jun 24, 2024 at 11:20:32 AM



Jun 24, 2024 at 11:20:40 AM


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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/20/2024

Sent To:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:
9222

Property Owner:
TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229080010

Legal Description:
2601 INC PLAT 162-39 B PARCEL A

AKA:
2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, scaled plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 15-09-01, § 2, 9-11-13)	30

1 of 2

9589 0710 5270 1605 9271 57

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

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

OFFICIAL USE

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

Postage
 \$ **8.69**
 Total Postage and Fees \$

Sent To
 Street and Apt. N
 City, State, ZIP+4

Postmark Here

TOPPER PROPERTIES LLC
 STEWART, STEPHEN
 NOH #9222
 2601 JOHN P LYONS LN,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-28047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) Natalya C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No																
1. Article Addressed to: TOPPER PROPERTIES LLC STEWART, STEPHEN NOH #9222 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9271 57	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery																	

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



6/20/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9222

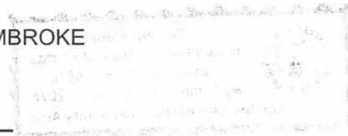
Petitioner,

vs.

TOPPER PROPERTIES
LLC

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

Respondent(s)



On 6/10/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TOPPER PROPERTIES LLC
Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009
Folio: 514229080010
Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
Legal Description: 2601 INC PLAT 162-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/10/2024

Notes/Mean of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

Further, Affiant sayeth naught

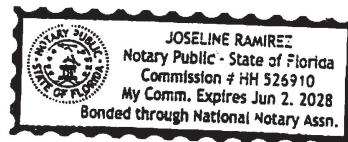
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/10/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOW #9222.

2601 John P. Lyons Lane,
Pembroke Park, FL 33009.



quadtent
FIRST-CLASS MAIL
IMI
\$000.64[®]
01/29/2024 ZIP 33023
043M30245597

US POSTAGE



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

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number L04000054456
FEI/EIN Number N/A
Date Filed 07/21/2004
State FL
Status ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2021	02/03/2021



Site Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$481,680	\$2,165,230	\$2,646,910	\$2,646,910				
2023	\$481,680	\$2,165,230	\$2,646,910	\$2,406,470	\$53,539.60			
2022	\$481,680	\$1,799,630	\$2,281,310	\$2,187,700	\$46,779.72			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910				
Portability	0	0	0	0				
Assessed/SOH	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910				
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	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/27/2004	WD	\$1,600,000	38146 / 1985	\$11.00	43,789	SF		
9/1/1993	WD	\$400,000	21083 / 364					
				Adj. Bldg. S.F. (Card, Sketch)		21265		
				Eff./Act. Year Built: 1972/1971				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
21265								



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	01/23/2024
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC	514229080010	
2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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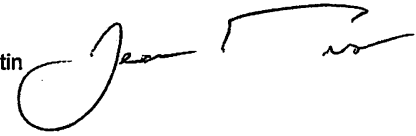
Notes/Mean of Correction:

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

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

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

Jean Gustin









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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7787
Petitioner,)
)
vs.)
)
)
TOPPER PROPERTIES LLC)
Respondent(s) _____

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: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TOPPER PROPERTIES LLC

FOLIO NO.: 5142 29 08 0010

LEGAL DESCRIPTION: 601 INC PLAT 162-39 B PARCEL A

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)(m); 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)(m); 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 ___ 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 Cardona

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

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 9, 2025
INVOICE NO.: 001
FOR:

Case No.: 9485
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
PEMBROKE PARK, FL 33009

Bill To:
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-48, 15-17 ,15-175, and 15-40(b).		
1	Final Order 05/15/2024 Admin Fee	\$ 100.00	\$ 100.00
55	Day(s) of Per Diem from (06/14/2024 - 08/08/2024)	\$ 350.00	\$ 19,250.00
Balance			\$ 19,350.00

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to: HCF 9596, 9485
Meat Bar Holdings LLC
2875 NE 191 ST STE 601
Aventura, FL 33180

2. Article Number (Transfer from service label)
7019 1120 0000 9007 6982

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Julia Tabak* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *Julia Tabak* C. Date of Delivery *4/3/25*

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

APR 07 2025

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
HCF 9485
Meat Bar Holdings LLC
2538 SW 30 Ave
Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9574

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *N.F.* ☐ Agent ☐ Addressee

B. Received by (Printed Name) *N.F.* C. Date of Delivery *4/8*

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

APR 10 2025

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

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

7019 1120 0000 9007 6982

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

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

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (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 \$9.92	
Sent To Meat Bar Holdings LLC HCF 9596	
Street and Apt. No., or PO Box No. 2875 NE 191 ST STE 601 9485	
City, State, ZIP+4® Aventura, FL 33180	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 9007 6975

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

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

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (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 \$2.92	
Sent To Meat Bar Holdings LLC - Simon HCF 9596	
Street and Apt. No., or PO Box No. 2540 SW 30 Ave 9485	
City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9574

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

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

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (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 \$9.64	
Sent To Meat Bar Holdings LLC HCF	
Street and Apt. No., or PO Box No. 2538 SW 30 Ave 9485	
City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC

CASE NO. 9485

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

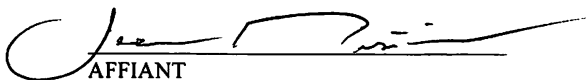
ADDRESS: 2538 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 1:12 P.M. ON THE 04 DAY OF APRIL 2025.

(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.

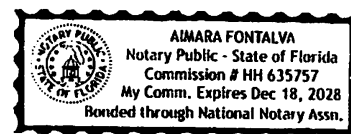

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

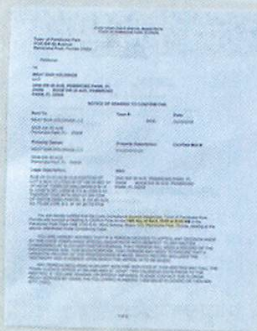
Signature

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



Apr 4, 2025 at 1:12:30 PM

2538
LEADER BILLIARDS



Apr 4, 2025 at 1:12:36 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC	9485	03/25/2025
2538 SW 30 AVE Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC	514221010120	
2538 SW 30 AVE Pembroke Park, FL 33009		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9485

Date:

03/25/2025

Property Owner:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Property Description:

514221010120

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 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 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

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

Case #:
9485

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

Respondent(s)

On 8/8/2024 I JEAN GUSTIN 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:	MEAT BAR HOLDINGS LLC
Address:	2538 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
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)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	8/8/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	8/8/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	8/8/2024

Notes/Mean of Correction:

TWOLC SANCTUARY

1. Outdoor storage is prohibited. The outdoor storage miscellaneous items have been removed. Corrected
2. TWOLC SANCTUARY: No Business Tax Receipt (BTR) on file. The warehouse bay is vacant and no violations exist. Corrected.
3. Obtaining Business Tax Receipt (BTR) License & Certificate of Use (CU). The warehouse bay is vacant and no violations exist. Corrected.
4. Display Business License within unit. The warehouse bay is vacant and no violations exist. 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 8/8/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9265 87

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and

Sent To MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
Street and Apt. No. 2875 NE 191 ST STE 601
City, State, ZIP+4® AVENTURA FL 33180

PS Form 3800, 11-2019

USPS HILLCREST POSTAL SERVICE
MAY 16 2024
POSTMARK HERE

9589 0710 5270 1605 9265 94

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

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

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and

Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
Street and Apt. No. 2540 SW 30 AVE
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, 11-2019

USPS HILLCREST POSTAL SERVICE
MAY 16 2024
POSTMARK HERE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE.
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8665 58

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9265 94

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)

RUTH LUCAS

C. Date of Delivery

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

3. Service Type

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

Mail
Restricted Delivery
(0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9485
2538 SW 30 AVE,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8665 10

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9265 56

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)

RUTH LUCAS

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
(0)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2538 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9485	Date Next Inspection	4/25/2024
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Notes

TWOLC SANCTUARY
 1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
 2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
 3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
 4. Display Business License within unit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - 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)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024

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 residence...

Not in Compliance -
Reinspection Date:
4/25/2024

LICENSES AND BUSINESS REGULATIONS

Sec. 15-40 (b) -
Delinquent business tax
receipt fees and penalties

Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.

Not in Compliance -
Reinspection Date:
4/25/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MEAT BAR HOLDINGS LLC) CASE NO. 9485
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

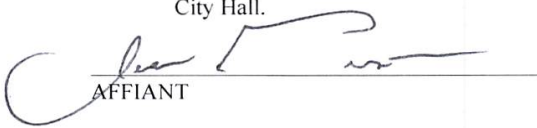
ADDRESS: 2538 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:20 A.M. ON THE 26
DAY OF APRIL, 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

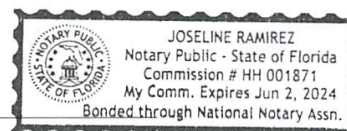

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



Apr 26, 2024 at 10:20:21 AM

2538

TOWN OF PEMBROKE PARK
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/25/2024

Sent To:
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Property Owner:
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Property Description:
514221010120

Legal Description:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 25.1, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Apr 26, 2024 at 10:20:27 AM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9485

Property Owner:

MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 25.1, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
 NOH #9484, #9485, #9226, #9227
 2875 NE 191 ST STE 601
 AVENTURA FL 33180



9590 9402 7581 2098 7700 60

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Julia Tabal

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Julia Tabal

C. Date of Delivery

1/18/22

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

3. Service Type

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

9589 0710 5270 0673 4011 32

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

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

OFFICIAL USE

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To
MEAT BAR HOLDINGS LLC
NOH #9484, #9485, #9226, #9227
Street and Apt. No.,
2875 NE 191 ST STE 601
City, State, ZIP+4®
AVENTURA FL 33180

PS Form 3800, January 2023 PSN 7530-02-000-9041 See Reverse for Instructions

9589 0710 5270 0673 4011 25

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

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

OFFICIAL USE

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To
MEAT BAR HOLDINGS LLC / ALON, SIMON
NOH #9484, #9485, #9226, #9227
Street and Apt. No.,
2540 SW 30 AVE,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Jan

9589 0710 5270 0673 4011 18

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and F
\$

Sent To
MEAT BAR HOLDINGS LLC / ALON, SIMON
NOH #9485
Street and Apt. No.,
2538 SW 30 AVE,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9041 See Reverse for Instructions



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9485

Property Owner:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

TWOLC SANCTUARY

1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

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 May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin


4/25/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9485

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

Respondent(s)

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2538 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
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)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/25/2024
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Notes/Mean of Correction:

TWOLC SANCTUARY

1. Outdoor storage is prohibited. The outdoor storage miscellaneous items have been removed. Corrected
2. TWOLC SANCTUARY: No Business Tax Receipt (BTR) on file. Not Corrected
3. Obtaining Business Tax Receipt (BTR) License & Certificate of Use (CU). The Business Tax Receipt License & Certificate of Use, Has Not Been Obtained. Not Corrected
4. Display Business License within unit. The Business License is not displayed at unit bay. Not Corrected.

Further, Affiant sayeth naught

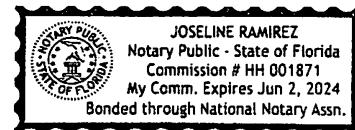
STATE OF FLORIDA

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 4/25/2024


NOTARY PUBLIC, STATE OF FLORIDA

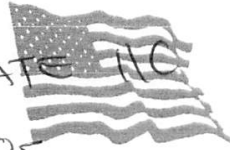




TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE NC
ALAN, SIMON
NOV #9485



quadiant

FIRST-CLASS MAIL

IMI

\$000.64

04/10/2024 ZIP 33023
043M30245597

US POSTAGE

2875 NE 191st, STE 601
AVENTURA, FL 33180

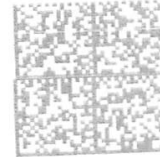
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE LLC
NOV #9485



2538 SW 30 AVE
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
04/10/2024 ZIP 33023
043M30245597

US POSTAGE

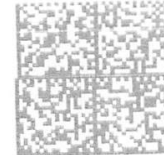
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE LLC
NOV #9485



2540 SW 30 AVE
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
04/10/2024 ZIP 33023
043M30245597

US POSTAGE



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

THX REAL ESTATE LLC
2875 NE 191 ST STE 601
AVENTURA , FL 33180

Case #:

9485

Date:

04/08/2024

Property Owner:

THX REAL ESTATE LLC
2875 NE 191 ST STE 601
AVENTURA , FL 33180

Property Description:

514221010120

Certified Mail #:**Legal Description:**

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Notes/Mean of Correction:

TWOLC SANCTUARY

1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin





MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2003/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM





Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 9, 2025
INVOICE NO.: 001
FOR:

Case No.: 9596
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Bill To:
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, 15-17, 15-175, and 15-40(b).		
1	Final Order 05/15/2024 Admin Fee	\$ 100.00	\$ 100.00
1	Amended Final Order 11/20/2024 Admin Fee	\$ 100.00	\$ 100.00
57	Day(s) of Per Diem from (02/18/2025 - 04/16/2025)	\$ 250.00	\$ 14,250.00
Balance			\$ 14,450.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: HCF 9596, 9485
Meat Bar Holdings LLC
2875 NE 191 ST STE 601
Aventura, FL 33180



9590 9402 9016 4122 6618 82

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6982

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Julia Tabak* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Julia Tabak* C. Date of Delivery *4/3/25*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 07 2025

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
- 1 Mail
1 Mail Restricted Delivery (500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

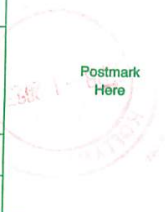
Domestic Return Receipt

7019 1120 0000 9007 6982

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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 Meat Bar Holdings LLC HCF 9596 Street and Apt. No., or PO Box No. 2875 NE 1st St STE 601 9485 City, State, ZIP+4® Aventura, FL 33180		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 6975

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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 Meat Bar Holdings LLC - Simon HCF 9596 Street and Apt. No., or PO Box No. 2540 SW 30 Ave 9485 City, State, ZIP+4® Pembroke Park, FL 33009		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 6968

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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 Meatbar Holdings LLC HCF 9596 Street and Apt. No., or PO Box No. 2542 SW 30 Ave City, State, ZIP+4® Pembroke Park, FL 33009		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC

CASE NO. 9596

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

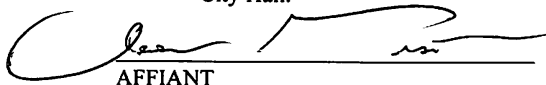
ADDRESS: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 1:09 P.M. ON THE 04 DAY OF APRIL 2025.

(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.

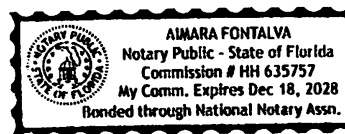

AFFIANT

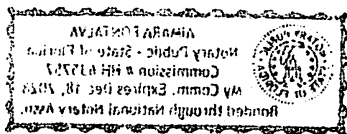
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





I.A.
SECURITY
M00-94

2542

[illegible]

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

Petitioner,

VS.

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

Sent To:

Case #:

9596

Date:

03/25/2025

Property Owner:

Property Description:

Certified Mail #:

514221010120

Legal Description:

AKA:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-965-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**MEAT BAR HOLDINGS
LLC**

**2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9596

Date:

03/25/2025

Property Owner:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description:

514221010120

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9596

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2542 SW 30 AVE PEMBROKE PARK, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 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: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/16/2025

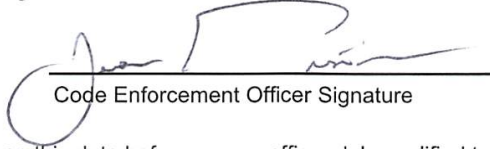
Notes/Mean of Correction:

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. No Business Tax Receipt Obtained. Not Corrected.
2. The tenant is currently operating without a Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.

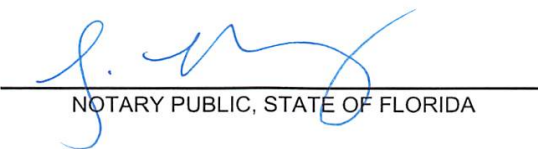
Further, Affiant sayeth naught

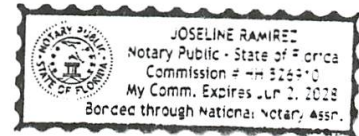
STATE OF FLORIDA

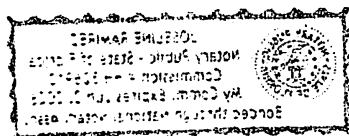
COUNTY OF BROWARD


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 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA





SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: MEAT BAR HOLDINGS LLC 9596 AFO PEMBROKE PINES, FL 33009  9590 9402 9016 4122 6522 17 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1901 44	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 <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Mail Restricted Delivery																	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: MEAT BAR HOLDINGS LLC AFO #9596 2542 SW 30 AVE PEMBROKE PARK, FL 33009  9590 9402 7288 2028 9901 82 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1901 68	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 <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

MEAT BAR HOLDINGS LLC

AFO #9596

2542 SW 30 AVE

PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

MEAT BAR HOLDINGS LLC

SIMON ALON

AFO #9596

2540 SW 30TH AVE

PEMBROKE PINES, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

MEAT BAR HOLDINGS LLC

AFO #9596

2875 NE 191 ST

STE 601 AVENTURA, FL 33180

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9596
Petitioner,)
)
vs.)
)
MEAT BAR HOLDINGS LLC,)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 514221010120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 5-17, 15-17, 15-175, and 15-40 (b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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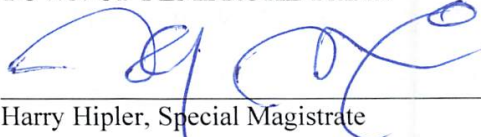
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17, 15-17, 15-175, and 15-40(b) WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues 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(S) SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK



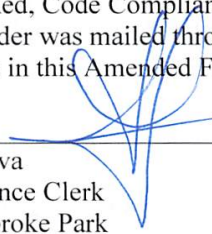
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21st day of November 2024.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL



9589 0710 5270 1814 2156 32



quadiant

CORRECTION
IMI

\$009.64⁰

10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 25 2024

MEAT BAR HOLDINGS LLC
HET #9596
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

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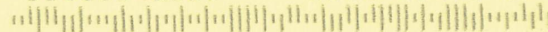
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RETURN TO SENDER
UNCLAIMED
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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

MEAT BAR HOLDINGS LLC
HET #9596
2542 SW 30 AVE
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8700 98

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2156 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(30)

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



9589 0710 5270 1814 2156 18



quadiant

CORRECTION
IMI

\$009.64⁰

10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 25 2024

MEAT BAR HOLDINGS LLC
SIMON ALON
HET #9596
2540 SW 30TH AVE
PEMBROKE PINES, FL 3300

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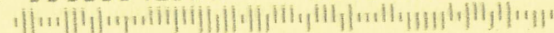
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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2606-01554-24-41

UNC
330235413



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MEAT BAR HOLDINGS LLC
SIMON ALON
HET #9596
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009



9590 9402 8582 3244 8701 11

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2156 18

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- ☐ Agent
☐ Addressee

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If YES, enter delivery address below: ☐ No

3. Service Type

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| ☐ Adult Signature | ☐ Priority Mail Express® |
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| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery | |

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2542 SW 30 AVE PEMBROKE PARK, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9596	Date Next Inspection	11/20/2024
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Notes

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.
2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/25/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Final Order	Certified Mail Hand
10/22/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/20/2024

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: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 11/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 11/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,750.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,850.00

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



9589 0710 5270 1814 2156 25



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CORRECTION
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\$009.64⁰

10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 04 2024

MEAT BAR HOLDINGS LLC
HET #9596
2875 NE 191 ST
STE 601 AVENTURA, FL 33180

33180-283351



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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☐ Addressee

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☐ Collect on Delivery Restricted Delivery

☐ Mail

☐ Mail Restricted Delivery

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☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC

CASE NO. 9596

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

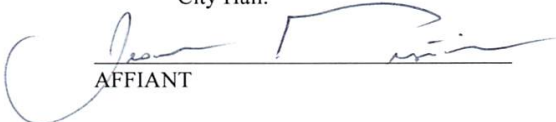
ADDRESS: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 04:31 P.M. ON
THE 01 DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

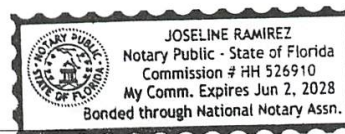
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of NOV, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____



Nov 1, 2024 at 4:31:39 PM

2542

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33021

Petitioner,
vs.
MEAT BAR HOLDINGS
LLC
2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

NOTICE OF HEARING TO EXTEND TIME

Sent To:
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #: 9596 Date: 10/22/2024

Property Owner:
MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description: 514221010120
Certified Mail #:

Legal Description:
SUS OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 1/4 W OF 155 N SSC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH B20 AT SW COR OF
ABOVE DESC PARCEL, E 151.60 ALG S/L
TO SE COR, S 2, W 151.80 TO POS

AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of November, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-988-4800 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: 1-800-955-8773 (VOICE) OR 1-800-955-8771 (TDD).

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

NOTICE OF HEARING TO EXTEND TIME

Sent To:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9596

Date:

10/22/2024

Property Owner:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description:

514221010120

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR OF
ABOVE DESC PARCEL, E 161.60 ALG S/L
TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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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)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$ 7.64

Total Postage at

MEAT BAR HOLDINGS LLC

HET #9596

Sent To

2542 SW 30 AVE

Street and Apt. #

PEMBROKE PARK, FL 33009

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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Total Postage at

MEAT BAR HOLDINGS LLC

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Sent To

2540 SW 30TH AVE

Street and Apt. #

PEMBROKE PINES, FL 33009

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy)

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☐ Adult Signature Required

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Postage

\$ 9.64

Total Postage at

MEAT BAR HOLDINGS LLC

HET #9596

Sent To

2875 NE 191 ST

Street and Apt. #

STE 601 AVENTURA, FL 33180

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9/21/24 Phone: 3057289464
Email: Tmgagnap@gmail.com
Property Address: 2542 SW 30th Ave

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Camille Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9596 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/20/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/18/24 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Camille Barshishat
Petitioner's Name (Print)

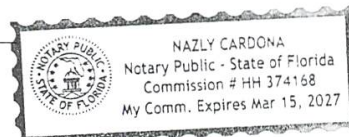
Camille Barshishat
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Camille Barshishat, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of October, 20 24.

Nazly Dayana GA.
Notary
My Commission expires Mar 15, 2027



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: MEAT BAR HOLDINGS LLC FO #9596 2875 NE 191 ST STE 601 AVENTURA FL 33180		B. Received by (Printed Name) <i>Julia Babal</i>	C. Date of Delivery <i>9/24/24</i>
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9733 69		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation 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
\$ **9.64**

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
FO #9596

Street and Apt. No.
2542 SW 30 AVE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2019

Postmark Here
SEP 19 2024

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON
FO #9596

Street and Apt. No.
2540 SW 30 AVE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2019

Postmark Here
SEP 19 2024

9589 0710 5270 1605 9733 69

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
FO #9596

Street and Apt. No.
2875 NE 191 ST STE 601

City, State, ZIP+4®
AVENTURA FL 33180

PS Form 3800, Jan 2019

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9596
Petitioner,)
)
vs.)
)
MEAT BAR HOLDINGS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175 and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175 and 15-40(b) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 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 September 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This 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 19 day of sept., 2024.



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, FLORIDA)
Petitioner)
vs.)
MEAT BAR HOLDINGS LLC) CASE NO. 9596
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

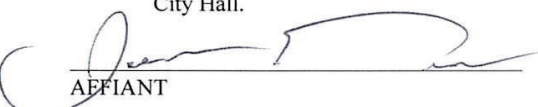
ADDRESS: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 11:33A.M. ON THE 22
DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

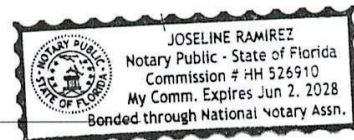

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



Aug 22, 2024 at 11:33:45 AM

2542

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 08/07/2024 Case #: 9598

Sent To: MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Owner: MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR. OF ABOVE DESC PARCEL, E 181.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA: 2542 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105, - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3

Aug 22, 2024 at 11:33:51 AM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/07/2024

Sent To:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9598

Property Owner:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description:

514221010120

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR. OF ABOVE DESC PARCEL, E 181.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2542 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105, - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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CORRECTION

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08/07/2024 ZIP 33023
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US POSTAGE

MEAT BAR HOLDINGS LLC
ALON, SIMON
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2540 SW 30 AVE,
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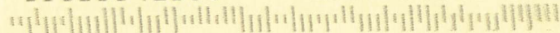
RETURN TO SENDER

REFUSED

UNABLE TO FORWARD

BC: 33023541350

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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:

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOH #9596
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8650 32

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9256 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2542 SW 30 AVE PEMBROKE PARK, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9596	Date Next Inspection	9/18/2024
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Notes

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.
2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/25/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/18/2024

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:
9/18/2024

LICENSES AND BUSINESS REGULATIONS

Sec. 15-40 (b) -
Delinquent business tax
receipt fees and penalties

Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.

Not in Compliance -
Reinspection Date:
9/18/2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
NOH #9596
2875 NE 191 ST STE 601
AVENTURA FL 33180



9590 9402 8582 3244 8650 56

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9256 65

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Julia T*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Julia Tabak

C. Date of Delivery

8/15/20

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

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 1605 9256 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON
Street and Apt. No.
NOH #9596
City, State, ZIP+4®
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2013

Postmark Here

9589 0710 5270 1605 9256 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
NOH #9596
Street and Apt. No.
2542 SW 30 AVE,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2013

Postmark Here

9589 0710 5270 1605 9256 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
MEAT BAR HOLDINGS LLC
NOH #9596
Street and Apt. No.
2875 NE 191 ST STE 601
City, State, ZIP+4®
AVENTURA FL 33180

PS Form 3800, Jan 2013

Postmark Here



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/07/2024

Sent To:

MEAT BAR HOLDINGS LLC

2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9596

Property Owner:

MEAT BAR HOLDINGS LLC

2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. The tenant is currently operating without a Business Tax Receipt. Obtain a Business Tax Receipt License & Certificate of Use and inspections, contact Town Hall at 754-232-1629.

2. Display Business License within unit.

3. The mezzanine staircase was installed without a permit. Obtain plans for permit 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 18th day of September, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

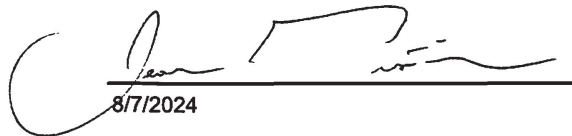
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



8/7/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9596

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2542 SW 30 AVE,

Respondent(s)

On 8/6/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC		
Address:	2542 SW 30 AVE PEMBROKE PARK, FL 33009		
Folio:	514221010120		
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009	#2542 SW	
	30 AVE,		
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 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: 8/6/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/6/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/6/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 8/6/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 8/6/2024

Notes/Mean of Correction:

1. Meat Bar LLC: Current BTR License (Account No: 513229) is for storage & warehouse rental but upon re-inspection food preparation was found being conducted inside facility, this scope of work is different from current Business Tax Receipt and certificate of use. No Business Tax Receipt Obtained. Not Corrected.
2. The tenant is currently operating without a Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License. Not Corrected.
3. Display Business License within unit. No BTR on file, call for re-inspection when BTR is displayed in unit. Not Corrected.

Further, Affiant sayeth naught

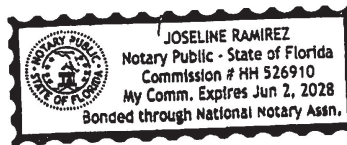
STATE OF FLORIDA

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 8/6/2024


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #: 9596

Date: 04/25/2024

Property Owner: MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description: 514221010120

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2542 SW 30 AVE,

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

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
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Notes/Mean of Correction:

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2. Display Business License within unit.
3. The mezzanine staircase was installed without a permit. Obtain plans for permit 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 the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM



MARTY KIARD
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2003/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

ALON, SIMON.
MEAT BAR HOLDINGS LLC
NORV #9596.

2540 SW 30 AVE
PEMBROKE PARK, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64 ⁰
05/01/2024 ZIP 33023
043M30245507

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/01/2024 ZIP 33023
043M30245597

US POSTAGE

NORV.

Sent To:

MEAT BAR HOLDINGS LLC
2542 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9596

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MEAT BAR HOLDINGS LLC
NORV #9596.

2875 NE 191 ST, STE 601
AVENTURA, FL 33180.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/01/2024 ZIP 33023
043M30245597

US POSTAGE

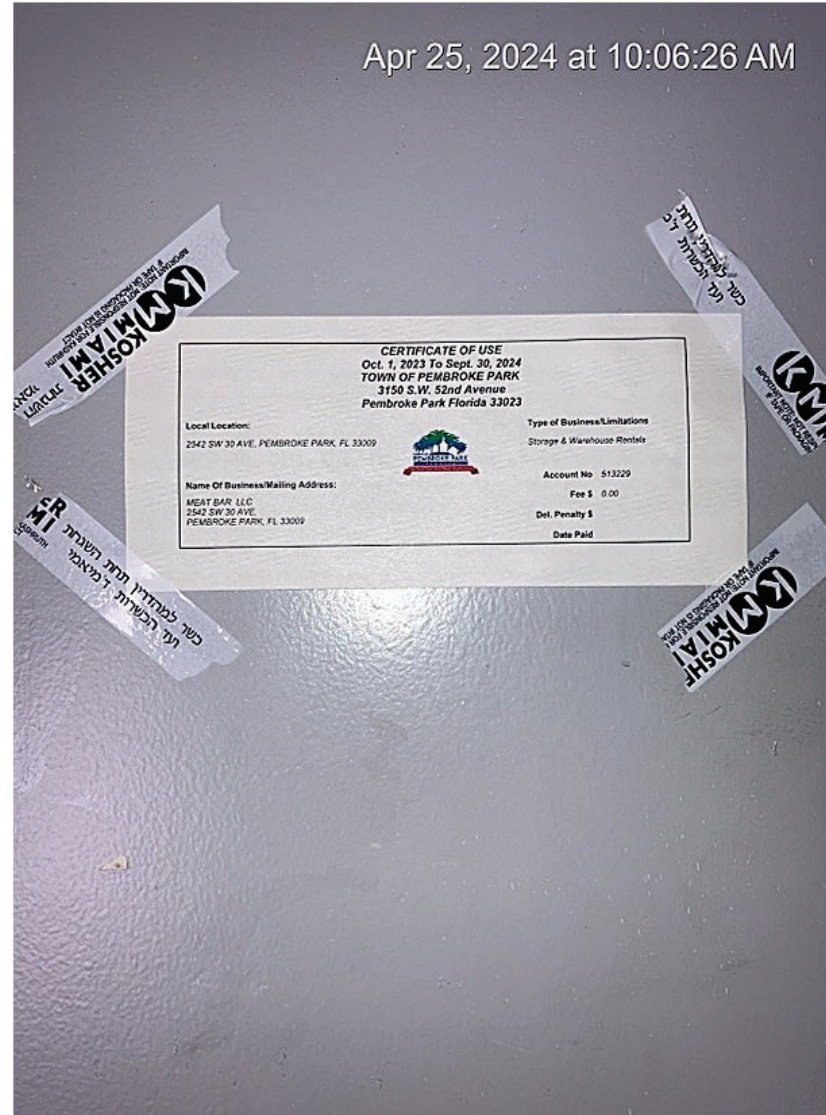




Apr 25, 2024 at 10:01:21 AM



Apr 25, 2024 at 10:06:26 AM



From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>

Sent: Monday, February 6, 2023 2:14 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Referral for possible unpermitted construction - Meat Bar Holdings



Report

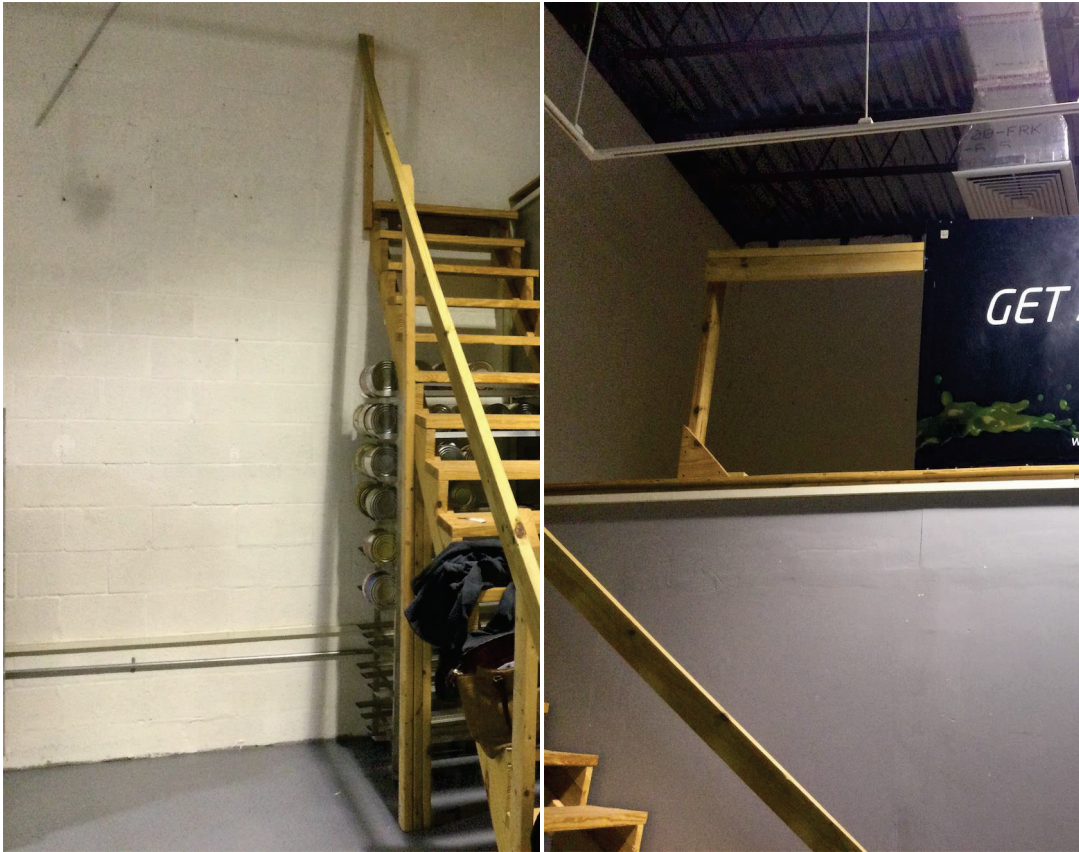
Meat Bar Holdings
2542 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157124

Pembroke Park - Construction or work without permit.

Stairwell to a mezzanine (both) possible construction without a permit.

Stairwell not compliant to fire code.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 9, 2025
INVOICE NO.: 001
FOR:

Case No.: 9978
2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

Bill To:
2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-175, 15-22, and 15-28.		
1	Final Order 02/19/2025 Admin Fee	\$ 100.00	\$ 100.00
26	Day(s) of Per Diem from (03/21/2025 - 04/16/2025)	\$ 250.00	\$ 6,500.00
Balance			\$ 6,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

1 7019 1120 0000 9007 7033

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (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 \$ 9.92	
Sent To 2727 Park Rd LLC	
Street and Apt. No., or PO Box No. 2099 South Park Rd LLC - Feinberg, Jeffery	
City, State, ZIP+4® 4651 Sheridan Street Suite 200 Edg	
Hollywood, FL 33021 N0H 10368 HCF 9978	
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 Fees \$ 9.92	
Sent To 2727 Park Rd LLC	
Street and Apt. No., or PO Box No. 2099 South Park Rd LLC HCF 9978	
City, State, ZIP+4® 2673 S Park Ln N0H 10368	
Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (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 \$ 9.64	
Sent To 2099 South Park Rd LLC HCF	
Street and Apt. No., or PO Box No. 2099 S Park Rd 9978	
City, State, ZIP+4® Pembroke Park, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2099 SOUTH PARK RD LLC

CASE NO. 9978

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2099 SOUTH PARK RD LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

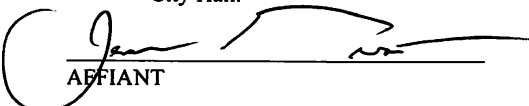
ADDRESS: 2099 S PARK RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: 2099 SOUTH PARK RD LLC AT 11:24 A.M. ON
THE 04 DAY OF APRIL 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

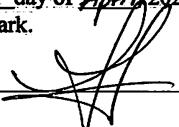
TYPE OF SERVICE

- () 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.

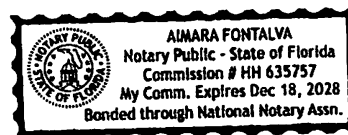

AFFIANT

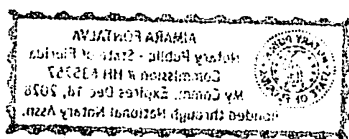
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





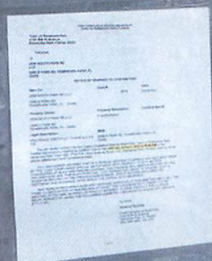
Apr 4, 2025 at 11:24:18 AM

2099

NOTICE



ALL ACTIVITIES
MONITORED
BY VIDEO
CAMERA



Apr 4, 2025 at 11:24:24 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2099 SOUTH PARK RD
LLC

2099 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2099 SOUTH PARK RD LLC	9978	03/25/2025
2099 S PARK RD		
PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
2099 SOUTH PARK RD LLC	514220030040	
2099 S PARK RD		
PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 130	2099 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of April, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 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) 955-4600, Ext. 215

1 of 1

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023**

Petitioner,
vs.

**2099 SOUTH PARK RD
LLC**

**2099 S PARK RD, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2099 SOUTH PARK RD LLC	9978	03/25/2025
2099 S PARK RD PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
2099 SOUTH PARK RD LLC	514220030040	
2099 S PARK RD PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100	2099 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9978

Petitioner,

vs.

2099 SOUTH PARK RD
LLC
2099 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 3/25/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	2099 SOUTH PARK RD LLC
Address:	2099 S PARK RD PEMBROKE PARK, FL 33009
Folio:	514220030040
Site Address:	2099 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

Ordinance/Regulation	Section	Description	Date Complied
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)	1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Mean of Correction:

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Permit / Process # 91829 for BTR not obtained. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. BTR & CU not obtained. Not Corrected.
3. Display Business License within unit. BTR Process # 91829, call for re-inspection when BTR is displayed in unit. Not Corrected.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside. Corrected.

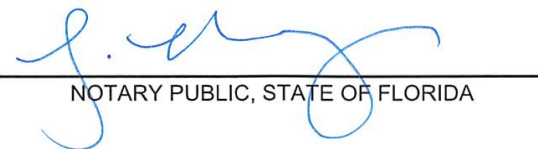
Further, Affiant sayeth naught

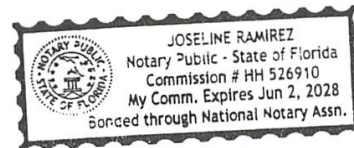
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9978
Petitioner,)
)
vs.)
)
2099 SOUTH PARK RD LLC,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, 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: 2099 S PARK RD PEMBROKE PARK, FL 33009

PROPERTY OWNER: 2099 SOUTH PARK RD LLC

FOLIO NO.: 514220030040

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-175, 15-22 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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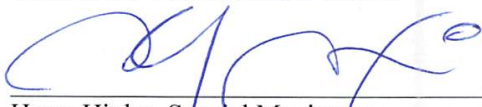
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-175, 15-22 and 15-28 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of February 2025. 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 19th day of February 2025.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

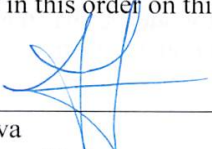
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes _____ No ✓

I the undersigned, Code Compliance Clerk, Aimara Fontalva, 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 order on this 19th day of February, 2025.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: 2099 SOUTH PARK RD LLC FO NO. 9978 2673 S PARK LN PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1914 17		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	
Barcode 9590 9402 9016 4122 6516 23		Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: 2099 SOUTH PARK RD LLC JEFFREY FEINBERG ESQ FO NO. 9978 4651 SHERIDAN ST STE 200 HOLLYWOOD, FL 33021		B. Received by (Printed Name) C. Date of Delivery 2/21/25	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1914 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	
Barcode 9590 9402 9016 4122 6516 16		Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to: 2099 SOUTH PARK RD LLC FO NO. 9978 2099 S PARK RD PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery MAR 21 2025	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1914 00		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	
Barcode 9590 9402 9016 4122 6516 30		Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

9589 0710 5270 1814 1914 24

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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
\$ 9.68

Sent To
2099 SOUTH PARK RD LLC
JEFFREY FEINBERG ESQ
FO NO. 9978
4651 SHERIDAN ST STE 200
HOLLYWOOD, FL 33021

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1914 00

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FO NO. 9978
2099 S PARK RD
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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9589 0710 5270 1814 1914 17

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☐ Return Receipt (hardcopy)
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☐ Certified Mail Restricted Delivery
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☐ Adult Signature Restricted Delivery

Postage
\$

Total Postage and
\$ 9.68

Sent To
2099 SOUTH PARK RD LLC
FO NO. 9978
2673 S PARK LN
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
2099 SOUTH PARK RD LLC	2099 S PARK RD PEMBROKE PARK, FL 33009	2099 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220030040

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

Case Status	Open	Case #	9978	Date Next Inspection	1/23/2025
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Notes

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/5/2024		Notice of Violation	Regular Mail
8/27/2024		Affidavit of Non-Compliance	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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)	1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/23/2025

Case Overview

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: 1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/23/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2099 SOUTH PARK RD LLC

CASE NO. 9978

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2099 SOUTH PARK RD LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2099 S PARK RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: 2099 SOUTH PARK RD LLC AT 12: 58 P.M. ON
THE 04 DAY OF FEBRUARY 2025.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

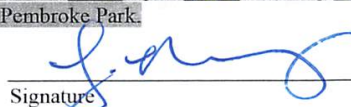
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

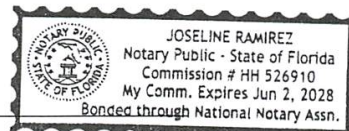

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



Feb 4, 2025 at 12:58:41 PM



Feb 4, 2025 at 12:58:46 PM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33823

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

9978

Property Owner:

2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030040

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S
100

AKA:

2099 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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, discarded 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)	7



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

9978

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2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
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1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

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 February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

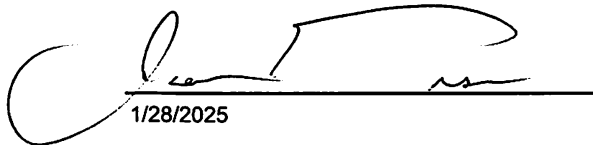
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



1/28/2025



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9978

Petitioner,

vs.
2099 SOUTH PARK RD
LLC
2099 S PARK RD, PEMBROKE PARK, FL
33009
Respondent(s)

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 2099 SOUTH PARK RD LLC
Address: 2099 S PARK RD PEMBROKE PARK, FL 33009
Folio: 514220030040
Site Address: 2099 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

Ordinance/Regulation	Section	Description	Date Completed
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)	1/23/2025
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Notes/Mean of Correction:

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Permit / Process # 91829 for BTR not obtained. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. BTR & CU not obtained. Not Corrected.
3. Display Business License within unit. BTR Process # 91829, call for re-inspection when BTR is displayed in unit. Not Corrected.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside. Corrected.

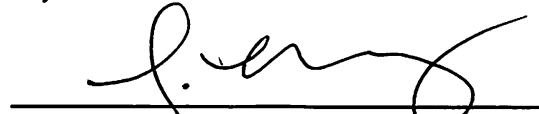
Further, Affiant sayeth naught

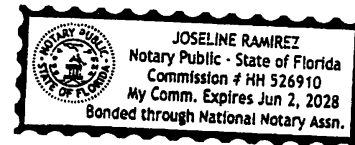
STATE OF FLORIDA

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 1/28/2025


NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 2099 SOUTH PARK RD LLC NOH NO. 9978 2673 S PARK LN PEMBROKE PARK, FL 33009		A. Signature <i>[Signature]</i> B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>[Signature]</i> D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2167 38		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 2099 SOUTH PARK RD LLC JEFFREY FEINBERG ESQ NOH NO. 9978 4651 SHERIDAN ST STE 200 HOLLYWOOD, FL 33021		A. Signature <i>[Signature]</i> B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery 2/3/25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2167 45		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1814 2167 38
9589 0710 5270 1814 2167 21
9589 0710 5270 1814 2167 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

2099 SOUTH PARK RD LLC
NOH NO. 9978
2673 S PARK LN
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
\$ 9.64

Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

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NOH NO. 9978
2099 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
\$ 9.64

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

2099 SOUTH PARK RD LLC
JEFFREY FEINBERG ESQ
NOH NO. 9978
4651 SHERIDAN ST STE 200
HOLLYWOOD, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

Case #: 9978

Date: 08/05/2024

Property Owner: 2099 SOUTH PARK RD LLC
2099 S PARK RD
PEMBROKE PARK, FL 33009

Property Description: 514220030040

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

AKA: 2099 S PARK RD, PEMBROKE PARK, FL 33009

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4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

2099 SOUTH PARK
RD LLC



Nov #9978.

2673 S Park Ln,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

08/05/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Nov

2099 SOUTH PARK RD LLC

9978

2099 S PARK RD
PEMBROKE PARK, FL 33009

Property Owner:

Property Descri

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Jeffrey, Feinberg ESQ.
Nov # 9978.

4651 Sheridan street, ste 200.
Hollywood, FL 33021.



Site Address	2099 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0040
Property Owner	2099 SOUTH PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	41-01
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$340,680	\$1,870,120	\$2,210,800	\$2,179,890	
2023	\$198,730	\$1,782,990	\$1,981,720	\$1,981,720	\$42,779.78
2022	\$198,730	\$1,782,990	\$1,981,720	\$1,309,940	\$31,790.05

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,210,800	\$2,210,800	\$2,210,800	\$2,210,800
Portability	0	0	0	0
Assessed/SOH	\$2,179,890	\$2,210,800	\$2,179,890	\$2,179,890
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	\$2,179,890	\$2,210,800	\$2,179,890	\$2,179,890

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/11/2022	WD-Q	\$2,200,000	117893443	\$12.00	28,390	SF
5/1/1983	WD	\$360,000	10835 / 261			
9/1/1973	WD	\$7,300				
2/1/1968	WD	\$77,500				
				Adj. Bldg. S.F. (Card, Sketch)		16900
				Eff./Act. Year Built: 1965/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
16900								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
2099 SOUTH PARK RD LLC

Filing Information

Document Number	L21000334794
FEI/EIN Number	87-1910182
Date Filed	07/23/2021
Effective Date	07/26/2021
State	FL
Status	ACTIVE

Principal Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

JEFFERY, FEINBERG, ESQ
4651 SHERIDAN STREET,
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

Pompano Crown LLC
2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2022	01/04/2022
2023	02/07/2023
2024	02/01/2024

Document Images

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: April 9, 2025
INVOICE NO.: 001
FOR:

Case No.: 10390
PARCEL F LLC
CAROLINA ST
PEMBROKE PARK, FL 33009

Bill To:
PARCEL F LLC
CAROLINA ST
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(h)(i), 12-61, and 22-29.		
1	Final Order 02/19/2025 Admin Fee	\$ 100.00	\$ 100.00
26	Day(s) of Per Diem from (03/21/2025 - 04/16/2025)	\$ 250.00	\$ 6,500.00
Balance			\$ 6,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Alvin Garcia</i> C. Date of Delivery <i>4/3/25</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
1. Article Addressed to: HCF 10390 Franklin Zemel, Esq Parcel F LLC 200 East Las Olas Blvd - STE 1000 Fort Lauderdale, FL 33301  9590 9402 9016 4122 6616 53	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7002			

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>APR 07 2025</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
1. Article Addressed to: HCF 10390 Parcel F LLC 3550 Hollywood Blvd STE 400 Hollywood, FL 33021  9590 9402 9016 4122 6618 51	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7019			

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 7019

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (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 \$ 9.64	
Sent To Parcel F UC HCF 10390 Street and Apt. No., or PO Box No. 3550 Hollywood Blvd STE 400 City, State, ZIP+4® Hollywood, FL 33021	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 9007 7002

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (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 \$ 9.64	
Sent To Parcel F UC - Franklin Zemel Expir HCF 10390 Street and Apt. No., or PO Box No. 200 E Las Olas Blvd STE 1000 City, State, ZIP+4® Fort Lauderdale, FL 33301	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARCEL F LLC

CASE NO. 10390

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARCEL F LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

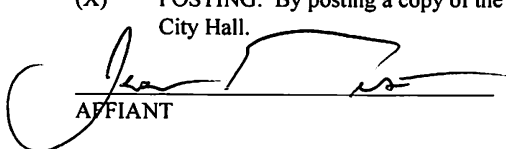
ADDRESS: CAROLINA ST, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PARCEL F LLC AT 11:37 A.M. ON THE 04 DAY OF APRIL, 2025.

(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.

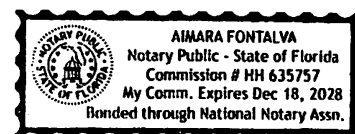

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of April, 2025 by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Apr 4, 2025 at 11:37:24 AM

Code Compliance Special Magistrate
TOWN OF PEMBROKE PARK, FLORIDA

Notice of Hearing to Confirm Fine

Parcel F LLC
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner: PARCEL F LLC
Property Description: 3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Legal Description: 20-51-42 N 200 OF S 225 OF E 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 LESS W 175 THEREFROM
AKA: CAROLINA ST, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of April, 2025 at 9:00 AM in the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE 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 COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Apr 4, 2025 at 11:37:30 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARCEL F LLC

CAROLINA ST, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To: PARCEL F LLC
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 10390

Date: 03/24/2025

Property Owner: PARCEL F LLC
Property Description: 3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #: 514220000440

Legal Description: 20-51-42 N 200 OF S 225 OF E 1/2 OF
SW 1/4 OF NE 1/4 OF SE 1/4 LESS W 175
THEREFROM

AKA: CAROLINA ST, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of April, 2025 at 9:00 AM in the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE 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

TOW
3150 S.W.

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NSA

MAR 25 2025

PARCEL F LLC
NOH NO. 10390
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

CERTIFIED MAIL®



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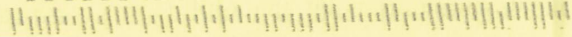
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RETURN TO SENDER
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BC: 33023541350 *1587-00673-23-15



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023**

Petitioner,
vs.

PARCEL F LLC

**CAROLINA ST, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PARCEL F LLC	10390	03/24/2025
3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021		

Property Owner:	Property Description:	Certified Mail #:
PARCEL F LLC	514220000440	
3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021		

Legal Description:	AKA:
20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM	CAROLINA ST, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
10390

Petitioner,

vs.

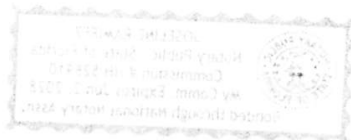
PARCEL F LLC

CAROLINA ST, PEMBROKE PARK, FL 33009

Respondent(s)

On 3/24/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PARCEL F LLC
Address: 3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021
Folio: 514220000440
Site Address: CAROLINA ST, PEMBROKE PARK, FL 33009
Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/24/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 3/24/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/24/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 3/24/2025

Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Not Corrected.

Further, Affiant sayeth naught

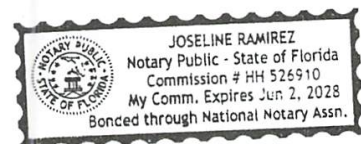
STATE OF FLORIDA

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 3/24/2025


NOTARY PUBLIC, STATE OF FLORIDA



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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(h)(i), 16-61 and 22-29 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of February 2025. 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 19th day of February 2025.

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 was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Code Compliance Clerk, Aimara Fontalva, 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 order on this 19th day of February, 2025.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 10390
Petitioner,)
)
vs.)
)
PARCEL F LLC,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, 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: CAROLINA STREET, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PARCEL F LLC

FOLIO NO.: 514220000440

LEGAL DESCRIPTION: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(h)(i), 12-61 and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

9589 0710 5270 1814 1914 31

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CERTIFIED MAIL® 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 \$
 Total Postage and Sent To \$ 9.68
 Street and Apt. No.
 City, State, ZIP+4®

PARCEL F LLC
ZEMEL, FRANKLIN L, ESQUIRE
FO NO. 10390
200 E LAS OLAS BLVD STE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1914 48

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Certified Mail Fee \$
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☐ Return Receipt (hardcopy)
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☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$
 Total Postage and Sent To \$ 9.68
 Street and Apt. No.
 City, State, ZIP+4®

PARCEL F LLC
FO NO. 10390
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARCEL F LLC
FO NO. 10390
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1914 48

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery 2/7/25

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (00)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARCEL F LLC
ZEMEL, FRANKLIN L, ESQUIRE
FO NO. 10390
200 E LAS OLAS BLVD STE 1000
FORT LAUDERDALE, FL 33301

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1914 31

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Amaya C. Date of Delivery 2/12/25

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (00)

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARCEL F LLC	3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021	CAROLINA ST, PEMBROKE PARK, FL 33009

Folio

514220000440

Legal Description

20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

Case Status	Open	Case #	10390	Date Next Inspection	1/3/2025
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Notes 1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/25/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/3/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/3/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/3/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 1/3/2025

Case Overview

John W. Thompson, MD, PhD

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John W. Thompson, MD, PhD

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARCEL F LLC

CASE NO. 10390

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARCEL F LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: CAROLINA ST, PEMBROKE PARK, FL 33009

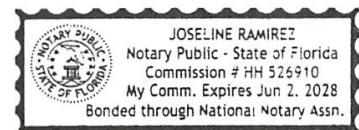
I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PARCEL F LLC AT 12: 53 P.M. ON THE 04 DAY
OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Feb 4, 2025 at 12:53:53 PM



Feb 4, 2025 at 12:53:58 PM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33021

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

51422000440

Legal Description:

20-51-42 N 200 OF S 225 OF E1/2 OF
SW1/4 OF NE1/4 OF SE1/4 LESS W 175
THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

Case #:

10390

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 11/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Refuse, trash, weeds, broken glass, stumps, roots, spontaneous growths, etc. garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is contained in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Case #:

10390

Property Owner:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Certified Mail #:

Property Description:

514220000440

Legal Description:

20-51-42 N 200 OF S 225 OF E1/2 OF
SW1/4 OF NE1/4 OF SE1/4 LESS W 175
THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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 February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

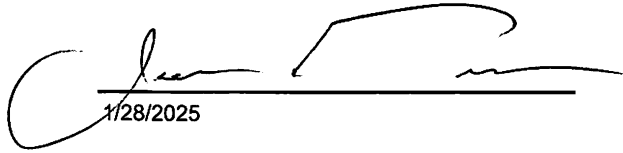
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



1/28/2025



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
10390

Petitioner,

vs.

PARCEL F LLC
CAROLINA ST, PEMBROKE PARK, FL 33009

Respondent(s)

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PARCEL F LLC
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021
Folio: 514220000440
Site Address: CAROLINA ST, PEMBROKE PARK, FL 33009
Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

[Faint, illegible text, possibly a signature or stamp]

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/3/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/3/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/3/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 1/3/2025

Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Not Corrected.

Further, Affiant sayeth naught

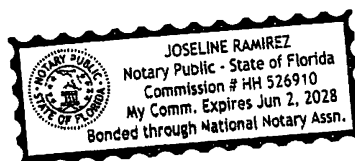
STATE OF FLORIDA

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 1/28/2025


NOTARY PUBLIC, STATE OF FLORIDA



U.S. Postal Service™
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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
 \$ 9.64

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

PARCEL F LLC
 NOH NO. 10390
 3550 HOLLYWOOD BLVD STE 400
 HOLLYWOOD, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 9.92

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

PARCEL F LLC
 ZEMEL, FRANKLIN L, ESQUIRE
 NOH NO. 10390 & 10391
 200 E LAS OLAS BLVD STE 1000
 FORT LAUDERDALE, FL 33301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 PARCEL F LLC
 NOH NO. 10390
 3550 HOLLYWOOD BLVD STE 400
 HOLLYWOOD, FL 33021

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2167 69

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)
[Signature] C. Date of Delivery
1/31

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:
 PARCEL F LLC
 ZEMEL, FRANKLIN L, ESQUIRE
 NOH NO. 10390 & 10391
 200 E LAS OLAS BLVD STE 1000
 FORT LAUDERDALE, FL 33301

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2167 52

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)
Alex C. Date of Delivery
FEB 07 2025

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PARCEL F LLC
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Case #: 10390

Date: 11/25/2024

Property Owner: PARCEL F LLC
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Property Description: 514220000440

Certified Mail #:

Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF
SW1/4 OF NE1/4 OF SE1/4 LESS W 175
THEREFROM

AKA: CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

(Ord. No. 81-10-3, § 1, 10-28-81)

7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

Cross reference - Vegetation, Ch. 27.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

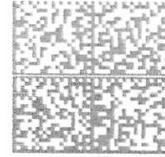
Jean Gustin





TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰
11/26/2024 ZIP 33
043M30245597

Sent To:

PARCEL F LLC

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

10390

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS
IMI
\$000.69
11/26/2024 ZIP
043M3024559

NOV
10390

Parcel F LLC
3550 Hollywood Blvd
Suite 400
Hollywood, FL 33021

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS
IMI
\$000.69
11/26/2024 ZIP
043M3024559

NOV
10390
10391

Franklin L Zemel, Esq.
Parcel F LLC
200 E Los Olas Blvd
Suite 1000
Fort Lauderdale, FL 33301



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

May 17, 2024

Greetings Property Owner

The Town of Pembroke Park ("Town") takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town's swales. Recently, the Town has undertaken an increased role in the maintenance of the Town's swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Jean Gustin
Code Compliance Officer
Code Compliance Dept.



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	CAROLINA STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0440
Property Owner	PARCEL F LLC	Millage	0613
Mailing Address	3550 HOLLYWOOD BLVD SUITE 400 HOLLYWOOD FL 33021	Use	49-05
Abbr Legal Description	20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025	\$787,530	\$35,150	\$822,680	\$822,680				
2024	\$787,530	\$35,150	\$822,680	\$277,870				
2023	\$630,020	\$35,150	\$665,170	\$252,610				
2025 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$822,680	\$822,680	\$822,680	\$822,680				
Portability	0	0	0	0				
Assessed/SOH	\$822,680	\$822,680	\$822,680	\$822,680				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$822,680	\$822,680	\$822,680	\$822,680				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/17/2024	QCD-D	\$270,000	119604218	\$25.00	31,501	SF		
8/24/2001	TXD		34067 / 220					
				Adj. Bldg. S.F. (Card, Sketch)				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PARCEL F, LLC

Filing Information

Document Number	L24000215574
FBI/EIN Number	NONE
Date Filed	05/08/2024
Effective Date	05/08/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/29/2024
Event Effective Date	NONE

Principal Address

3550 HOLLYWOOD BOULEVARD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3550 HOLLYWOOD BOULEVARD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L, ESQUIRE
200 E. LAS OLAS BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

CORNFELD, ROBERT M
3550 HOLLYWOOD BOULEVARD, SUITE 400
HOLLYWOOD, FL 33021

Annual Reports

No Annual Reports Filed

Case Overview

Property/Incident Information

Owner	Address	Site Address
Darren Rudnick	2311 SW 30th CT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	9976	Date Next Inspection	4/16/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/5/2024		Notice of Violation	Regular Mail
10/18/2024		Affidavit of Non-Compliance	Certified Mail
10/22/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/13/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
4/1/2025	4/16/2025	Notice of Formal Hearing - Extension of Time	Notarized

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: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/16/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/16/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	11/13/2024
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 4/16/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,600.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00

Case Overview

	Fees Outstanding	\$5,700.00
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: David E Zell TR Zell David E TRSTEE 141 Greens Rd HET Hollywood FL 33021 9976  9590 9402 9016 4122 6621 93	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Johnson</u> C. Date of Delivery <u>4/7/25</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 07 2025
2. Article Number (Transfer from service label) 7021 0350 0001 0297 9666	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery fail fail Restricted Delivery 0)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7021 0350 0001 0297 9666

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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

\$ 9.64

Sent To

David Zell TR KELL David E TRSTEE

Street and Apt. No., or PO Box No.

141 Greens Rd

City, State, ZIP+4®

Hollywood, FL 33021 9976

PS Form 3830, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 0350 0001 0297 9673

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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

\$ 9.64

Sent To

Darren Rudwick

Street and Apt. No., or PO Box No.

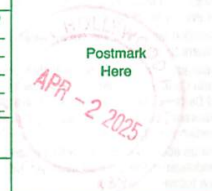
2311 Sw 30th Ct

City, State, ZIP+4®

Pembroke Park, FL 33009

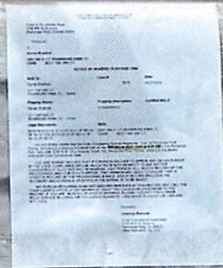
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Apr 4, 2025 at 11:49:46 AM

2
3
1
1



Apr 4, 2025 at 11:49:53 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Darren Rudnick

2311 SW 30th CT

PEMBROKE PARK, FL 33009

Case #:

9976

Date:

04/01/2025

Property Owner:

Darren Rudnick

2311 SW 30th CT

PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-61-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of April, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

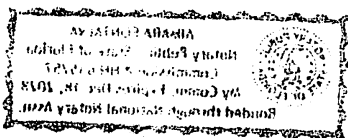
1 of 1

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

Respondent



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Darren Rudnick	9976	04/01/2025

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Property Owner:	Property Description:	Certified Mail #:
Darren Rudnick	514220000520	

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

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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: April 1, 2025 Phone: 954-716-1115
Email: spinmusic@yahoo.com
Property Address: 2311 SW 30th Ct Hallandale Beach, FL. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, DARREN Rudnick (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9976 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 16, 2025 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 2-18-2025 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:
Sec 5105, 1248, 5103, 1248, 2733 and 517

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

DARREN Rudnick
Petitioner's Name (Print)

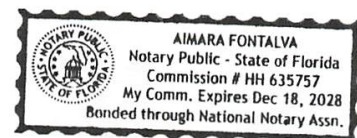
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Darren Allen Rudnick and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 1st day of April, 20 25.

Notary [Signature]
My Commission expires 12/18/2028



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DARREN RUDNICK

CASE NO. 9976

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DARREN RUDNICK

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

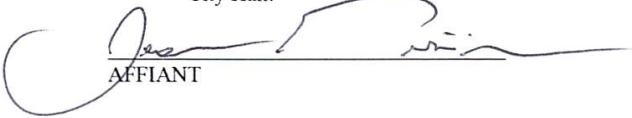
ADDRESS: 2311 SW 30TH CT, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DARREN RUDNICK AT 01: 19 P.M. ON THE 04
DAY OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

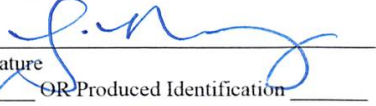
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

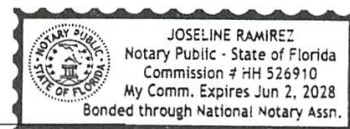

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

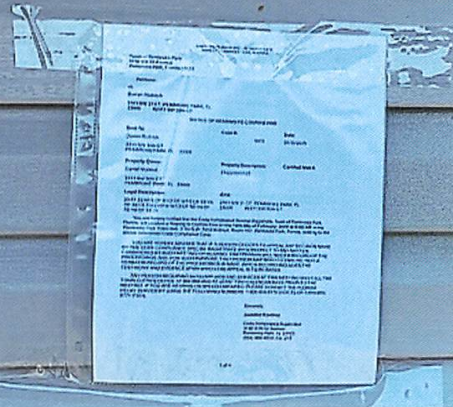
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Feb. 2025, by Jean Gustin as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Feb 4, 2025 at 1:19:29 PM



Feb 4, 2025 at 1:19:33 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Date:

01/30/2025

Property Owner:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

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 February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

Darren Rudnick

**2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Darren Rudnick	9976	01/30/2025
2311 SW 30th CT PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Darren Rudnick	514220000520	
2311 SW 30th CT PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2311 SW 30th CT

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9976

Petitioner,

vs.

Darren Rudnick
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT
Respondent(s)

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Darren Rudnick		
Address:	2311 SW 30th CT PEMBROKE PARK, FL 33009		
Folio:	514220000520		
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009	#2311 SW	30th CT
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4		

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: 2/19/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	11/13/2024
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 2/19/2025

Notes/Mean of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Not Corrected.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Corrected.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Not Corrected.
4. One enclosed addition at the rear side of the premises done without a permit. No permit has been obtained. Not Corrected.
5. Installed -1- new window without a building permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

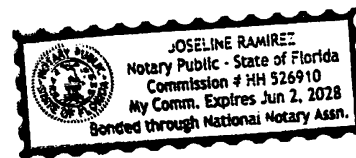
STATE OF FLORIDA

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 1/30/2025


NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR ZELL DAVID E TRSTEE HCF NO. 9976, 9067 141 GREENS RD HOLLYWOOD, FL 33021		B. Received by (Printed Name) <i>S. Spahn</i> C. Date of Delivery <i>2/3/25</i>	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2169 81		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No FEB 06 2025	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postmark
Here

Postage

\$ 9.69

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

DARREN RUDNICK
HCF NO. 9976
2311 SW 30TH AVE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 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

Postmark
Here

Postage

\$ 9.92

Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

DAVID E ZELL TR ZELL DAVID E
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HCF NO. 9976, 9067
141 GREENS RD
HOLLYWOOD, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9976
Petitioner,)
)
vs.)
)
DARREN RUDNICK,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2311 SW 30th CT, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: DARREN RUDNICK

VEHICLE IDENTIFICATION NO.: 4GV5712E2N4243

TITLE NO.: 3018234

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a), 5-105, 5-17, 12-48, 12-61, and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a), 5-105, 5-17, 12-48, 12-61, and 27-33 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

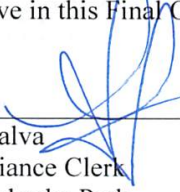
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, 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 21st day of November 2024.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 1900 38

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage
\$ **9.64**

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Street and Apt.
City, State, ZIP

Postmark
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NOV 22 2024
HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1900 21

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Pos
\$ **9.64**

Sent To
Street and
City, State

Postmark
Here

NOV 22 2024
HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



9589 0710 5270 1814 1900 38



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CORRECTION
IMI

\$009.64⁹

11/22/2024 ZIP 33023
043M30245597

US POSTAGE

DEC 28 2024

DARREN RUDNICK
FO #9976
2311 SW 31 CT
PEMBROKE PARK, FL 33023

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RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

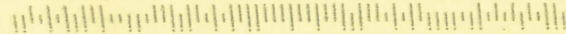
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NSN FW

BC: 33023541350

*2106-02109-22-41

33023541350



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DARREN RUDNICK
FO #9976
2311 SW 31 CT
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6521 01

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1900 38

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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9976

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

Respondent(s)

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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)	Not in Compliance - Reinspection Date: 11/13/2024

Notes/Mean of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Not Corrected.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Corrected.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Not Corrected.
4. One enclosed addition at the rear side of the premises done without a permit. No permit has been obtained. Not Corrected.
5. Installed -1- new window without a building permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

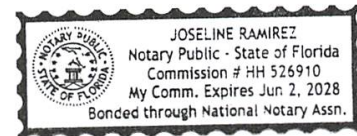
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/13/2024


NOTARY PUBLIC, STATE OF FLORIDA













CERTIFIED MAIL®

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 33023

24 OCT 2024 PM 6 L

9589 0710 5270 1814 2154 89



quadiant

CORRECTION
IMI

\$009.64 ⁰

10/24/2024 ZIP 33023
043M30245597

US POSTAGE

DARREN RUDNICK
NOH/ANC #9976
2311 SW 31 CT
PEMBROKE PARK, FL 33009

NOV 12 2024

NIXIE

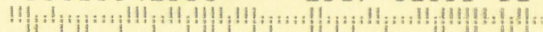
331 FE 1

0011/07/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*1587-01952-31-02



40 5328553120213015

UTF

33009-005

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:

DAVID RUDNICK
NO. #9976
2311 31 CT
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7765 05

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

89

Mail Restricted Delivery
(0)

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DARREN RUDNICK

CASE NO. 9976

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DARREN RUDNICK

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2311 SW 31 CT, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DARREN RUDNICK AT 11:47 A.M. ON THE 04
DAY OF NOVEMBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

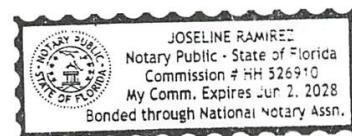

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Nov, 2024, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Nov 4, 2024 at 11:47:24 AM



Nov 4, 2024 at 11:47:29 AM



Town of Pembroke Park
3155 SW 83 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Darren Rudnick
2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Property Owner:

Darren Rudnick
2311 SW 30th CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

1 of 3

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

DARREN RUDNICK
NOH/ANC #9976
2311 SW 31 CT
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

DAVID E ZELL TR
DAVID E ZELL TRSTEE
NOH/ANC #9976
141 GREENS RD
HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2024

Sent To:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Property Owner:

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
 2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
 3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
 4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
 5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of November, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

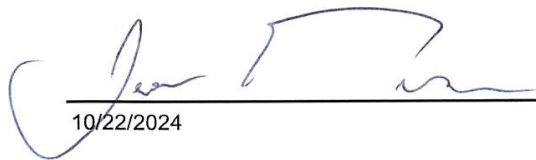
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Jean Gustin



10/22/2024

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>S. Spahr</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR DAVID E ZELL TRSTEE NOH/ANC #9976 141 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name) <i>S. Spahr</i> C. Date of Delivery <i>11/20/26</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7765 29		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 2154 96		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9976

Petitioner,

vs.

Darren Rudnick

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

Respondent(s)

On 10/18/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Darren Rudnick		
Address:	2311 SW 30th CT PEMBROKE PARK, FL 33009		
Folio:	514220000520		
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009	#2311 SW	
	30th CT		
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4		

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/18/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/18/2024
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 10/18/2024

Notes/Mean of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Not Corrected.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Not Corrected.
3. Property has blight damage to the enclosed addition at the rear side of the premises . Not Corrected.
4. One enclosed addition at the rear side of the premises done without a permit. No permit has been obtained. Not Corrected.
5. Installed -1- new window without a building permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

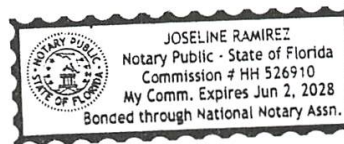
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/22/2024


NOTARY PUBLIC, STATE OF FLORIDA



DARREN RUDRICK
2311 SW 30TH CT

CERTIFICATE OF TITLE									
Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number	Lien Release Interest in the described ve		
4GV5712E2N4243	1968	VAN	HS	56'		3018234			
Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date	By	Title	
FL	UNK				PRIVATE	11/25/2015			
Operator Status or Vessel Manufacturer or OH use				Hull Material	Prop	Date of Issu	04/09/2011		



The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$4,316,710		\$4,316,710	\$3,165,300	
2023	\$3,924,830		\$3,924,830	\$2,877,550	\$69,046.65
2022	\$2,945,130		\$2,945,130	\$2,615,960	\$57,270.66

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/30/2023	DRR-T		119236539	\$11.00	391,882	SF
2/22/2017	DRR-T	\$100	114264912	\$0.10	60,113	SF
5/30/1979	WD	\$875,000	8248 / 695			
				Adj. Bldg. S.F.		

Page 647 of 652

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

David E Zell TR
Zell, David E TRSTEE
NOV # 9976.

141 Greens Rd
Hollywood FL 33021.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

David E Zell TR
Zell, David E TRSTEE

NOV#9976

2301 SW 31 Court,
Pembroke Park, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Darren Rudnick

2311 SW 30th CT
PEMBROKE PARK, FL 33009

Property Owner:

NOV
9976

Property Des



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Darren Rudnick
2311 SW 30th CT
PEMBROKE PARK, FL 33009

Case #:

9976

Date:

08/05/2024

Property Owner:

Darren Rudnick
2311 SW 30th CT
PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:**Legal Description:**

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2311 SW 30th CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81)	30
VEGETATION	Sec. 27-33. - Maintenance	Cross reference - Vegetation, Ch. 27. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

Notes/Mean of Correction:

1. Outdoor storage at premise, remove miscellaneous items and store inside, the traffic cone, boxes, ladder, bucket, wooden sticks, pallets, etc. Outdoor storage prohibited with the exception of patio furniture.
 2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area.
 3. Property has blight damage to the enclosed addition at the rear side of the premises . Repair or replace the damaged enclosed addition at the rear.
 4. One enclosed addition at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections.
 5. Installed -1- new window without a building permit. Obtain an after the fact permit and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

A handwritten signature in black ink, appearing to be 'Jean Gustin', with a large loop at the start and a horizontal line extending to the right.