AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, May 21, 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

11 - 19 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES- Apr 16 2025

20 - 31 4.2. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - Mar 19 2025

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

5.1. CASE 9484 - ADDED TO AGENDA TO ABATE FINE

5.2. CASE 9485 - ADDED TO AGENDA TO ABATE FINE

5.3. CASE 9501 - ADDED TO AGENDA TO ABATE FINE

5.4. CASE 9071 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.5. CASE 9156 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.6. CASE 9989 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.7. CASE 10414 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.8. CASE 10571 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.9. CASE 5487 - REMOVED FROM ITEM 9.1 TO CONFIRM FINE AND ADDED TO ITEM 8.1 FOR AN EXTENSION OF TIME

5.10. CASE 7382 - REMOVED FROM ITEM 9.4 TO CONFIRM FINE AND ADDED TO ITEM 8.2 FOR AN EXTENSION OF TIME

5.11. CASE 8279 - REMOVED FROM ITEM 9.7 TO CONFIRM FINE AND ADDED TO ITEM 8.3 FOR AN EXTENSION OF TIME

5.12. CASE 7277 - REMOVED FROM ITEM 9.3 TO CONFIRM FINE AND ADDED TO ITEM 10.3 FOR ABATEMENT 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 - CHIEF CODE OFFICER JOSELINE RAMIREZ

32 - 53 7.1. **CASE 10110** - INFINITY AZURE LLC - 5491 SW 34 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 10110

54 - 74 7.2. **CASE 10161** - INFINITY AZURE LLC - 5253 SW 33 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 10161

75 - 100 7.3. **CASE 10204** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, #1, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-29 - EVIDENCE OF LIABILITY FOR BUSINESS TAX RECEIPT - **REPEAT OFFENSE**
Case Overview 10204

101 - 126 7.4. **CASE 10350** - MLR MARKETING CORP - 3300 SW 55 AVENUE, #S & #N, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10350

7.5. **CASE 10414** - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, UNIT 10, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENTALTIES; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-40(a) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

127 - 159 7.6. **CASE 10431** - DREWBOY INC - 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE**
Case Overview 10431

160 - 184 7.7. **CASE 10518** - MAURICIO, ANA CLAUDIA VASCONCELOS BOJORGE, LUIS VINDELL - 3946 SW 48 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10518

7.8. **CASE 10571** - 3235 SW 52ND AVENUE LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-157(1)(2)(3) - PENALTIES FOR VIOLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

185 - 206 7.9. **CASE 10719** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-410 - LICENSES - **REPEAT OFFENSE**
Case Overview 10719

207 - 229 7.10. **CASE 10769** - 3680W LLC - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-46.1(a)(b) - REPEAT VIOLATIONS; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE**
Case Overview 10769

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

230 - 270 8.1. **CASE 5487** - MARIELLE TESNIER / STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S REPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5487

271 - 292 8.2. **CASE 7382** - MCGILL, STEPHON E EST - 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7382

293 - 340 8.3. **CASE 8279** - STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 8279

341 - 397 8.4. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 2250 S PARK ROAD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 8365

8.5. **CASE 9071** - DALE VILLAGE INC - 4901 SW 27 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-346(a)(b)(3)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**

8.6. **CASE 9156** - DINH, OANH & LE, THUY - 5500 SW 32 CT, A & B, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

398 - 447 8.7. **CASE 9157** - ANA MARIA GONZALEZ TORRES OR YUNIESKY PADILLA GONZALEZ - 135 STEVEN ST, LOT 19, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 12-76(a)(b)(c) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(b)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9157

448 - 493 8.8. **CASE 9195** - LACROIX, MITZA & AUGUSTIN, BENSON & BARONVIL, MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9195

494 - 535 8.9. **CASE 9269** - PEMBROKE ROAD CENTER LLC - 3940 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS - **REPEAT OFFENSE**
Case Overview 9269

536 - 564 8.10. **CASE 9436** - MORIN, JEAN-FRANCOIS - 4910 SW 28 CT, #4-13, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9436

565 - 604 8.11. **CASE 9628** - JAHOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 9628

605 - 643 8.12. **CASE 9700** - PEMBROKE ROAD CENTER LLC - 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9700

644 - 686 8.13. **CASE 9963** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9963

8.14. **CASE 9989** - PEMBROKE ROAD CENTER LLC - 3930-3948 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

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

687 - 727 9.1. **CASE 5487** - MARIELLE TESNIER / STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S REPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5487

728 - 766 9.2. **CASE 7159** - CARMEN YOLANDA CAAMANO/ESTHER ELBAZ - 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7159

9.3. **CASE 7277** - COBBLESTONE II BMB LLC - 2430 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(h)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REAPIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICAITON; 15-42 - MOBILE HOME PARK OFFCIES AND MANAGERS; 28-340(a) - DOCKS - **FIRST OFFENSE**

767 - 788 9.4. **CASE 7382** - MCGILL, STEPHON E EST - 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7382

789 - 823 9.5. **CASE 7393** - INFINITY AZURE LLC - 5325 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7393

824 - 875 9.6. **CASE 7734** - PEMBROKE CROWN LLC - 2565 S PARK LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 7734

9.7. **CASE 8279** - STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

876 - 926 9.8. **CASE 8288** - PEMBROKE CROWN LLC - 2649 S PARK LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 21-21(7) - TEMPORARY SIGNS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 8288

927 - 973 9.9. **CASE 9090** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 15-375(a)(b) PERMIT REQUIRED; 15-376(a) - APPLICATION; 15-378 - APPROVAL OF PERMIT; 15-380(c) - FEES, PENALTIES AND APPEALS - **REPEAT OFFENSE**
Case Overview 9090

974 - 1019 9.10. **CASE 9937** - 3680W LLC - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 9937

1020 - 1092 9.11. **CASE 9981** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9981

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

1093 - 1244 10.1. **CASE 4945** - QUINTERO & BROTHERS LLC - 4908 SW 36 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 27-33 - MAINTENANCE; 28-106 - INTENT - **FIRST OFFENSE**
Case Overview 4945

1245 - 1297 10.2. **CASE 6544** - QUINTERO & BROTHERS LLC - 4908 SW 36 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 6544

1298 - 1333 10.3. **CASE 7277** - COBBLESTONE II BMB LLC - 2430 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(h)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REAPIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICAITON; 15-42 - MOBILE HOME PARK OFFCIES AND MANAGERS; 28-340(a) - DOCKS - **FIRST OFFENSE**
Case Overview 7277

1334 - 1379 10.4. **CASE 8397** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, UNIT 312, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 8397

1380 - 1430 10.5. **CASE 8403** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, UNIT 313, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 8403

1431 - 1499 10.6. **CASE 9501** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTON BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **REPEAT OFFENSE**
Case Overview 9501

1500 - 1560 10.7. **CASE 9484** - MEAT BAR HOLDINGS LLC - 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 21-19 - PROHIBITED SIGNS - **REPEAT OFFENSE**
Case Overview 9484

1561 - 1606 10.8. **CASE 9485** - MEAT BAR HOLDINGS LLC - 2538 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE 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 RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 9485

11. ADJOURNMENT

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

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

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

MINUTES
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

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

Page

1. CALL TO ORDER 9:05 A.M.

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**

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

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Gustavo Bolado and Gerardo Spina	60 Days to Comply $350.00 Per Diem $100.00 Admin Fee	06/15/2025

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Iris Wooters and Olec Luk	60 days	06/15/2025

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	07/15/2025

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**

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

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $350.00 Per Diem $100.00 Admin Fee	07/15/2025

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply $100.00 Per Diem $100.00 Admin Fee	05/16/2025

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Andres Barrera	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	06/15/2025

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $350.00 Per Diem $100.00 Admin Fee	07/15/2025

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**

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

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	05/16/2025

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply $350.00 Per Diem $100.00 Admin Fee	05/16/2025

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $12,000.00

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Richard Paese and Sammuel Korab	60 days	05/21/2025

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Mike Zikri	Confirmed Fine of $19,350.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Mike Zikri	Confirmed Fine of $14,450.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Iris Wooters	Confirmed Fine of $6,600.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $6,600.00

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	07/15/2025

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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent	Fine Abated to $1,560.00 Payable in 30 Days or Reverts to $14,700.00	05/16/2025

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**

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent	60 days	05/21/2025

12. ADJOURNMENT 10:40 A.M.

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.

Special Magistrate Hearing Check in

Please Print Name and Last Name

Date 4/16/25

1. Case # 10368 9978 Name IRIS WOOTERS
2. Case # 10366 [illegible] Name GUSTAVO BOLADO / Gerardo Spina
3. Case # 9596 Name Mike ZiKRi'
4. Case # 8786 Name Richard Paese / Samuel Korab ATT
5. Case # 10562 Name Andres Barrera
6. Case # 10368 Name OLEC LUK
7. Case # _____ Name _____
8. Case # _____ Name _____
9. Case # _____ Name _____
10. Case # _____ Name _____

MINUTES
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 19, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

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

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: Andre McKenney
CODE COMPLIANCE SUPERVISOR: Joseline Ramirez
CODE COMPLIANCE OFFICER: Jean Gustin
CODE COMPLIANCE CLERK: Aimara Fontalva
TOWN ATTORNEY: Brian Sherman

4. ADOPTION OF MINUTES

8 - 16 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARIING MINUTES - Feb 19 2025

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

5.1. CASE 6663 - REMOVED FROM AGENDA, PROPERTY OWNER IS APPROVED FOR AMNESTY

5.2. CASE 7444 - REMOVED FROM AGENDA DUE TO CLERICAL ERROR

5.3. CASE 8305 - REMOVED FROM ITEM 8.7 TO CONFIRM FINE AND ADDED TO ITEM 10.1 FOR AN EXTENSION OF TIME

5.4. CASE 10359 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5.5. CASE 10638 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

17 - 47 7.1. **CASE 6326** - SHADY OAKS MHP LLC - 3250 S 31 WAY, UNIT 13, 14, 15, 16, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6326

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	06/17/2025

7.2. **CASE 6663** - MIGUEL GARCIA MARTINEZ/FREDDY JOSE ARENAS SUMOZA - 3140 W HALLANDALE BEACH BLVD, LOT 1310, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Case Removed
Absent	Removed from the agenda, property owner is approved for amnesty

48 - 81 7.3. **CASE 9789** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 ST, UNIT 675, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9789

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied

Nancy Romero	90 Days to Comply $350.00 Per Diem $100.00 Admin Fee	06/17/2025

82 - 106 7.4. **CASE 9791** - 3535 SW 52ND AVENUE LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9791

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	06/17/2025

107 - 121 7.5. **CASE 9794** - ANGERVIL, JEAN E & JOELLE L - 3911 SW 52 AVE, BLDG 2 UNIT 8, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9794

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Erick Angervil	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	05/18/2025

122 - 146 7.6. **CASE 9803** - SOUTH PARK LANE LLC - 2589 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE; 15-28 - DISPLAY; 26-107(a)(b)(c)(d) - CONSTRUCTION SITES AND CONSTRUCTION ACTIVITIES; 26-110 - ILLICIT DISCHARGES - **FIRST OFFENSE**
Case Overview 9803

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	05/18/2025

147 - 163 7.7. **CASE 9840** - SWEENEYS VII LLC - 4200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9840

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
David Rassi	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	06/17/2025

164 - 188 7.8. **CASE 9850** - 2099 SOUTH PARK RD LLC - 2099 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 26-110 - ILLICIT DISCHARGES - **FIRST OFFENSE**
Case Overview 9850

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	05/18/2025

189 - 203 7.9. **CASE 9851** - YBY INVESTMENTS LLC - 3911 SW 52 AVE, BLDG 3 UNIT 3, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9851

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	05/18/2025

204 - 217 7.10. **CASE 9852** - BECK, JULIAN - 3911 SW 52 AVE, BLDG 3 UNIT 4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9852

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied

Absent	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	05/18/2025

218 - 236 7.11. **CASE 10359** - PEMBROKE VILLAS APARTMENTS LTD - 4803 SW 41 ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURS AND PREMISES; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 21-19(c) - PROHIBITED SIGNS - **FIRST OFFENSE**

Case Overview 10359

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

237 - 262 7.12. **CASE 10396** - PEMBROKE ROAD CENTER LLC - 3948F PEMBROKE RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-18(a)(b) - PERMIT EXPIRATION; 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a)(b) DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 21-20(c)(3b) - PERMANENT SIGNS; 21-19(a)(o) - PROHIBITED SIGNS - **REPEAT OFFENSE**

Case Overview 10396

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Jared Harper	60 Days to Comply $350.00 Per Diem $100.00 Admin Fee	05/18/2025

263 - 282 7.13. **CASE 10545** - BD RC PEMBROKE PARK LP - 3301 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 21-19(b)(c)(d) - PROHIBITED SIGNS - **FIRST OFFENSE**

Case Overview 10545

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	10 Days to Comply $250.00 Per Diem $100.00 Admin Fee	03/29/2025

7.14. **CASE 10638** - FF LANDLORD #3 LLC % DONNIE POWELL - 3926 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTIONS(s) 21-19(d) - PROHIBITED SIGNS - **REPEAT OFFENSE**

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

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

283 - 326 8.1. **CASE 6006** - LIVMA LLC - 2050 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE**
Case Overview 6006

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $188,600.00

327 - 358 8.2. **CASE 6620** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 21-23(a) - PERMIT; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6620

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $31,100.00

359 - 451 8.3. **CASE 6669** - NERIDA FLORES - 3140 W HALLANDALE BEACH BLVD, LOT 232, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6669

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Nerida Flores	30 days	04/16/2025

452 - 489 8.4. **CASE 7734** - PEMBROKE CROWN LLC - 2565 S PARK LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 7734

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Etan Raz and Iris Wooters	60 days	05/21/2025

490 - 524 8.5. **CASE 8279** - STEVE LAPOINTE - 3148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8279

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent	60 days	05/21/2025

525 - 561 8.6. **CASE 8288** - PEMBROKE CROWN LLC - 2649 S PARK LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES - **REPEAT OFFENSE**
Case Overview 8288

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Etan Raz and Iris Wooters	60 days	05/21/2025

562 - 594 8.7. **CASE 8305** - WHIGHAM, EARTHA M - 3911 SW 52 AVE, #1-3, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8305

Respondent or Representative	Case Moved
Eartha Whigham	Case removed from hearing to confirm fine, respondent requested for extension of time

595 - 666 8.8. **CASE 8359** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, Unit G, H, I, J, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 15-28 - DISPLAY - **REPEAT OFFENSE**

Case Overview 8359

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $32,600.00

667 - 696 8.9. **CASE 8397** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #312, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

Case Overview 8397

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $40,100.00

697 - 729 8.10. **CASE 8403** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #313, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

Case Overview 8403

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $40,100.00

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

730 - 763 9.1. **CASE 6382** - 3101 REALTY CORP - 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTIONS(s) 15-375(b) PERMIT REQUIRED - **FIRST OFFENSE**

Case Overview 6382

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by

Lourdes Abalia and Luis Guerrero	Fine Abated to $7,313.00 Payable in 45 Days or Reverts to $204,350.00	05/03/2025

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

Respondent or Representative	Case Removed
Absent	Removed from the agenda due to clerical error

764 - 815 9.3. **CASE 7457** - 3101 REALTY CORP - 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTIONS(s) 5-103(l) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7457

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Lourdes Abalia and Luis Guerrero	Fine Abated to $25,000.00 Payable in 45 Days or Reverts to $181,158.50	05/03/2025

816 - 854 9.4. **CASE 9443** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9443

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Randel Perez	Fine Abated to $3,138.00 Payable in 30 Days or Reverts to $20,350.00	04/18/2025

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

855 - 887 10.1. **CASE 8305** - WHIGHAM, EARTHA M - 3911 SW 52 AVE, #1-3, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTIONS(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8305

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Eartha Whigham	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	05/18/2025

888 - 939 10.2. **CASE 8441** - LUIS QUINONES - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8441

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Luis Quinones	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	06/17/2025

11. ADJOURNMENT 12:36 P.M.

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

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

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

Special Magistrate Hearing Check in

Please Print Name and Last Name

Date 3/19/25

1. Case # 6669 Name Nerida Flores
2. Case # 9794 Name Erica Angarita
3. Case # 8288 9850 / 7734 Name Etan Raz / Iris Wooters
4. Case # 9784 Name Nancy Romero
5. Case # 10396 Name Jared Harper
6. Case # 7457 Name Lourder Abalia & Luis Guerrero
7. Case # 6382 Name Lourdes Abalia & Luis Guerrer
8. Case # 9840 Name DAVID Russi
9. Case # 9851 Name Itzhak Hayon
10. Case # 8365 Name Martha Whigham
11. 9443 Randel Perez

11.Case # 9443 Name Randel Perez

12.Case # 6006 Name Vadim Rogachevsky

13.Case # _____ Name _____

14.Case # _____ Name _____

15.Case # _____ Name _____

16.Case # _____ Name _____

17.Case # _____ Name _____

18.Case # _____ Name _____

19.Case # _____ Name _____

20.Case # _____ Name _____

21.Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	5491 SW 34 ST PEMBROKE PARK, FL 33023	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #5491 SW 34 ST

Folio

514230180270

Legal Description

TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

Case Status Open **Case #** 10110 **Date Next Inspection** 5/21/2025

Notes 1. In bedroom and bathroom area, the ceiling is caving in. Unit is currently under construction and dust particles are falling in the interior of kitchen and living room area. Property owner has to repair ceiling as soon as possible to avoid the ceiling from falling and for dust particles to fall, this is a health and safety violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/30/2024		Notice of Violation	Regular Mail
4/14/2025		Affidavit of Non-Compliance	Certified Mail
4/17/2025	5/21/2025	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: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

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: 5/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 10110

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5491 SW 34 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 09:24 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

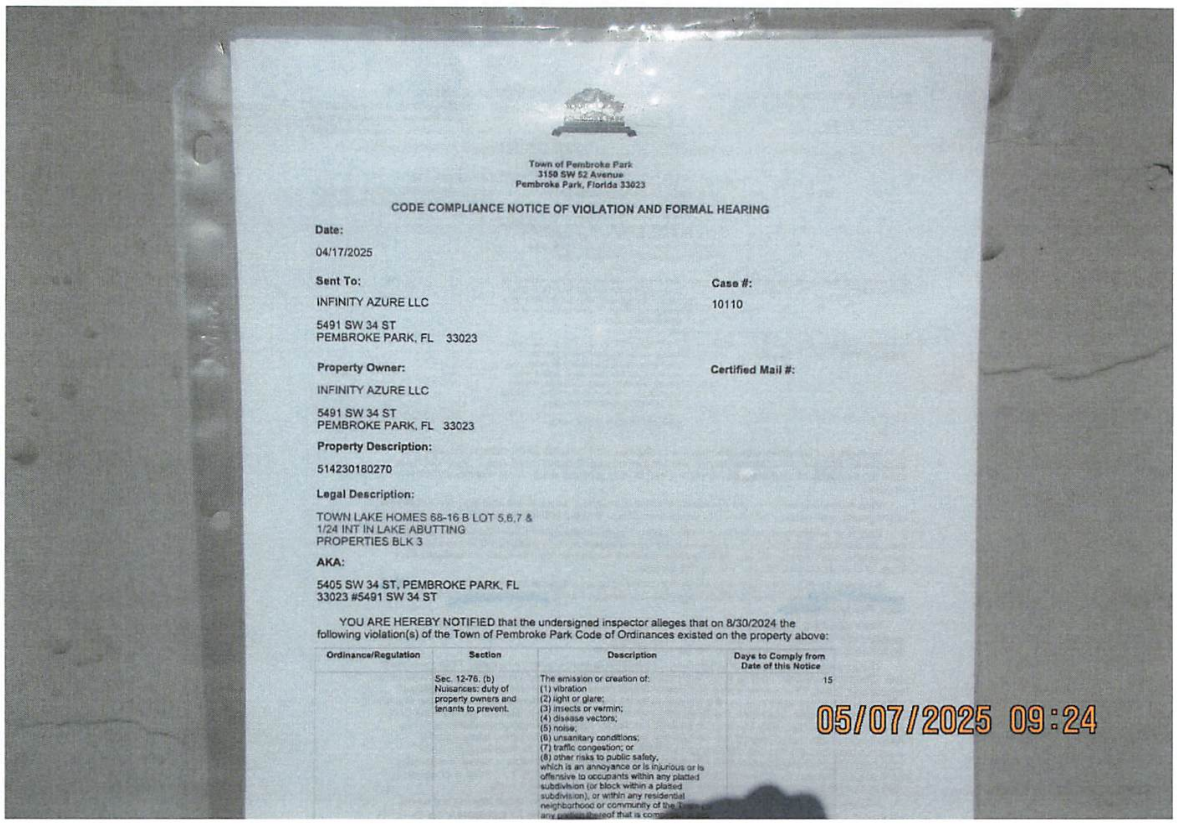
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/17/2025

Sent To:

INFINITY AZURE LLC

5491 SW 34 ST
PEMBROKE PARK, FL 33023

Case #:

10110

Property Owner:

INFINITY AZURE LLC

5491 SW 34 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #5491 SW 34 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2024 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
	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 com	15

05/07/2025 09:24



05/07/2025 09:24

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/17/2025

Sent To:

INFINITY AZURE LLC

5491 SW 34 ST
PEMBROKE PARK, FL 33023

Case #:

10110

Property Owner:

INFINITY AZURE LLC

5491 SW 34 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #5491 SW 34 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2024 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
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. In bedroom and bathroom area, the ceiling is caving in. Unit is currently under construction and dust particles are falling in the interior of kitchen and living room area. Property owner has to repair ceiling as soon as possible to avoid the ceiling from falling and for dust particles to fall, this is a health and safety violation.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/17/2025

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #5491 SW 34 ST

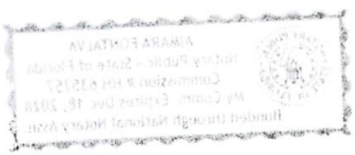
Respondent(s)

Case #:

10110

On 4/14/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	5491 SW 34 ST PEMBROKE PARK, FL 33023
Folio:	514230180270
Site Address:	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #5491 SW 34 ST
Legal Description:	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3



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: 4/14/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/14/2025
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: 4/14/2025
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: 4/14/2025

Notes/Means of Correction:

1. In bedroom and bathroom area, the ceiling is caving in. Unit is currently under construction and dust particles are falling in the interior of kitchen and living room area. Property owner has to repair ceiling as soon as possible to avoid the ceiling from falling and for dust particles to fall, this is a health and safety violation.

Dust particles have been cleared. Violation corrected.
Ceiling is still caving in and has not been repaired, violation not corrected.
To repair ceilings owner must obtain contractor and permits for repair if required by Building Dept.

Further, Affiant sayeth naught

STATE OF FLORIDA

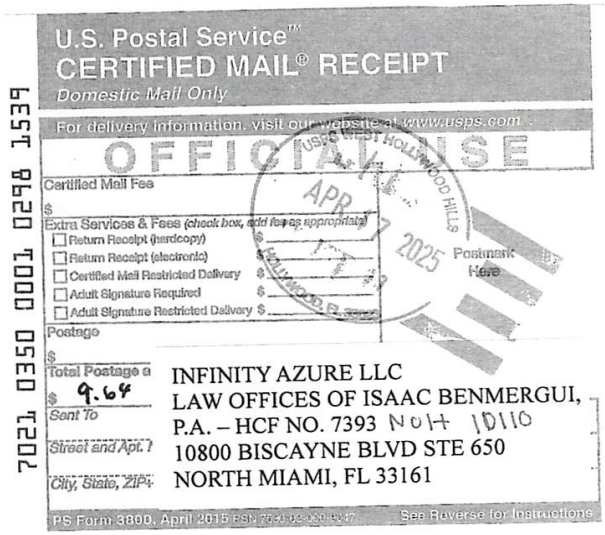
COUNTY OF BROWARD

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 4/14/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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- ☐ Adult Signature Restricted Delivery $

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Street and Apt. ?

City, State, ZIP+

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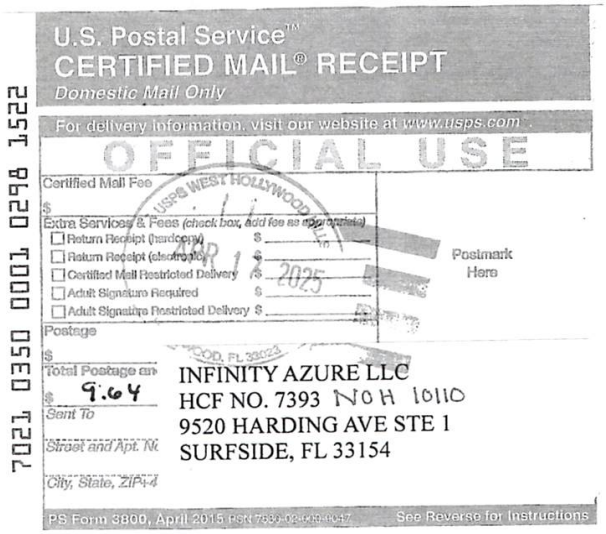
APR 17 2025
Postmark Here

INFINITY AZURE LLC
LAW OFFICES OF ISAAC BENMERGUI,
P.A. – HCF NO. 7393 NOH 10110
10800 BISCAYNE BLVD STE 650
NORTH MIAMI, FL 33161

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

7021 0350 0001 0298 1539



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

Postage
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$ 9.64

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Street and Apt. Nu

City, State, ZIP+4

USPS WEST HOLLYWOOD HILLS
APR 17 2025
Postmark Here

INFINITY AZURE LLC
HCF NO. 7393 NOH 10110
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

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

7021 0350 0001 0298 1522



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

Postage
$

Total Postage
$ 9.64

Sent To

Street and Apt.

City, State, ZIP

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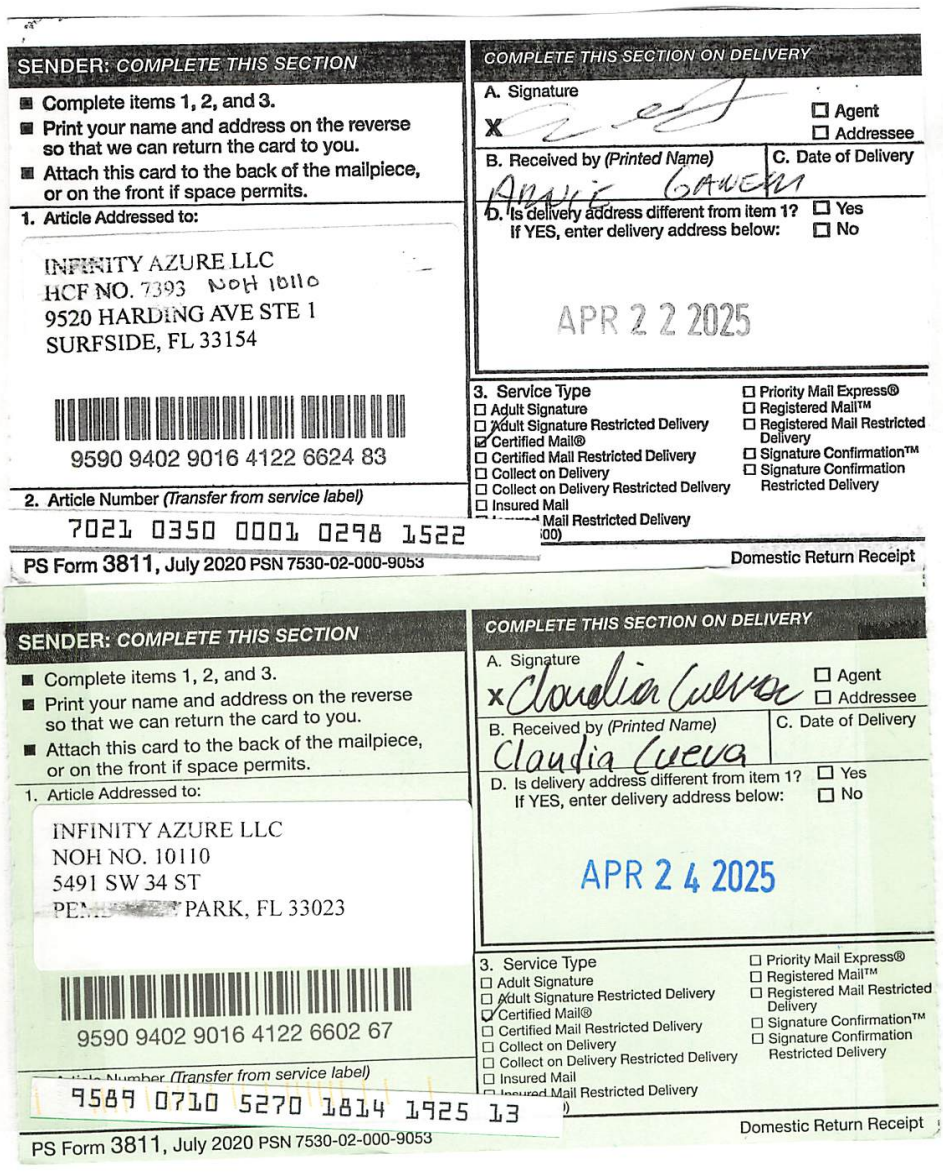
APR 17 2025
Postmark Here

INFINITY AZURE LLC
NOH NO. 10110
5491 SW 34 ST
PEMBROKE PARK, FL 33023

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

9589 0710 5270 1814 1925 13



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
HCF NO. 7393 NOH 10110
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 9016 4122 6624 83

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1522

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

APR 2 2 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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
NOH NO. 10110
5491 SW 34 ST
PE[illegible] PARK, FL 33023

9590 9402 9016 4122 6602 67

Article Number (Transfer from service label)

9589 0710 5270 1814 1925 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Claudia Cueva
☐ Agent
☐ Addressee

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

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

APR 2 4 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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
INFINITY AZURE LLC 5491 SW 34 ST PEMBROKE PARK, FL 33023	10110	08/30/2024

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 5491 SW 34 ST PEMBROKE PARK, FL 33023	514230180270	

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #5491 SW 34 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

Notes/Means of Correction:

1. In bedroom and bathroom area, the ceiling is caving in. Unit is currently under construction and dust particles are falling in the interior of kitchen and living room area. Property owner has to repair ceiling as soon as possible to avoid the ceiling from falling and for dust particles to fall, this is a health and safety violation.

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

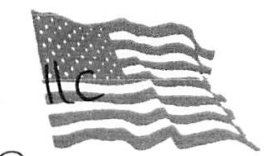
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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

Infinity Azure LLC
NOV #10110
9520 Harding Ave. Ste 1.
Surfside Fl 33154.

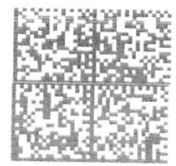




quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/03/2024 ZIP 33023
043M30245597
US POSTAGE

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/03/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

INFINITY AZURE LLC

5491 SW 34 ST
PEMBROKE PARK, FL 33023

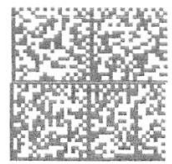
Case #:

10110

TOWN OF PEMBROKE PARK

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 ⁰
09/03/2024 ZIP 33023
043M30245597

US POSTAGE

Infinity Azure llc
Nov #10110

5405 SW 34 St,
Pembroke Park, FL 33023.



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/23/2023
Event Effective Date	NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5405 SW 34 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0270
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3		

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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$139,110	$5,330,380	$5,469,490	$5,207,590	
2023	$139,110	$4,595,070	$4,734,180	$4,734,180	$102,197.68
2022	$139,110	$4,176,950	$4,316,060	$4,316,060	$91,156.91

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,469,490	$5,469,490	$5,469,490	$5,469,490
Portability	0	0	0	0
Assessed/SOH	$5,207,590	$5,469,490	$5,207,590	$5,207,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,207,590	$5,469,490	$5,207,590	$5,207,590

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	69,553	SF
Adj. Bldg. S.F. (Card, Sketch)		28105
Units		36
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
36								


08/20/2024 14:57


08/20/2024 14:57


08/20/2024 14:57


08/20/2024 14:57
Ultra Premium
Strong & Absorbent


08/20/2024 14:58


08/20/2024 14:58


08/20/2024 14:58


04/14/2025 09:39


04/14/2025 09:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	5253 SW 33 ST PEMBROKE PARK, FL 33023	5255 SW 32 ST, PEMBROKE PARK, FL 33023 #5253 SW 33 ST

Folio

514230180140

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 4 & 4/24 INT IN LAKE ABUTTING LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 A

Case Status Open **Case #** 10161 **Date Next Inspection** 4/10/2025

Notes Repeat Offense
1. Damage a/c unit not operating. A licensed A/C contractor will need to make repairs.
2. installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/13/2024		Notice of Violation	Email Regular Mail
4/10/2025		Affidavit of Non-Compliance	Certified Mail
4/10/2025	5/21/2025	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: 4/10/2025
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: 4/10/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 10161

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5253 SW 33 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 09:21 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

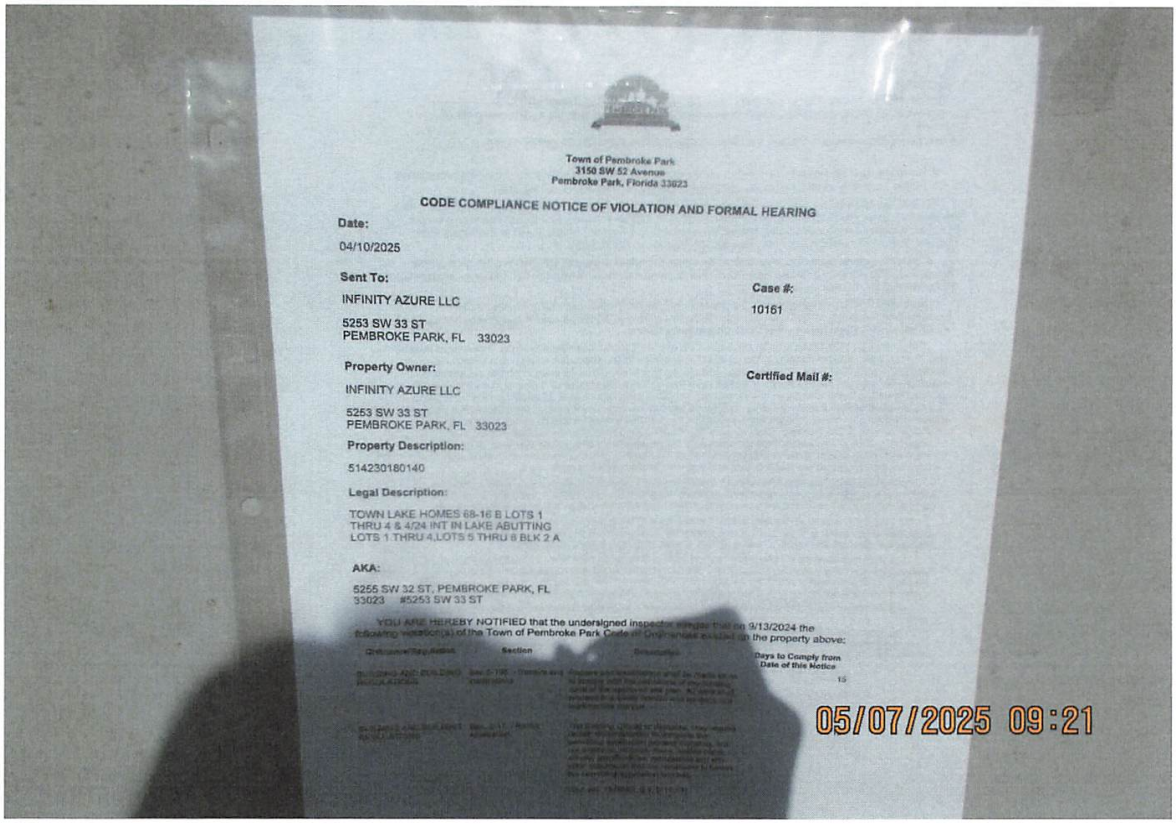
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/10/2025

Sent To:

INFINITY AZURE LLC

5253 SW 33 ST
PEMBROKE PARK, FL 33023

Case #:

10161

Property Owner:

INFINITY AZURE LLC

5253 SW 33 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230180140

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 4 & 4/24 INT IN LAKE ABUTTING LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 A

AKA:

5255 SW 32 ST, PEMBROKE PARK, FL 33023 #5253 SW 33 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Tag Added	Section	Description	Days to Comply from Date of this Notice
[illegible]	[illegible]	[illegible]	15

05/07/2025 09:21



05/07/2025 09:21

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/10/2025

Sent To:

INFINITY AZURE LLC

5253 SW 33 ST
PEMBROKE PARK, FL 33023

Case #:

10161

Property Owner:

INFINITY AZURE LLC

5253 SW 33 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230180140

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1
THRU 4 & 4/24 INT IN LAKE ABUTTING
LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 A

AKA:

5255 SW 32 ST, PEMBROKE PARK, FL
33023 #5253 SW 33 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Repeat Offense
1. Damage a/c unit not operating. A licensed A/C contractor will need to make repairs.
2. installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

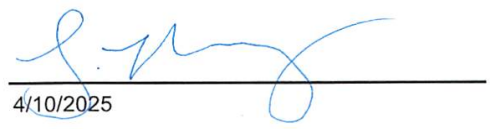
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/10/2025

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

Petitioner,

vs.

INFINITY AZURE LLC

5255 SW 32 ST, PEMBROKE PARK, FL 33023 #5253 SW 33 ST

Respondent(s)

Case #:

10161

On 4/10/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 5253 SW 33 ST PEMBROKE PARK, FL 33023

Folio: 514230180140

Site Address: 5255 SW 32 ST, PEMBROKE PARK, FL 33023 #5253 SW 33 ST

Legal Description: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 4 & 4/24 INT IN LAKE ABUTTING LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 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: 4/10/2025
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: 4/10/2025

Notes/Means of Correction:

Repeat Offense
1. Damage a/c unit not operating. A licensed A/C contractor will need to make repairs. A/C was replaced without a permit. Not corrected.
2. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA

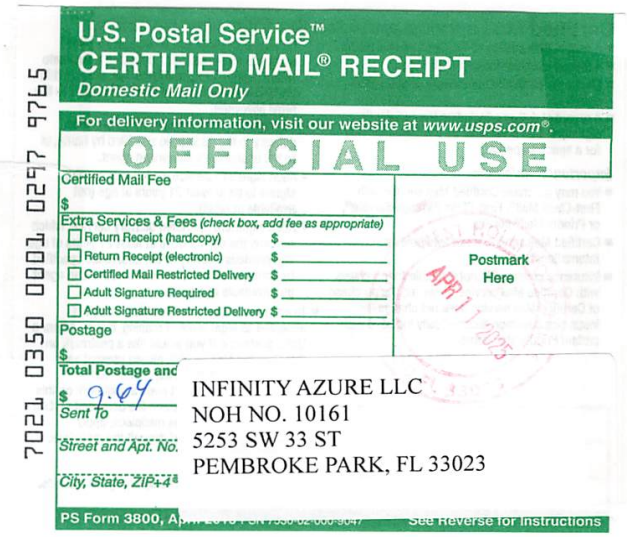
COUNTY OF BROWARD

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 4/10/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.64

Sent To
INFINITY AZURE LLC
NOH NO. 10161

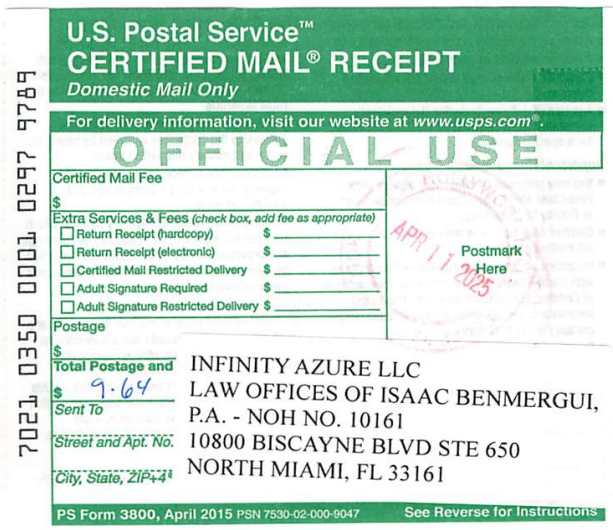
Street and Apt. No.
5253 SW 33 ST

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

Postmark Here
APR 11 2025

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

7021 0350 0001 0297 9765



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
INFINITY AZURE LLC
LAW OFFICES OF ISAAC BENMERGUI, P.A. - NOH NO. 10161

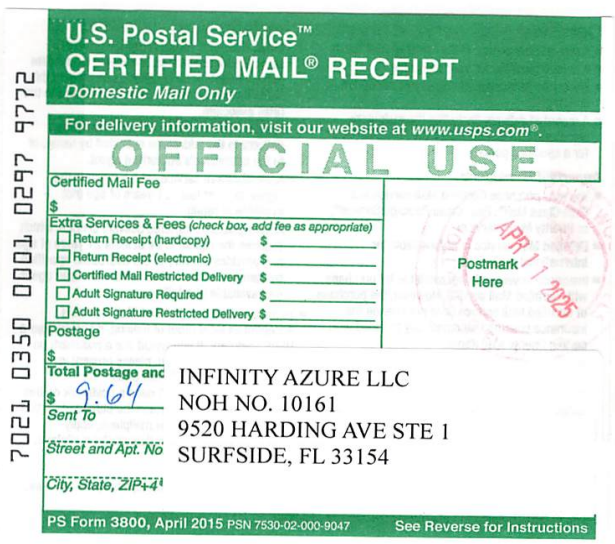
Street and Apt. No.
10800 BISCAYNE BLVD STE 650

City, State, ZIP+4®
NORTH MIAMI, FL 33161

Postmark Here
APR 11 2025

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

7021 0350 0001 0297 9789



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

Postage
$

Total Postage and
$ 9.64

Sent To
INFINITY AZURE LLC
NOH NO. 10161

Street and Apt. No
9520 HARDING AVE STE 1

City, State, ZIP+4®
SURFSIDE, FL 33154

Postmark Here
APR 11 2025

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

7021 0350 0001 0297 9772

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
INFINITY AZURE LLC 5253 SW 33 ST PEMBROKE PARK, FL 33023	10161	09/13/2024

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 5253 SW 33 ST PEMBROKE PARK, FL 33023	514230180140	

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 4 & 4/24 INT IN LAKE ABUTTING LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 A	5255 SW 32 ST, PEMBROKE PARK, FL 33023 #5253 SW 33 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

Repeat Offense
1. Damage a/c unit not operating. A licensed A/C contractor will need to make repairs.
2. installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

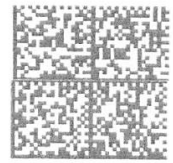
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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





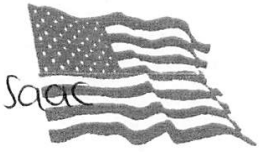
quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/16/2024 ZIP 33023
043M30245597

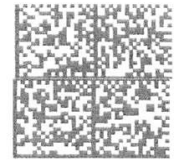
US POSTAGE

Infinity Azure LLC
NOV # 10161
9520 Harding Ave Ste 1,
Surfside, FL 33154.

TOWN OF PEMBROKE PARK

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/16/2024 ZIP 33023
043M30245597

US POSTAGE

Law Offices of Isaac
Benmergui P.A.
NOV # 10161
10800 Biscayne Blvd #650.
North Miami, FL 33161.

TOWN OF PEMBROKE PARK

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

Infinity Azure LLC
NOV # 10161

5255 SW 32 Street,
Pembroke Park, FL 33023.

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/16/2024 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/16/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

INFINITY AZURE LLC

5253 SW 33 ST
PEMBROKE PARK, FL 33023

Case #

10161



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/23/2023
Event Effective Date	NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5255 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0140
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 4 & 4/24 INT IN LAKE ABUTTING LOTS 1 THRU 4,LOTS 5 THRU 8 BLK 2 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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$62,930	$2,975,460	$3,038,390	$2,895,430	
2023	$62,930	$2,569,280	$2,632,210	$2,632,210	$56,822.04
2022	$62,930	$2,338,320	$2,401,250	$2,401,250	$50,715.36

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,038,390	$3,038,390	$3,038,390	$3,038,390
Portability	0	0	0	0
Assessed/SOH	$2,895,430	$3,038,390	$2,895,430	$2,895,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,895,430	$3,038,390	$2,895,430	$2,895,430

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

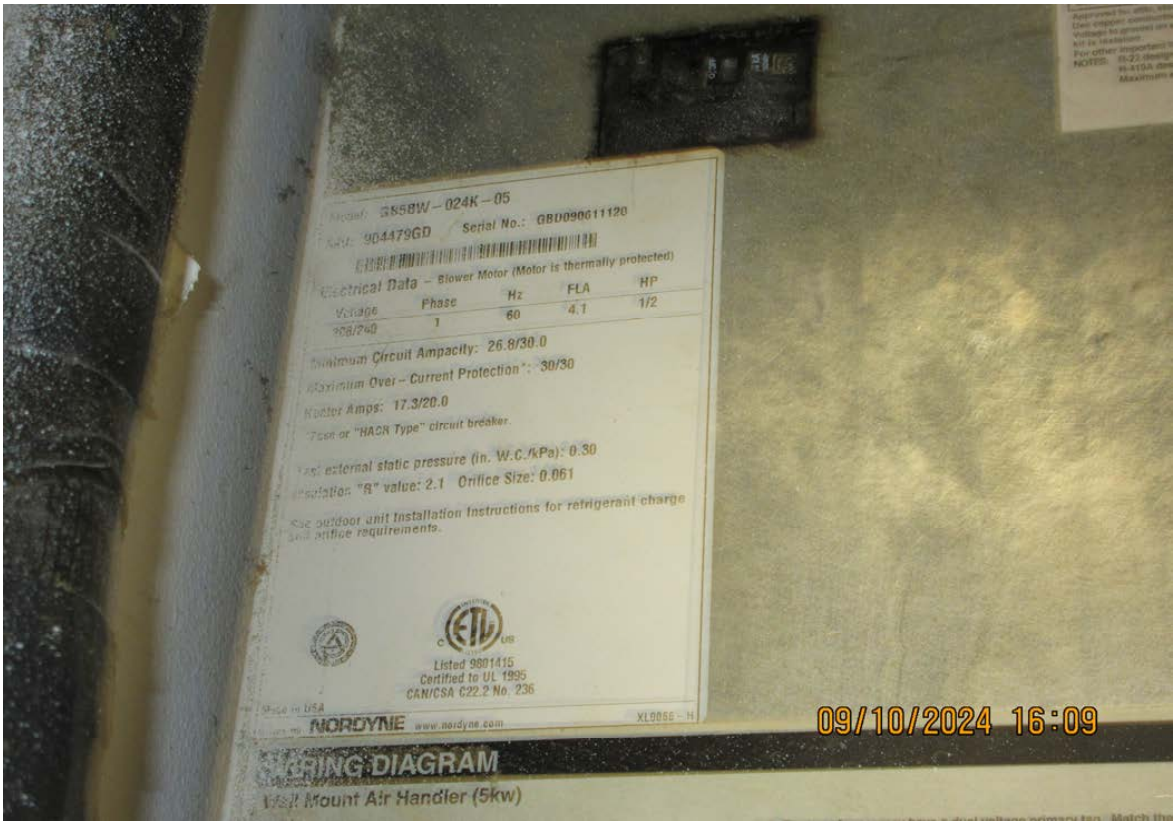
Price	Factor	Type
$2.00	13,427	SF
$2.00	18,040	SF

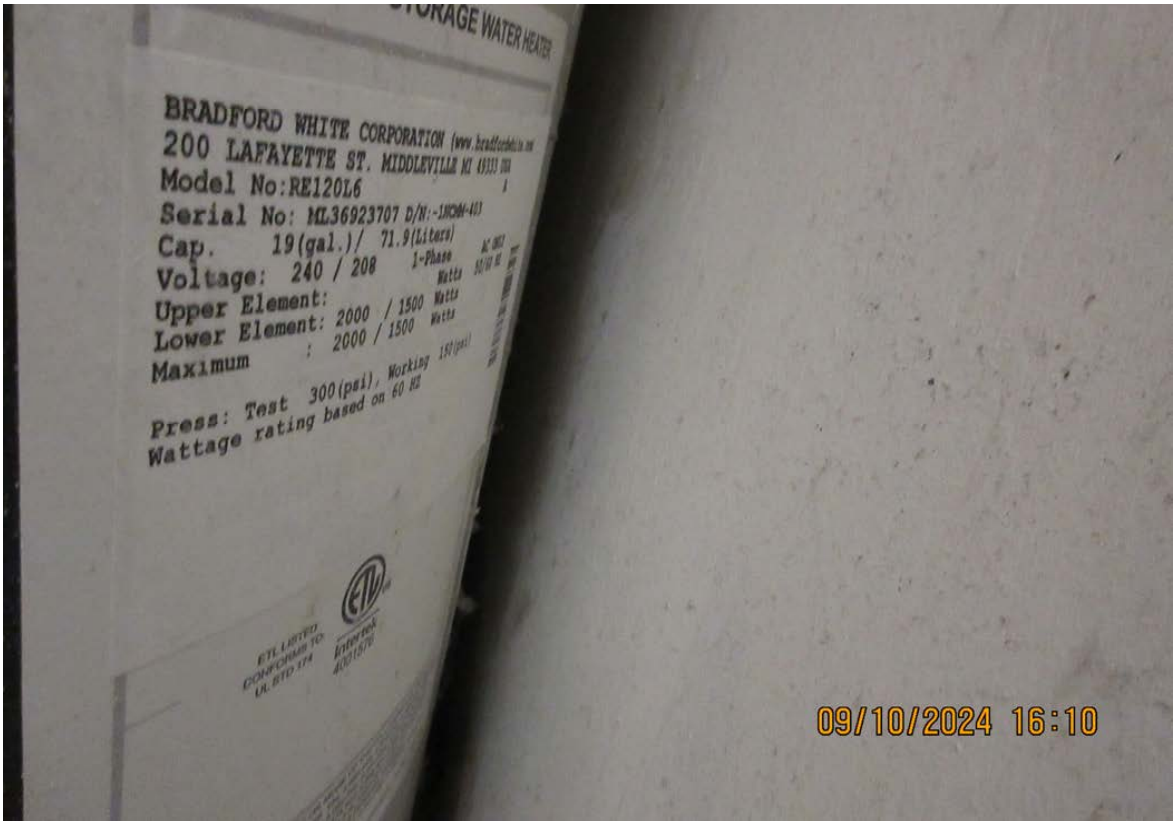
Adj. Bldg. S.F. (Card, Sketch)	15525
Units	20
Eff./Act. Year Built: 1973/1972	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
20								


5253
09/10/2024 16:08


Serial No.: GBD090611120
Electrical Data – Blower Motor (Motor is thermally protected)
Phase
Hz
FLA
HP
1
60
4.1
1/2
Minimum Circuit Ampacity: 26.8/30.0
Maximum Over – Current Protection*: 30/30
Amps: 17.3/20.0
"HACR Type" circuit breaker.
external static pressure (in. W.C./kPa): 0.30
"R" value: 2.1 Orifice Size: 0.061
outdoor unit Installation Instructions for refrigerant charge
orifice requirements.
Listed 9801415
Certified to UL 1995
CAN/CSA C22.2 No. 236
NORDYNE
www.nordyne.com
09/10/2024 16:09
DIAGRAM
Mount Air Handler (5kw)


STORAGE WATER HEATER
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI
Model No:RE120L6
Serial No: ML36923707
Cap. 19(gal.)/ 71.9(Liters)
Voltage: 240 / 208 1-Phase
Upper Element: 2000 / 1500 Watts
Lower Element: 2000 / 1500 Watts
Maximum
Press: Test 300(psi), Working
Wattage rating based on 60 HZ
ETL LISTED
CONFORMS TO
UL STD 174
09/10/2024 16:10


BRADFORD WHITE
09/10/2024 16:10


FILTER 16X20
WARNING
09/10/2024 16:10


Gibson
09/10/2024 16:16


Model (Modèle): JS5BD-024KA (2.0 TON)
Serial (Série) No: JSF071001924
Electrical Data
Voltage: 208/230 Hertz: 60 Phase: 1 Total Amps: 11.1
Compressor Amps: R.L.A. 10.4 L.R.A. 54
Outdoor Fan Amps: F.L.A. 0.67 HP: 0.10 IP Code: IP14
Minimum Circuit Ampacity (Amps): 13.7
Maximum Overcurrent Protection Amps = 20
CAUTION
Optional Components
Start Relay Kit: n/a
Time Delay Relay: n/a
High Press. Cutout Switch: n/a
Low Press. Cutout Switch: n/a
Installation Requirements & Listings
This unit must be installed according to the manufacturer's installation instructions and all pertinent local codes.
Factory Charge R-22 (1): 94 oz./2.45kg
Total System Charge R-22 (2):
Split System Air Conditioner For Outdoor Use
NORDYNE
09/10/2024 16:08


5253
04/14/2025 09:34


ALLIED
04/14/2025 09:32


04/14/2025 09:33


ASSEMBLED IN MEXICO
4AC17L24P-52A
1923H61439
DESIGN PRESSURE
HI 448 PSIG
LO 236 PSIG
NOMINAL VOLTS 208/230
MIN 197
MAX 253
FAN MOTOR
1
0.7
1/8
20
04/14/2025 09:33


West Columbia, SC 29170
ASSEMBLED IN MEXICO
M/N 4AC17L24P-52A
S/N 1923H61439
CONTAINS HFC-410A
FACTORY CHARGE
5 LBS 2 OZS
ELECTRICAL RATING
1 PH
60 HZ
COMPRESSOR
PH
RLA
1
LRA
11.7
59.5
15.4
DESIGN PRESSURE
HI 448 PSIG
LO 236 PSIG
NOMINAL VOLTS 208/230
MIN 197
MAX 253
FAN MOTOR
PH
FLA
1
HP
0.7
1/8
20
FOR OUTDOOR USE
04/14/2025 09:33


West Columbia, SC 29170
ASSEMBLED IN MEXICO
M/N 4AC17L24P-52A
S/N 1923H61439
CONTAINS HFC-410A
FACTORY CHARGE
5 LBS 2 OZS
ELECTRICAL RATING
1 PH
60 HZ
COMPRESSOR
PH
RLA
1
LRA
11.7
59.5
15.4
DESIGN PRESSURE
HI 448 PSIG
LO 236 PSIG
NOMINAL VOLTS 208/230
MIN 197
MAX 253
FAN MOTOR
PH
FLA
HP
1
04/14/2025 09:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
PLAZA HAL CORP	4400 W HALLANDALE BEACH BLVD, UNIT 1 PEMBROKE PARK, FL 33023	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #1

Folio

514230090680

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Case Status Open **Case #** 10204 **Date Next Inspection** 4/10/2025

Notes

Repeat offense
1. Prohibited banner on premise. Remove banner sign.
2. Signs are covering more than 25% of window. Remove 75% of sign per window.
3. Installed electrical cameras without permits. Obtain plans for an after the fact permit and complete all inspections.
4. Advertising for Business without having a Business Tax Receipt of Certificate of use. Must obtain BTR/CU prior to advertising.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/2/2024		Notice of Violation	Regular Mail
11/7/2024		Affidavit of Non-Compliance	Regular Mail
4/10/2025		Affidavit of Non-Compliance	Certified Mail
4/10/2025	5/21/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/10/2025
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: 4/10/2025
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: 4/10/2025

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: 4/10/2025
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: 4/10/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-29. - Evidence of liability for business tax receipt.	The fact any person or business entity represents itself as being engaged in any business, profession or occupation f or the transaction of which a business tax receipts required, or that such a person or business entity exhibited a sign or advertisement indicating such business, profession or occupation, shall be evidence of the liability of such person or business entity to pay a business tax. (Ord. No. 58-2-1 (#7), § 12, 2-4-58; Ord. No. 14-06-04, § 13, 6-11-14)	Not in Compliance - Reinspection Date: 4/10/2025
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;	11/7/2024
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...	11/7/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 10204

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, UNIT 1, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PLAZA HAL CORP AT 10:33 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

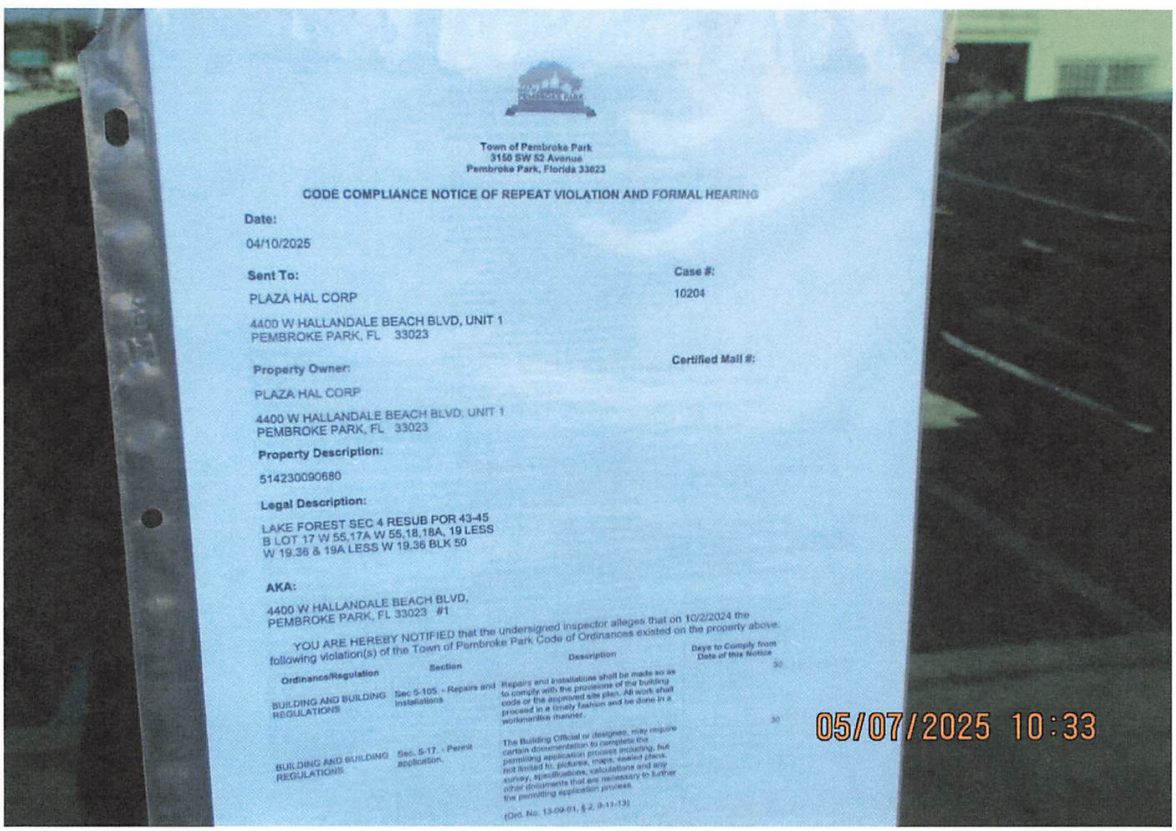
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


1
NEW Hours
9AM-5PM
PA PE CHAY BOTANICA
754-779-5532
BUSINESS HOURS
MON - SAT
10:00 AM - 8:00 PM
CLOSED ON SUNDAY
05/07/2025 10:33


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/10/2025
Sent To:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, UNIT 1
PEMBROKE PARK, FL 33023
Case #:
10204
Certified Mail #:
Property Owner:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, UNIT 1
PEMBROKE PARK, FL 33023
Property Description:
514230090680
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
AKA:
4400 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023 #1
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/2/2024 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, valuations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
05/07/2025 10:33

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/10/2025

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, UNIT 1
PEMBROKE PARK, FL 33023

Case #:

10204

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, UNIT 1
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/2/2024 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-29. - Evidence of liability for business tax receipt.	The fact any person or business entity represents itself as being engaged in any business, profession or occupation f or the transaction of which a business tax receipts required, or that such a person or business entity exhibited a sign or advertisement indicating such business, profession or occupation, shall be evidence of the liability of such person or business entity to pay a business tax. (Ord. No. 58-2-1(#7), § 12, 2-4-58; Ord. No. 14 -06-04, § 13, 6-11-14)	15
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;	36

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...	7

Repeat offense
1. Prohibited banner on premise. Remove banner sign.
2. Signs are covering more than 25% of window. Remove 75% of sign per window.
3. Installed electrical cameras without permits. Obtain plans for an after the fact permit and complete all inspections.
4. Advertising for Business without having a Business Tax Receipt of Certificate of use. Must obtain BTR/CU prior to advertising.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

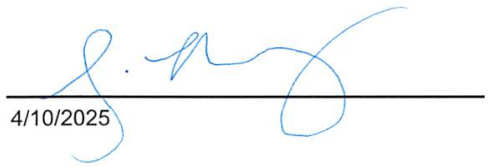
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/10/2025

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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #1

Respondent(s)

Case #:

10204

On 4/10/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, UNIT 1 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #1

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 4/10/2025
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: 4/10/2025

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: 4/10/2025
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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)	Not in Compliance - Reinspection Date: 4/10/2025
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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;	11/7/2024
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...	11/7/2024

Notes/Means of Correction:

1. Prohibited banner on premise. Remove banner sign. Corrected.
2. Signs are covering more than 25% of window. Remove 75% of sign per window. Corrected.
3. Installed electrical cameras without permits. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Advertising for Business without having a Business Tax Receipt of Certificate of use. Must obtain BTR/CU prior to advertising. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

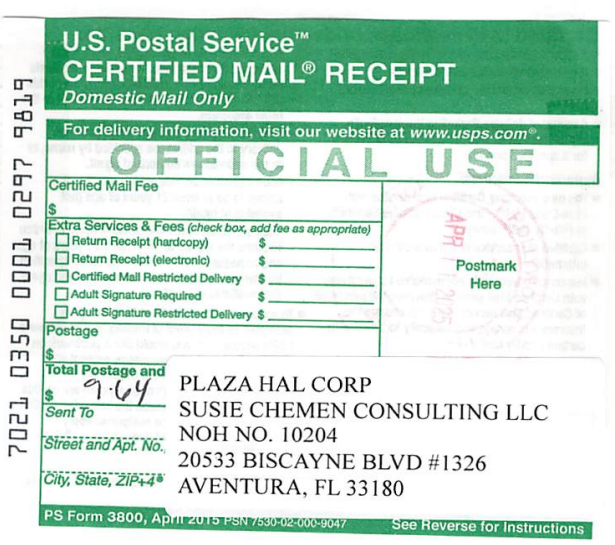
COUNTY OF BROWARD

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 4/10/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.64

Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC

Street and Apt. No.
NOH NO. 10204
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA, FL 33180

Postmark Here

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

7021 0350 0001 0297 9819



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
PLAZA HAL CORP
NOH NO. 10204

Street and Apt. No.
4400 W HALLANDALE BCH BLVD #1

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

Postmark Here

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

7021 0350 0001 0297 9826

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PLAZA HAL CORP
NOH NO. !0204
4400 W HALLANDALE BCH BLVD #1
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6624 14

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9826

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

APR 16 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
ail Restricted Delivery
0)

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:

PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
NOH NO. !0204
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

9590 9402 9016 4122 6624 07

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9819

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | C. Date of Delivery 4-12-25

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

APR 24 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
ail Restricted Delivery
0)

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 REPEAT VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP	10204	10/02/2024
4400 W HALLANDALE BEACH BLVD, UNIT 1 & 2 PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP	514230090680	
4400 W HALLANDALE BEACH BLVD, UNIT 1 & 2 PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #1 & 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/2/2024 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/Means of Correction:

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

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

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

Joseline Ramirez
Chief Code Enforcement Officer

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

Susie Chemen Consulting LLC
Plaza Hal Corp.
Nov #10204.
20533 Biscayne Blvd #1326
Aventura Fl 33180

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
10/04/2024 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
10/04/2024 ZIP 33023
043M30245597
US POSTAGE

NORV

Sent To:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, UNIT 1 & 2
PEMBROKE PARK, FL 33023

Case #:
10204



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$255,260	$2,139,660	$2,394,920	$2,394,920	
2023	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,622.21
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	$41,700.56

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Portability	0	0	0	0
Assessed/SOH	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,394,920	$2,394,920	$2,394,920	$2,394,920

Sales History

Date	Type	Price	Book/Page or CIN
6/26/2023	WD-Q	$2,675,000	118944182
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								



Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	36-5062035
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Name Changed: 02/03/2024

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #1 & 2

Respondent(s)

Case #:

10204

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

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, UNIT 1 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #1 & 2

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/7/2024

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: 11/7/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/7/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 11/7/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-29. - Evidence of liability for business tax receipt.	The fact any person or business entity represents itself as being engaged in any business, profession or occupation f or the transaction of which a business tax receipts required, or that such a person or business entity exhibited a sign or advertisement indicating such business, profession or occupation, shall be evidence of the liability of such person or business entity to pay a business tax. (Ord. No. 58-2-1(#7), § 12, 2-4-58; Ord. No. 14-06-04, § 13, 6-11-14)	Not in Compliance - Reinspection Date: 11/7/2024
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;	11/7/2024
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...	11/7/2024

Notes/Means of Correction:

1. Prohibited banner on premise. Remove banner sign. Corrected.
2. Signs are covering more than 25% of window. Remove 75% of sign per window. Corrected.
3. Installed electrical cameras without permits. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Advertising for Business without having a Business Tax Receipt of Certificate of use. Must obtain BTR/CU prior to advertising. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
11/08/2024 ZIP 33023
043M30245597
US POSTAGE

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, UNIT 1
PEMBROKE PARK, FL 33023

Case #:

10204

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 0
11/08/2024 ZIP 33023
043M30245597
US POSTAGE

ANOC 10204

Plaza Hal Corp
Susie Chemen Consulting LLC
20533 Biscayne Blvd
#1326
Aventura, FL 33180


4400
10/02/2024 16:20


little haiti's got talent
THANK YOU
MR.VITER JUSTE
SIGNS & GRAPHICS
king
786-222-4447
10/02/2024 16:20


SHELL CREOLE
BOTANICAL STORE
MANBO PA PE CHAY
Coming Soon
ANCESTRAL POWER
THE LEGACY OF STRENGTH, WISDOM AND TRANSFORMATION
THE POWER OF OUR AFRICAN ANCESTORS LIES IN THEIR RESILIENCE, WISDOM, AND DEEP SPIRITUAL CONNECTION TO NATURE AND THE UNSEEN WORLD. THEIR TRADITIONS, STRENGTH IN OVERCOMING ADVERSITY, AND SPIRITUAL PRACTICES CONTINUE TO INSPIRE AND EMPOWER US TODAY, SERVING AS A SOURCE OF GUIDANCE, PROTECTION, AND PRIDE FOR FUTURE GENERATIONS. THEIR LEGACY REMINDS US OF OUR INNER STRENGTH AND CAPACITY FOR TRANSFORMATION.
Welcome To
SHELL CREOLE
BOTANICAL SHOP
10/02/2024 16:22


4400
10/31/2024 10:27


4400
10/31/2024 10:28

Case Overview

Property/Incident Information

Owner	Address	Site Address
MLR MARKETING CORP	3300 SW 55 AVENUE #S & #N PEMBROKE PARK, FL 33023	3300 SW 55 AVE, PEMBROKE PARK, FL 33023 1-2

Folio

514230120200

Legal Description

LEE-MILL SUB 50-25 B LOT 4 BLK 3

Case Status Open **Case #** 10350 **Date Next Inspection** 12/30/2024

Notes

1. Installed windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Construction silt prohibited. Remove construction silt from fence.
4. New a/c units mounted on roof without permits. Obtain plans for an after the fact permit and complete all inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/7/2024		Notice of Violation	Regular Mail
4/10/2025		Affidavit of Non-Compliance	Certified Mail
4/10/2025	5/21/2025	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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/30/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/30/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/30/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MLR MARKETING CORP CASE NO. 10350

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MLR MARKETING CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 SW 55 AVENUE, #S & #N, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MLR MARKETING CORP AT 09:26 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

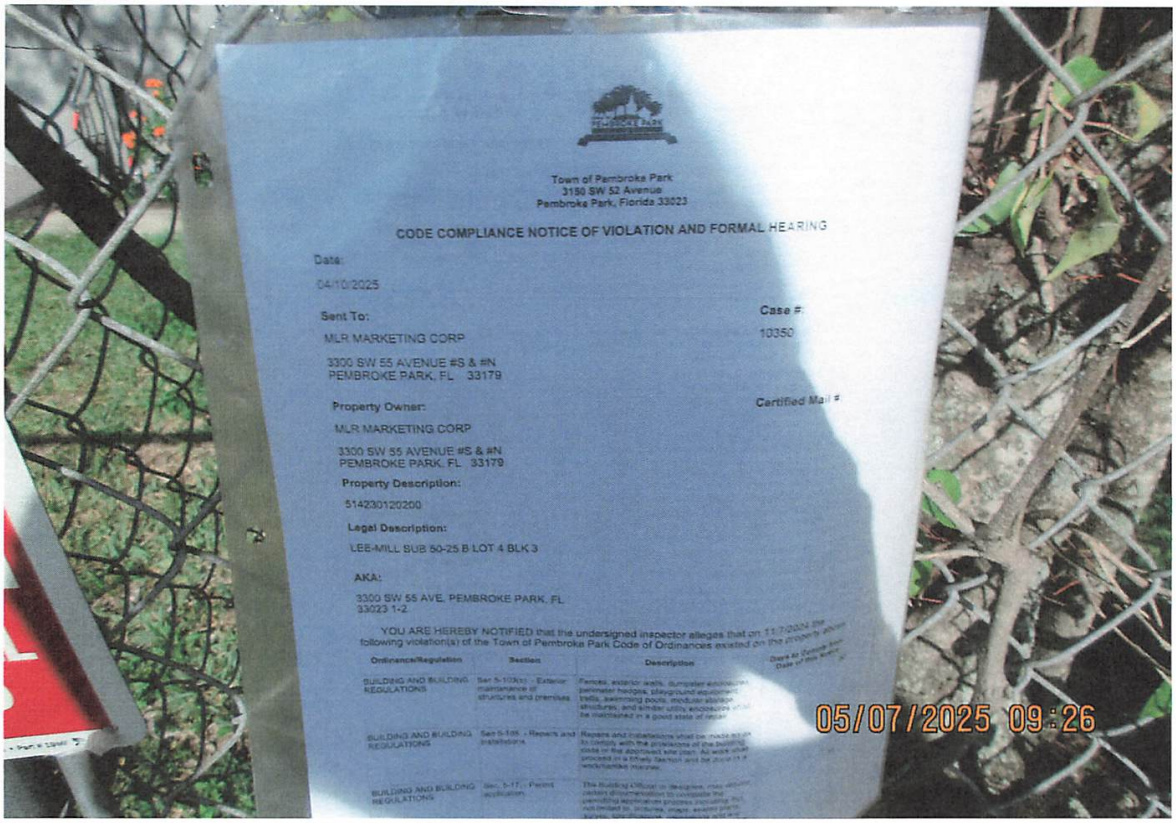
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

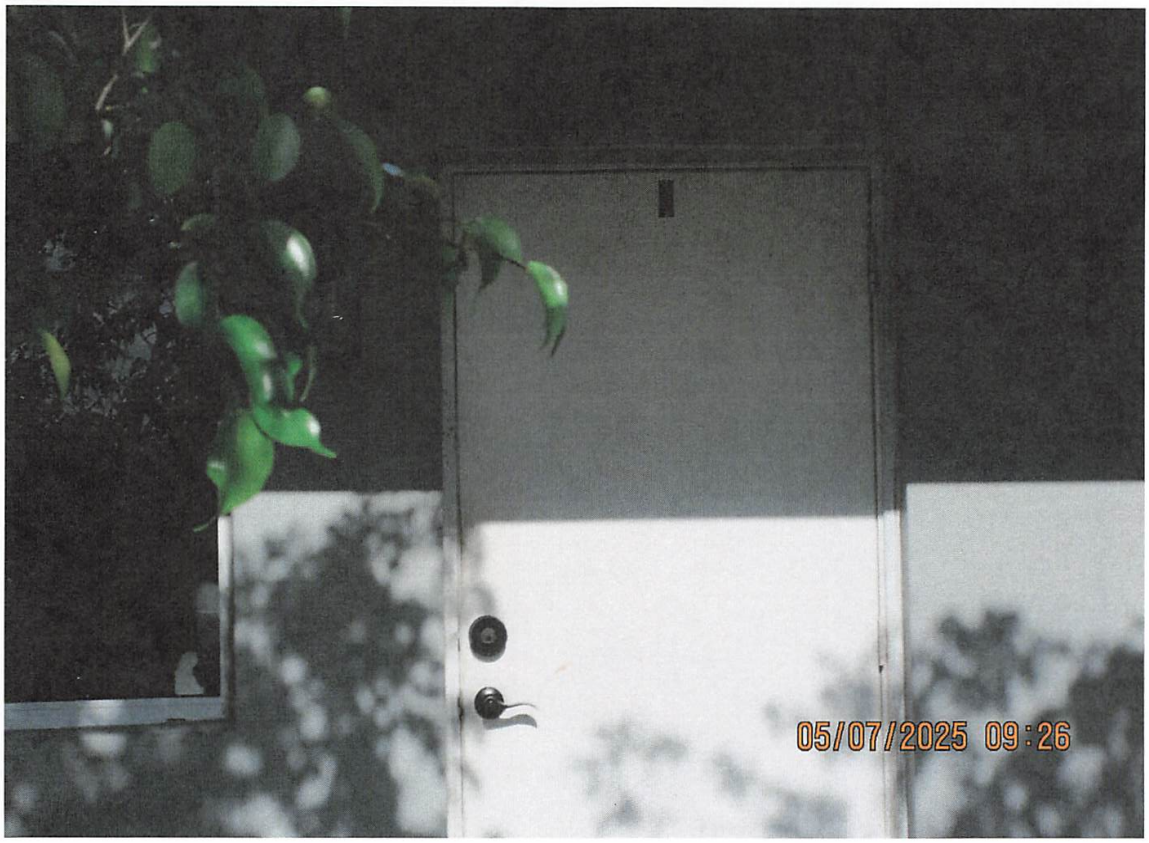
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/10/2025
Sent To:
MLR MARKETING CORP
3300 SW 55 AVENUE #S & #N
PEMBROKE PARK, FL 33179
Case #:
10350
Property Owner:
MLR MARKETING CORP
3300 SW 55 AVENUE #S & #N
PEMBROKE PARK, FL 33179
Certified Mail #
Property Description:
514230120200
Legal Description:
LEE-MILL SUB 50-25 B LOT 4 BLK 3
AKA:
3300 SW 55 AVE, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above
Ordinance/Regulation
Section
Description
BUILDING AND BUILDING REGULATIONS
Sec 5-103(c) - Exterior maintenance of structures and premises
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations
BUILDING AND BUILDING REGULATIONS
Sec. 5-17 - Permit application
05/07/2025 09:26


3300
S
05/07/2025 09:26


05/07/2025 09:26


NO
TRESPASSING
05/07/2025 09:26

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/10/2025

Sent To:

MLR MARKETING CORP

3300 SW 55 AVENUE #S & #N
PEMBROKE PARK, FL 33179

Case #:

10350

Property Owner:

MLR MARKETING CORP

3300 SW 55 AVENUE #S & #N
PEMBROKE PARK, FL 33179

Certified Mail #:

Property Description:

514230120200

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 3

AKA:

3300 SW 55 AVE, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2024 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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Construction silt prohibited. Remove construction silt from fence.
4. New a/c units mounted on roof without permits. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

4/10/2025

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

Petitioner,

vs.

MLR MARKETING CORP
3300 SW 55 AVE, PEMBROKE PARK, FL 33023 1-2

Respondent(s)

Case #: 10350

On 4/10/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MLR MARKETING CORP

Address: 3300 SW 55 AVENUE #S & #N PEMBROKE PARK, FL 33179

Folio: 514230120200

Site Address: 3300 SW 55 AVE, PEMBROKE PARK, FL 33023 1-2

Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/30/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/30/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/30/2024

Notes/Means of Correction:

1. Installed windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Removed, violation corrected.
3. Construction silt prohibited. Remove construction silt from fence. Removed, violation corrected.
4. Two a/c units mounted on roof without permits. Obtain plans for an after the fact permit and complete all inspections. Only provided picture for one unit. Provide specification sticker on outer of a/c unit for the 2nd unit. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

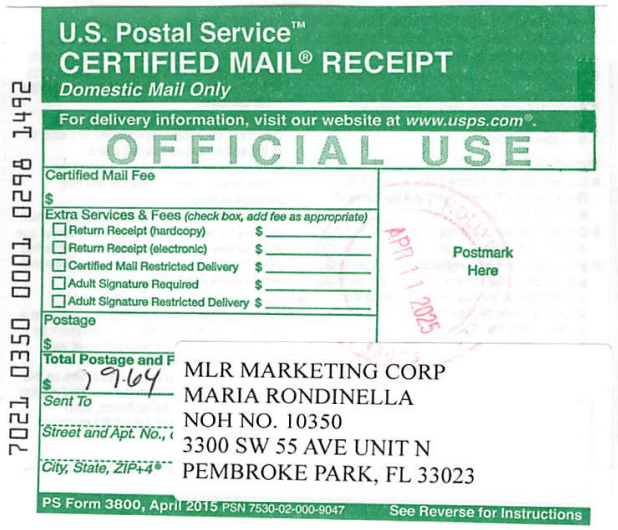
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/10/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH
My Comm. Expires
Bonded through Nation



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

Postage
$

Total Postage and F
$ 9.64

Sent To
MLR MARKETING CORP
MARIA RONDINELLA

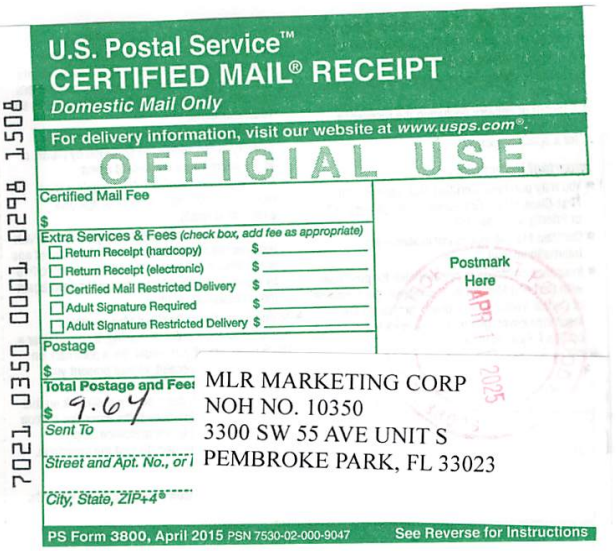
Street and Apt. No.,
NOH NO. 10350
3300 SW 55 AVE UNIT N

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

Postmark Here
APR 11 2025

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

7021 0350 0001 0298 1492



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

Postage
$

Total Postage and Fee
$ 9.64

Sent To
MLR MARKETING CORP

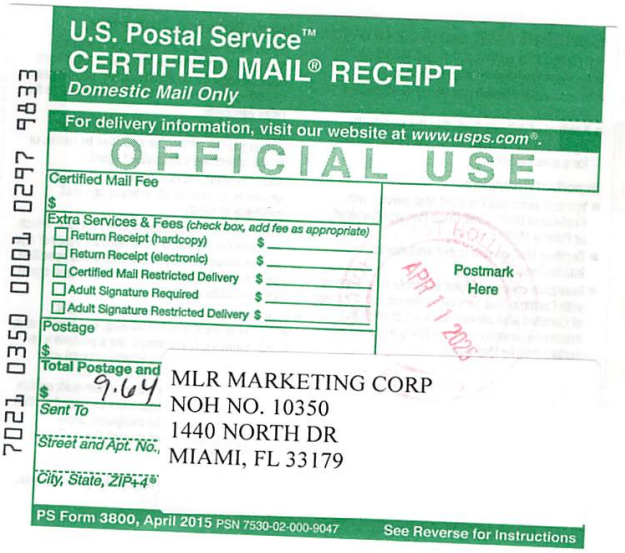
Street and Apt. No., or
NOH NO. 10350
3300 SW 55 AVE UNIT S

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

Postmark Here
APR 11 2025

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

7021 0350 0001 0298 1508



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

Postage
$

Total Postage and
$ 9.64

Sent To
MLR MARKETING CORP

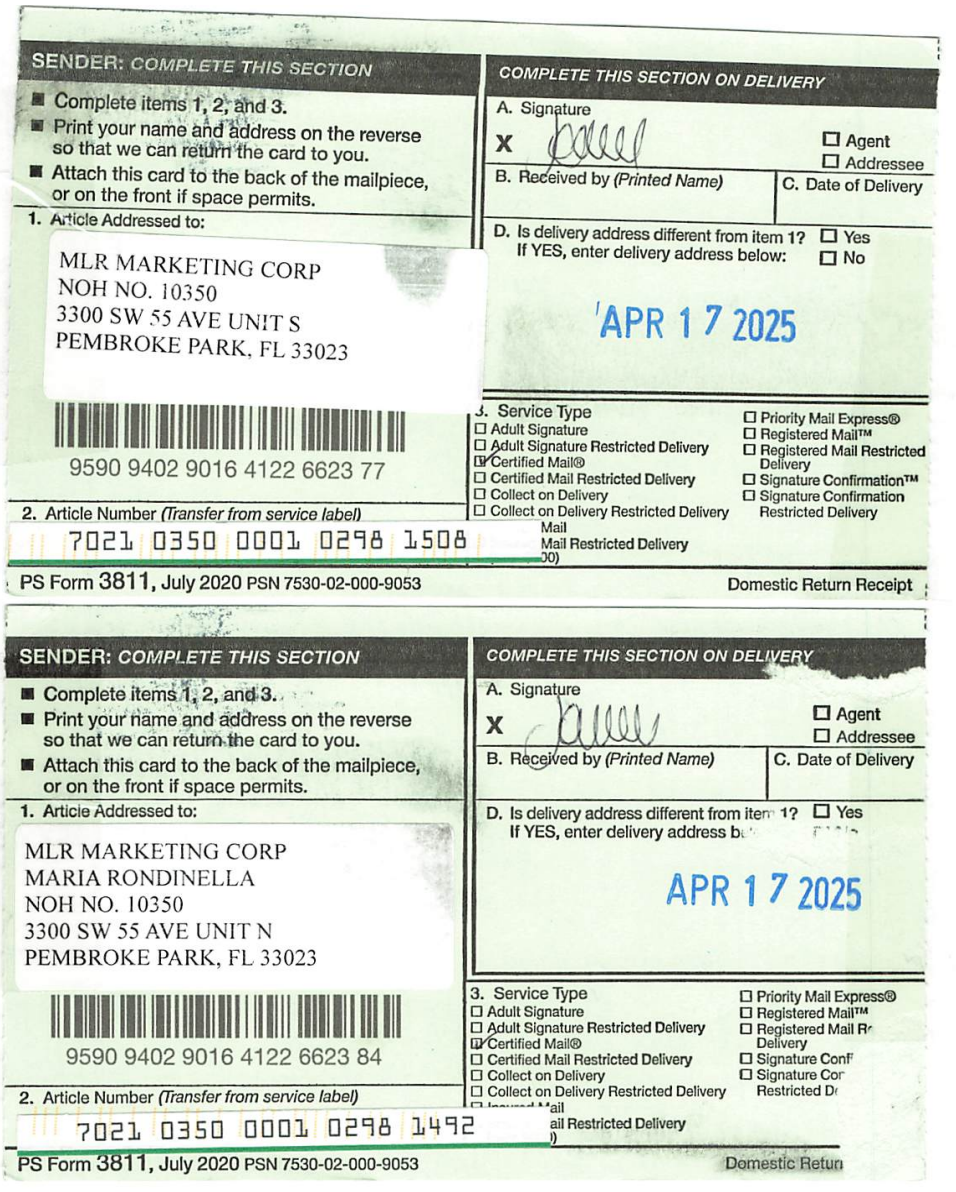
Street and Apt. No.,
NOH NO. 10350
1440 NORTH DR

City, State, ZIP+4®
MIAMI, FL 33179

Postmark Here
APR 11 2025

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

7021 0350 0001 0297 9833



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MLR MARKETING CORP
NOH NO. 10350
3300 SW 55 AVE UNIT S
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6623 77

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1508

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

APR 17 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MLR MARKETING CORP
MARIA RONDINELLA
NOH NO. 10350
3300 SW 55 AVE UNIT N
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6623 84

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1492

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 b

APR 17 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 R Delivery
☐ Signature Conf
☐ Signature Cor Restricted D

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MLR MARKETING CORP 3300 SW 55 AVENUE #S & #N PEMBROKE PARK, FL 33179	10350	11/07/2024

Property Owner:	Property Description:	Certified Mail #:
MLR MARKETING CORP 3300 SW 55 AVENUE #S & #N PEMBROKE PARK, FL 33179	514230120200	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 4 BLK 3	3300 SW 55 AVE, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/7/2024 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(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Construction silt prohibited. Remove construction silt from fence.
4. New a/c units mounted on roof without permits. Obtain plans for an after the fact permit and complete all inspections.

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

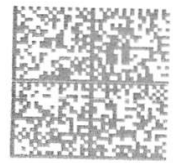
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Enforcement Officer

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 º
11/08/2024 ZIP 33023
043M30245597
US POSTAGE

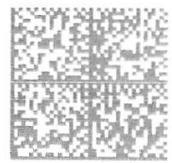
NOV 10350

MLR Marketing Corp
1440 North Dr
Miami, FL 33179



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





quadient
FIRST-CLASS MAIL
IMI
$000.69 º
11/08/2024 ZIP 33023
043M30245597
US POSTAGE

NOV 10350

Sent To:

MLR MARKETING CORP

3300 SW 55 AVENUE #S & #N
PEMBROKE PARK, FL 33179

Case #:

10350



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 SW 55 AVENUE #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0200
Property Owner	MLR MARKETING CORP	Millage	0613
Mailing Address	1440 NORTH DR MIAMI FL 33179	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 BLK 3		

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	$12,480	$389,840	$402,320	$402,320	
2024	$12,480	$389,840	$402,320	$402,320	$8,621.85
2023	$12,480	$249,870	$262,350	$262,350	$5,663.41

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$402,320	$402,320	$402,320	$402,320
Portability	0	0	0	0
Assessed/SOH	$402,320	$402,320	$402,320	$402,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$402,320	$402,320	$402,320	$402,320

Sales History

Date	Type	Price	Book/Page or CIN
2/15/2023	WD-Q	$450,000	118685195
1/19/2022	WD-D	$338,000	117880965
1/18/2022	WD-Q	$300,000	117880964
9/30/2013	DRR-T	$100	111866699
3/22/2013	PRD-T	$100	111777004

Land Calculations

Price	Factor	Type
$2.00	6,240	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								

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

Detail by Entity Name

Florida Profit Corporation
MLR MARKETING CORP

Filing Information

Document Number	P22000039986
FEI/EIN Number	88-2497559
Date Filed	05/11/2022
Effective Date	05/06/2022
State	FL
Status	ACTIVE

Principal Address

3300 SW 55 Avenue
Unit N
Pembroke Park, FL 33023

Changed: 03/15/2024

Mailing Address

3300 SW 55 Avenue
Unit N
Pembroke Park, FL 33023

Changed: 03/15/2024

Registered Agent Name & Address

RONDINELLA, MARIA
3300 SW 55 Avenue
Unit N
Pembroke Park, FL 33023

Address Changed: 03/15/2024

Officer/Director Detail

Name & Address

Title P

RONDINELLA, MARIA

3300 SW 55 Avenue
Unit N
Pembroke Park, FL 33023

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	03/15/2024

Document Images

03/15/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
05/11/2022 -- Domestic Profit	View image in PDF format

Joseline Ramirez

From: Maria Rondinella <mlrmarketingcorp@gmail.com>
Sent: Friday, November 29, 2024 11:46 AM
To: Joseline Ramirez
Subject: case 10350
Attachments: AC 2.jpg; AC 6.jpg; AC 5.jpg; AC3.jpg; Ac 1.jpg; AC4.jpg; Fence 1.jpg; Fence 2.jpg; Shed - fence 3.jpg

Hola,espero que se encuentre bien, aqui le adjunto las fotos de que retiramos el silt del fence y el shed . también fotos de los aires (muy Viejos) son tan viejos que no se ven las etiquetas.
estoy buscando los NOA de las ventanas para sacar los permisos

Gracias por su ayuda

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


04/09/2024 12:10


NO TRESPASSING
04/09/2024 12:10


04/09/2024 12:09


04/09/2024 12:09

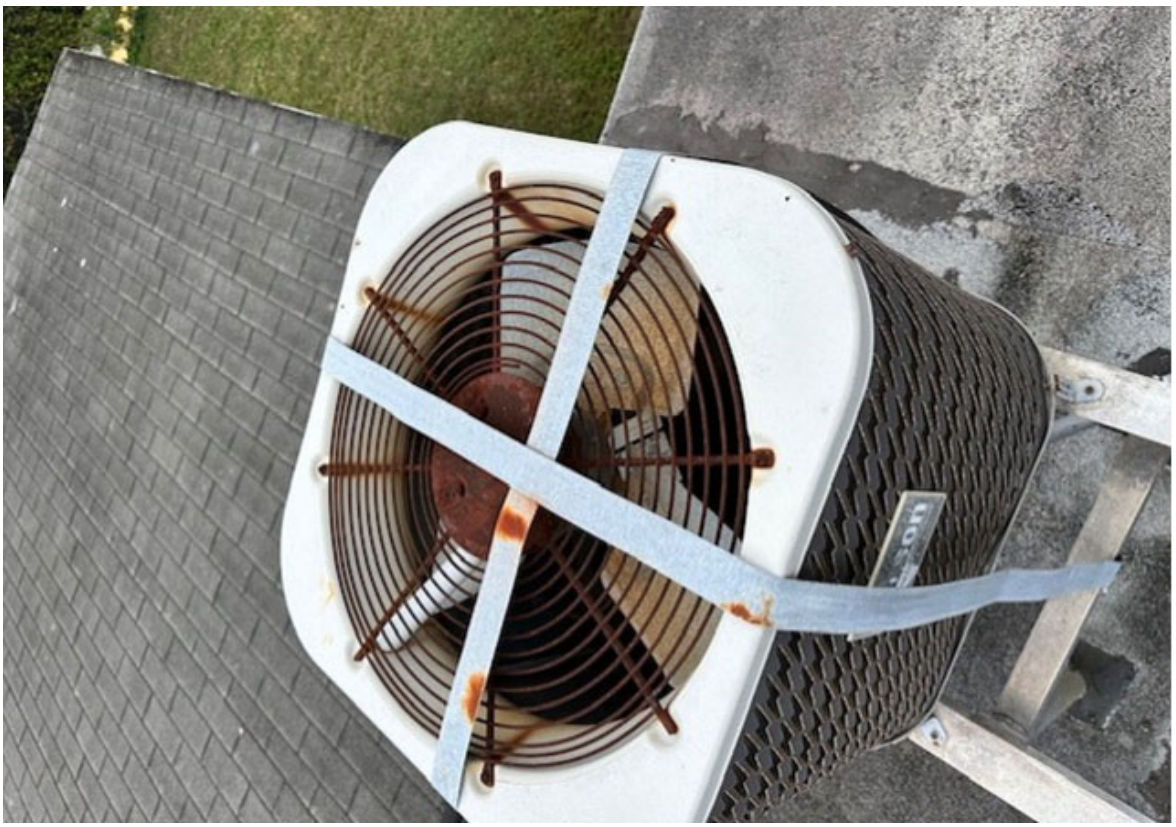

04/09/2024 12:09


04/09/2024 12:10
NO
TRESPASSING

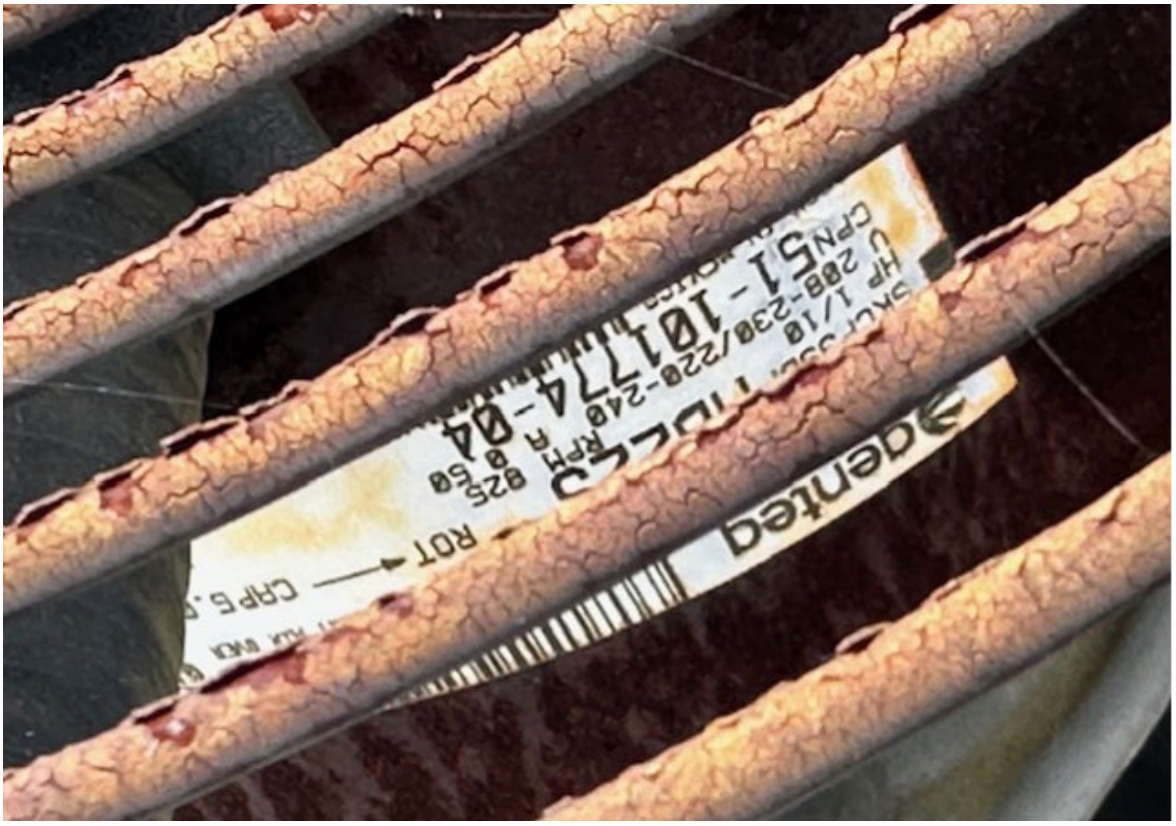

5500
06/05/2024 10:01


06/05/2024 10:01


MERCURY
INC.
COMPLETE AIR CONDITION
AND DUCT SERVICES
POOL HEATERS
24 HOUR SERVICE



AB22S


aenteq
CPN51-101774-04



3300

5500
5500


12/30/2024 13:24


NO
TRESPASSING
12/30/2024 13:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	5590 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230140031

Legal Description

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

Case Status Open **Case #** 10431 **Date Next Inspection** 5/21/2025

Notes
1. Interior renovation done without Building Permits. Obtain plans for permit and complete all inspections.
2. Outdoor storage prohibited. Remove chairs, materials, equipment and miscellaneous items and store inside Building.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/16/2024		Notice of Violation	Regular Mail
4/14/2025		Affidavit of Non-Compliance	Certified Mail
4/17/2025	5/21/2025	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: 5/21/2025
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: 5/21/2025
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: 5/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 10431

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DREWBOY INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: DREWBOY INC AT 09:58 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

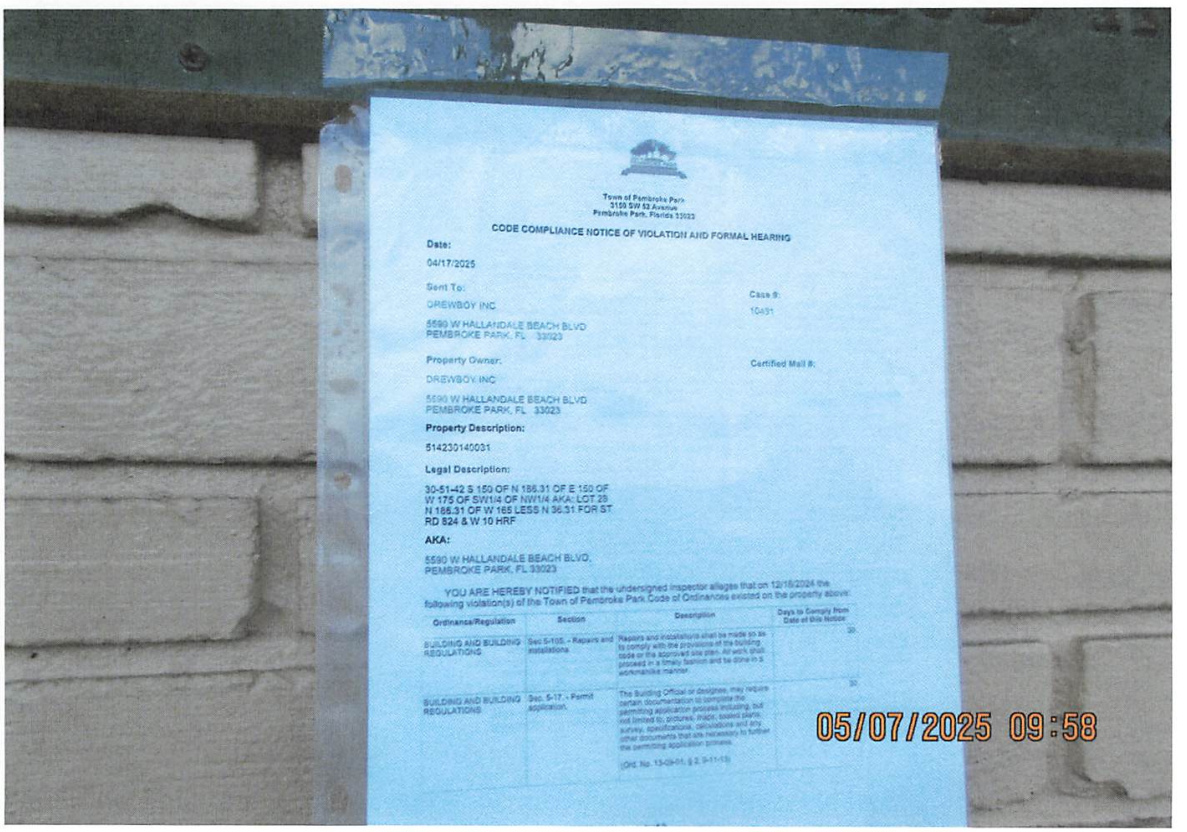
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


5590
THE POLO CLUB INC.
05/07/2025 09:59


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/17/2025
Sent To:
Case #:
DREWBOY INC
10491
5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Property Owner:
Certified Mail #:
DREWBOY INC
5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Property Description:
514230140031
Legal Description:
30-51-42 S 150 OF N 186.31 OF E 150 OF
W 175 OF SW1/4 OF NW1/4 AKA: LOT 29
N 186.31 OF W 165 LESS N 36.31 FOR ST
RD 824 & W 10 HRF
AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/16/2024 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, sketch, sealed plans, survey, 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
05/07/2025 09:58

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/17/2025

Sent To:

DREWBOY INC

5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

10431

Property Owner:

DREWBOY INC

5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140031

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/16/2024 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. 12-48. - 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

1. Interior renovation done without Building Permits. Obtain plans for permit and complete all inspections.
2. Outdoor storage prohibited. Remove chairs, materials, equipment and miscellaneous items and store inside Building.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/17/2025

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

Petitioner,

vs.

DREWBOY INC

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

10431

On 4/14/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	DREWBOY INC
Address:	5590 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230140031
Site Address:	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

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: 4/14/2025
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: 4/14/2025
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: 4/14/2025

Notes/Means of Correction:

1. Interior renovation done without Building Permits. Obtain plans for permit and complete all inspections. No permit application on file, violation not corrected.
2. Outdoor storage prohibited. Remove chairs, materials, equipment and miscellaneous items and store inside Building. Violation partially corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/14/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1814 1925 75

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 9.64
Sent To
Street and Apt. N
City, State, ZIP+4

APR 17 2025

Postmark Here

DREWBOY INC / REED, L
NOH NO. 10431
3056 S STATE RD 7 #55
MIRAMAR, FL 33023

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



9589 0710 5270 1814 1925 68

U.S. Postal Service™
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 9.64
Sent To
Street and Apt. No
City, State, ZIP+4

APR 17 2025

Postmark Here

DREWBOY INC
NOH NO. 10431
5590 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 5590 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	10431	12/16/2024

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 5590 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230140031	

Legal Description:	AKA:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/16/2024 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. 12-48. - 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

Notes/Means of Correction:

1. Interior renovation done without Building Permits. Obtain plans for permit and complete all inspections.
2. Outdoor storage prohibited. Remove chairs, materials, equipment and miscellaneous items and store inside Building.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 MIRAMAR FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21-02

Abbr Legal Description	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

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	$253,050	$829,420	$1,082,470	$1,082,470	
2024	$253,050	$828,960	$1,082,010	$1,082,010	$23,187.80
2023	$253,050	$788,280	$1,041,330	$1,033,560	$22,363.07

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,082,470	$1,082,470	$1,082,470	$1,082,470
Portability	0	0	0	0
Assessed/SOH	$1,082,470	$1,082,470	$1,082,470	$1,082,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,082,470	$1,082,470	$1,082,470	$1,082,470

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
4415								

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

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, L
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/24/2024

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

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





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12/16/2024 ZIP 33023
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US POSTAGE

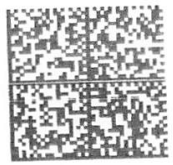
NOV 10431

Drewboy Inc, L Reed
3056 S State Road 7
55
Miramar, FL 33023



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





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FIRST-CLASS MAIL
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12/16/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

DREWBOY INC

5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

10431


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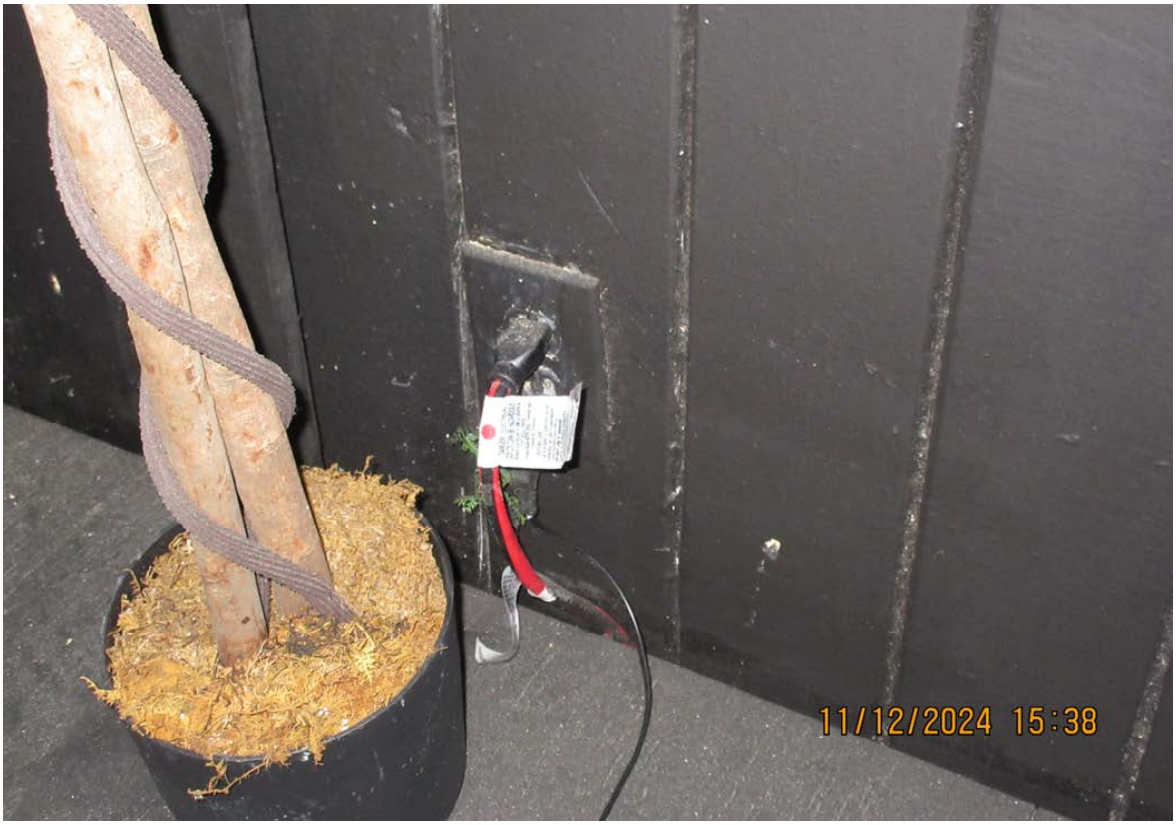
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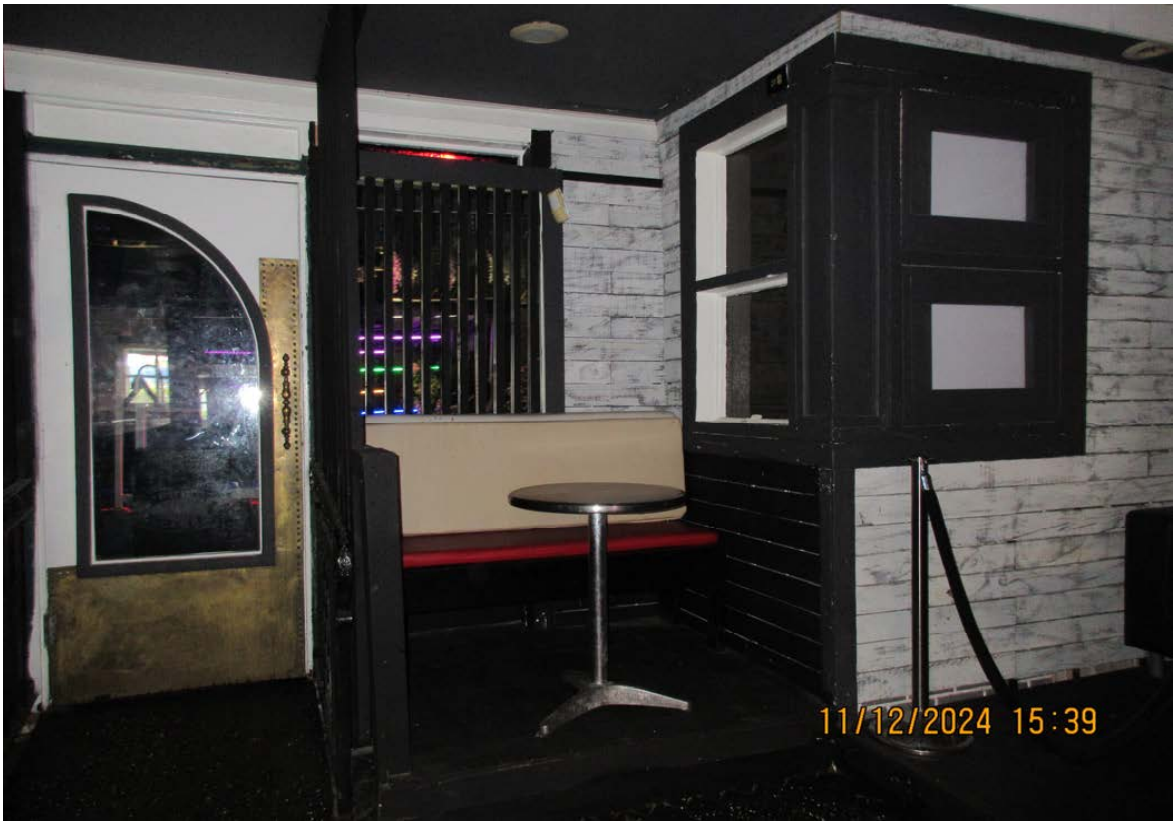
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EXIT
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WM
Access WM 24/7 at wm.com
04/14/2025 09:25


04/14/2025 09:25


04/14/2025 09:25


04/14/2025 09:25

Case Overview

Property/Incident Information

Owner	Address	Site Address
MAURICIO,ANA CLAUDIA VASCONCELOS BOJORGE,LUIS VINDELL	3946 SW 48 AVE PEMBROKE PARK, FL 33023	3946 SW 48 AVE, PEMBROKE PARK, FL 33023

Folio

514230380040

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

Case Status Open **Case #** 10518 **Date Next Inspection** 4/17/2025

Notes

1. Installed a canopy without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed an a/c mini split system without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2025		Notice of Violation	Hand
4/17/2025		Affidavit of Non-Compliance	Certified Mail
4/17/2025	5/21/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2025
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: 4/17/2025

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

Petitioner,

vs.

MAURICIO,ANA CLAUDIA VASCONCELOS BOJORGE,LUIS VINDELL

3946 SW 48 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 10518

On 5/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MAURICIO,ANA CLAUDIA VASCONCELOS BOJORGE,LUIS VINDELL
Address:	3946 SW 48 AVE PEMBROKE PARK, FL 33023
Folio:	514230380040
Site Address:	3946 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

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: 5/16/2025
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Notes/Means of Correction:

1. Installed a canopy without a building permit. Obtain plans for an after the fact permit and inspections. Permit application on file, needs to complete process.
2. Installed an a/c mini split system without a building permit. Obtain plans for an after the fact permit and inspections. Violation not corrected. A/C mini split has been removed, but permit application is required for removal.
3. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Cameras were removed, no electrical detected, violation removed.

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 5/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MAURICIO, ANA CLAUDIA VASCONCELOS BOJORGE, LUIS VIDELL CASE NO. 10518

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAURICIO, ANA CLAUDIA VASCONCELOS BOJORGE, LUIS VIDELL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3946 SW 48 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MAURICIO, ANA CLAUDIA VASCONCELOS BOJORGE, LUIS VIDELL AT 10:51 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

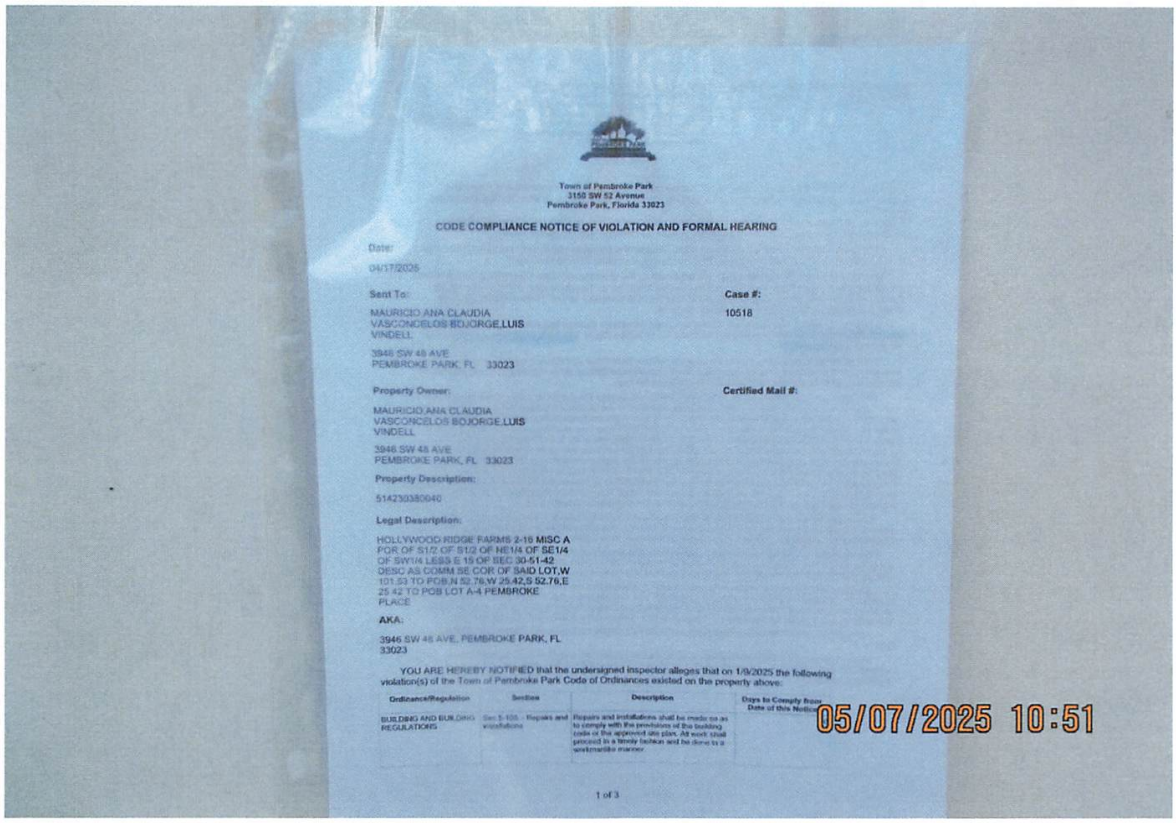
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/17/2025

Sent To:
MAURICIO ANA CLAUDIA
VASCONCELOS BOJORGE LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:
10518

Property Owner:
MAURICIO ANA CLAUDIA
VASCONCELOS BOJORGE LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230380040

Legal Description:
HOLLYWOOD RIDGE FARMS 2-19 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

AKA:
3946 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2025 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	

05/07/2025 10:51

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/17/2025

Sent To:

MAURICIO,ANA CLAUDIA
VASCONCELOS BOJORGE,LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

10518

Property Owner:

MAURICIO,ANA CLAUDIA
VASCONCELOS BOJORGE,LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230380040

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

AKA:

3946 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2025 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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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed a canopy without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed an a/c mini split system without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/17/2025

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

Petitioner,

vs.

MAURICIO,ANA CLAUDIA
VASCONCELOS
BOJORGE,LUIS VINDELL

3946 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:

10518

On 4/17/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MAURICIO,ANA CLAUDIA VASCONCELOS BOJORGE,LUIS VINDELL
Address:	3946 SW 48 AVE PEMBROKE PARK, FL 33023
Folio:	514230380040
Site Address:	3946 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

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: 4/17/2025
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: 4/17/2025

Notes/Means of Correction:

1. Installed a canopy without a building permit. Obtain plans for an after the fact permit and inspections. Permit application on file, needs to complete process.
2. Installed an a/c mini split system without a building permit. Obtain plans for an after the fact permit and inspections. Violation not corrected.
3. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/17/2025

Aimara Fontalva

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

MAURICIO,ANA CLAUDIA
VASCONCELOS BOJORGE,LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

10518

Date:

01/09/2025

Property Owner:

MAURICIO,ANA CLAUDIA
VASCONCELOS BOJORGE,LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230380040

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

AKA:

3946 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2025 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

Notes/Means of Correction:

1. Installed a canopy without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed an a/c mini split system without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3946 SW 48 AVENUE, PEMBROKE PARK FL 33023
Property Owner	MAURICIO, ANA CLAUDIA VASCONCELOS BOJORGE, LUIS VINDELL
Mailing Address	3946 SW 48 AVE PEMBROKE PARK FL 33023

ID #	5142 30 38 0040
Millage	0613
Use	01-06

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS E 15 OF SEC 30-51-42 DESC AS COMM SE COR OF SAID LOT,W 101.53 TO POB,N 52.76,W 25.42,S 52.76,E 25.42 TO POB LOT A-4 PEMBROKE PLACE

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*	$12,070	$216,520	$228,590	$149,090	
2024	$12,070	$216,520	$228,590	$149,090	$2,285.16
2023	$12,070	$181,750	$193,820	$144,750	$2,210.79

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$228,590	$228,590	$228,590	$228,590
Portability	0	0	0	0
Assessed/SOH 20	$149,090	$149,090	$149,090	$149,090
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$99,090	$124,090	$99,090	$99,090

Sales History

Date	Type	Price	Book/Page or CIN
2/17/2017	DRR-T		114280403
2/17/2017	WD-Q	$116,000	114249490
4/14/2009	SWD-Q-DS	$69,900	46325 / 800
12/16/2008	CET-T	$100	45932 / 836
7/22/2008	CET-T	$100	45611 / 1736

Land Calculations

Price	Factor	Type
$9.00	1,341	SF
Adj. Bldg. S.F. (Card, Sketch)		950
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2007/2006		

Special Assessments

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

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



quadient
FIRST-CLAS
IMI
$000.6
01/09/2025
043M30245

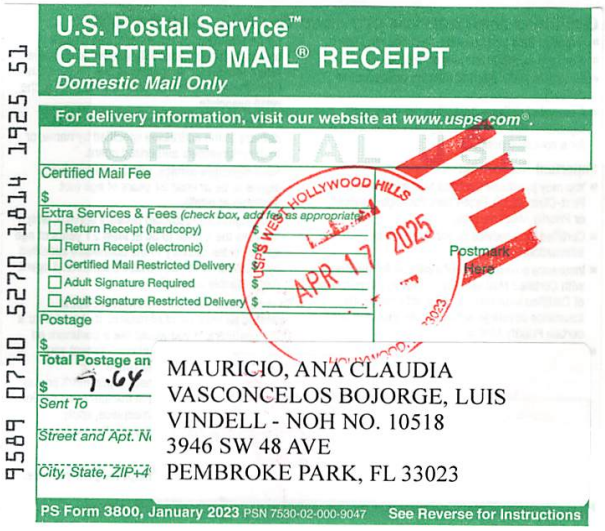
Sent To:

MAURICIO,ANA CLAUDIA
VASCONCELOS BOJORGE,LUIS
VINDELL

3946 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

10518



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$

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

Postage
$

Total Postage an
$ 7.64

Sent To
MAURICIO, ANA CLAUDIA
VASCONCELOS BOJORGE, LUIS

Street and Apt. N
VINDELL - NOH NO. 10518
3946 SW 48 AVE

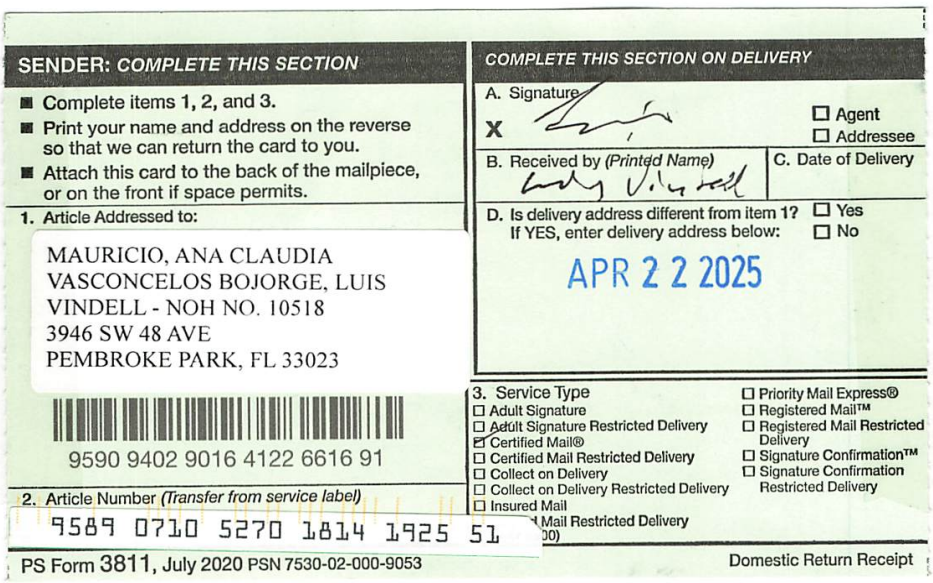
City, State, ZIP+4
PEMBROKE PARK, FL 33023

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

USPS WEST HOLLYWOOD HILLS APR 17 2025 33023

Postmark Here

9589 0710 5270 1814 1925 51



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MAURICIO, ANA CLAUDIA
VASCONCELOS BOJORGE, LUIS
VINDELL - NOH NO. 10518
3946 SW 48 AVE
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6616 91

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1925 51

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

APR 2 2 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

Domestic Return Receipt


01/02/2025 10:19


01/02/2025 10:20


01/02/2025 10:20


01/02/2025 10:21


01/02/2025 10:21


3946
ADT
ring
eufy
05/16/2025 12:18


05/16/2025 12:19


05/16/2025 12:19


05/16/2025 12:20


05/16/2025 12:20


05/16/2025 12:20


05/16/2025 12:21


05/16/2025 12:21


05/16/2025 12:22


05/16/2025 12:18


05/16/2025 12:18

Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC	2950 SW 32 AVE PEMRBOKE PARK, FL 33023	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Folio

514230090093

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

Case Status Open **Case #** 10719 **Date Next Inspection** 5/21/2025

Notes

1. Has more than one light sign on window area. Only a 2 square ft non-flashing, non-animated sign is allowed.
2. Animated sign on property. Animated signs are prohibited, remove animated.
3. Mobile vendor on premise operating without a Business Tax Receipt from the Town. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2025		Notice of Violation	Regular Mail
4/14/2025		Affidavit of Non-Compliance	Certified Mail
4/17/2025	5/21/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-410 Licenses	Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens shall comply with all federal, state, and local health and safety regulations and requirements, and shall obtain and maintain any and all licenses required by any other health organization or governmental organization having jurisdiction over the same. The license under which the mobile food truck is operating shall be firmly attached and visible on the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand The Town shall not require any additional license, registration, or permit as required by Section 509.102, F.S., as amended.	Not in Compliance - Reinspection Date: 5/21/2025
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.	4/14/2025
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	4/14/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC CASE NO. 10719

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: GARDEN PROPERTY 786 INC AT 11:28 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

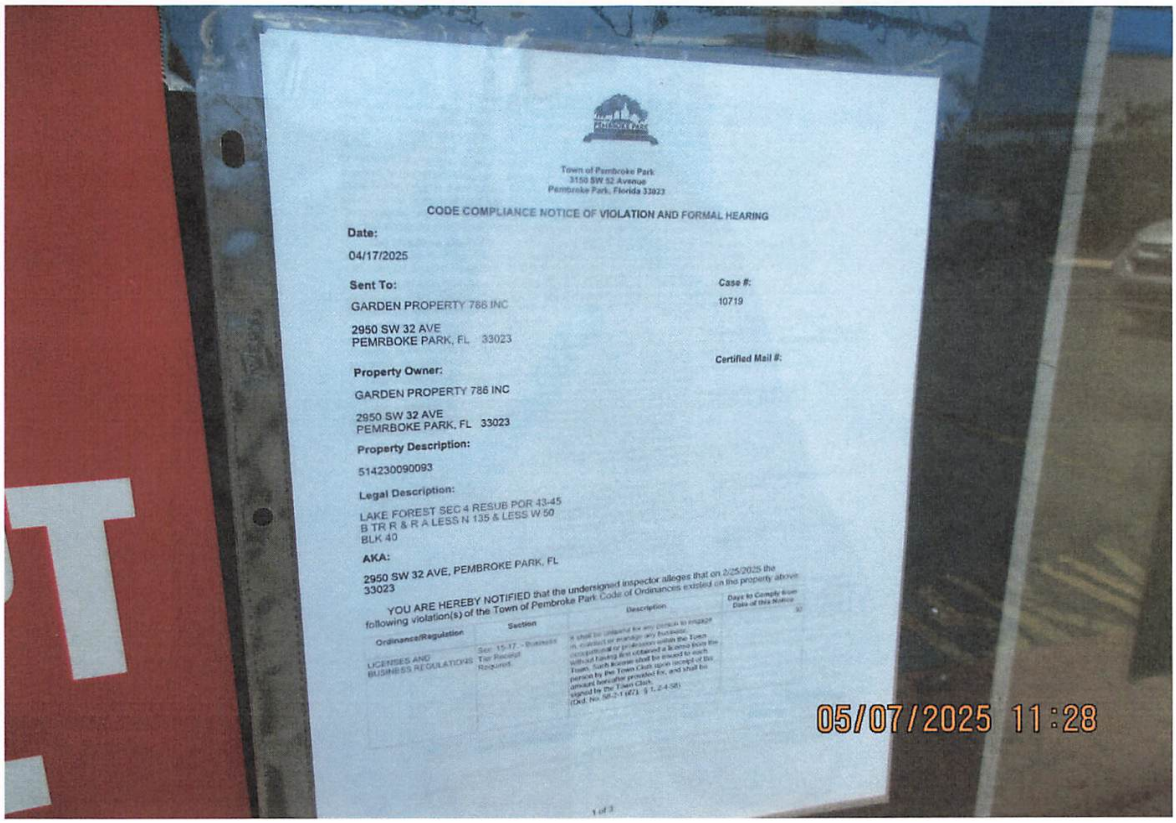
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/17/2025
Sent To:
Case #:
10719
GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMRBOKE PARK, FL 33023
Certified Mail #:
Property Owner:
GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMRBOKE PARK, FL 33023
Property Description:
514230090093
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40
AKA:
2950 SW 32 AVE, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/25/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on this 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.
05/07/2025 11:28


GROCERY
LOTTO
SUBS
SMOKE SHOP
AriZona
WE ACCEPT EBT
LIFE15 SWEET
05/07/2025 11:28



7021 0350 0001 0298 1607

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

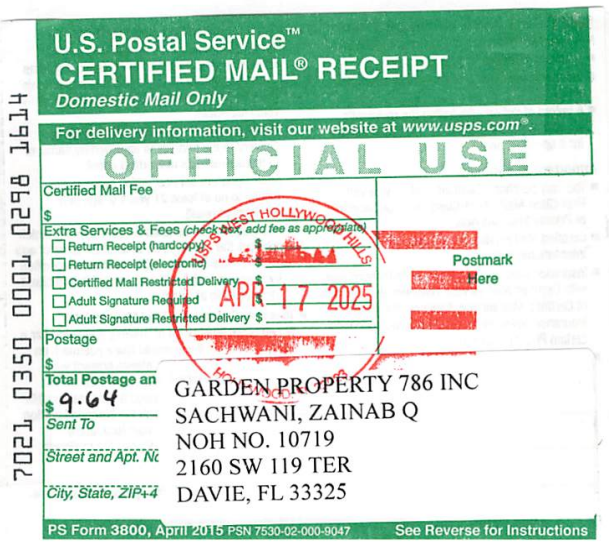
Postage
$
Total Postag
$9.64
Sent To
Street and Aj
City, State, Z

Postmark Here

APR 17 2025

GARDEN PROPERTY 786 INC
NOH NO. 10719
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

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



7021 0350 0001 0298 1614

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

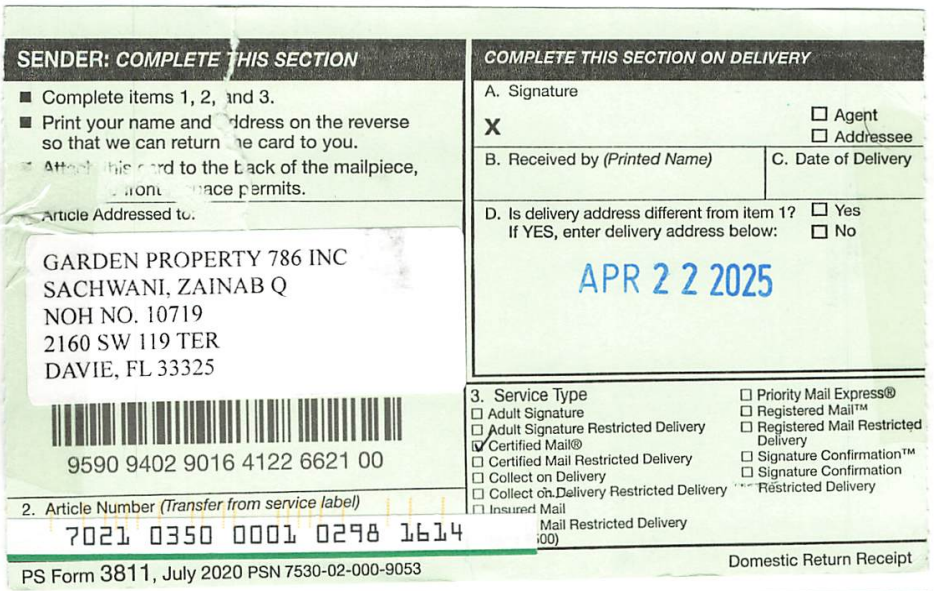
Postage
$
Total Postage an
$9.64
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here

APR 17 2025

GARDEN PROPERTY 786 INC
SACHWANI, ZAINAB Q
NOH NO. 10719
2160 SW 119 TER
DAVIE, FL 33325

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



SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

GARDEN PROPERTY 786 INC
SACHWANI, ZAINAB Q
NOH NO. 10719
2160 SW 119 TER
DAVIE, FL 33325

9590 9402 9016 4122 6621 00

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1614

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

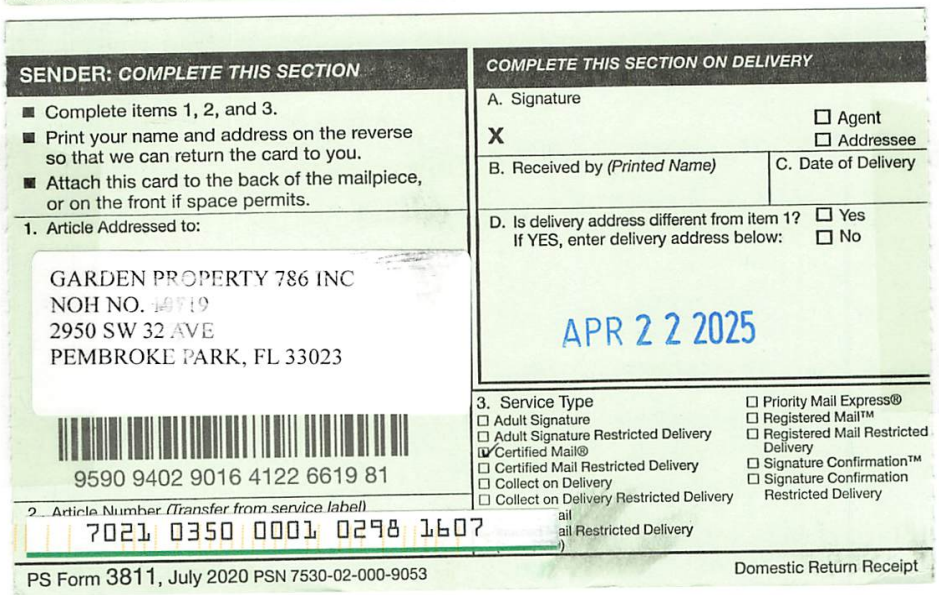
B. Received by *(Printed Name)* | C. Date of Delivery

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

APR 2 2 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

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:

GARDEN PROPERTY 786 INC
NOH NO. 10719
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6619 81

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1607

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

APR 2 2 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

Domestic Return Receipt

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/17/2025

Sent To:

GARDEN PROPERTY 786 INC

2950 SW 32 AVE
PEMRBOKE PARK, FL 33023

Case #:

10719

Property Owner:

GARDEN PROPERTY 786 INC

2950 SW 32 AVE
PEMRBOKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2025 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. 15-410 Licenses	Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens shall comply with all federal, state, and local health and safety regulations and requirements, and shall obtain and maintain any and all licenses required by any other health organization or governmental organization having jurisdiction over the same. The license under which the mobile food truck is operating shall be firmly attached and visible on the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand The Town shall not require any additional license, registration, or permit as required by Section 509.102, F.S., as amended.	48
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.	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7

1. Has more than one light sign on window area. Only a 2 square ft non-flashing, non-animated sign is allowed.
2. Animated sign on property. Animated signs are prohibited, remove animated.
3. Mobile vendor on premise operating without a Business Tax Receipt from the Town. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

4/17/2025

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC
2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 10719

On 4/14/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	GARDEN PROPERTY 786 INC
Address:	2950 SW 32 AVE PEMRBOKE PARK, FL 33023
Folio:	514230090093
Site Address:	2950 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

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: 4/14/2025
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: 4/14/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-410 Licenses	Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens shall comply with all federal, state, and local health and safety regulations and requirements, and shall obtain and maintain any and all licenses required by any other health organization or governmental organization having jurisdiction over the same. The license under which the mobile food truck is operating shall be firmly attached and visible on the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand The Town shall not require any additional license, registration, or permit as required by Section 509.102, F.S., as amended.	Not in Compliance - Reinspection Date: 4/14/2025
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.	4/14/2025
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	4/14/2025

Notes/Means of Correction:

1. Has more than one light sign on window area. Only a 2 square ft non-flashing, non-animated sign is allowed. Violation corrected.
2. Animated sign on property. Animated signs are prohibited, remove animated. Violation corrected.
3. Mobile vendor on premise operating without a Business Tax Receipt from the Town. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

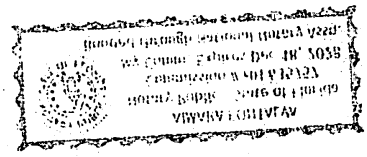
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/14/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GARDEN PROPERTY 786 INC 2950 SW 32 AVE PEMRBOKE PARK, FL 33023	10719	02/25/2025

Property Owner:	Property Description:	Certified Mail #:
GARDEN PROPERTY 786 INC 2950 SW 32 AVE PEMRBOKE PARK, FL 33023	514230090093	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2025 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

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.	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7

Notes/Means of Correction:

1. Has more than one light sign on window area. Only a 2 square ft non-flashing, non-animated sign is allowed.
2. Animated sign on property. Animated signs are prohibited, remove animated.
3. Mobile vendor on premise operating without a Business Tax Receipt from the Town. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

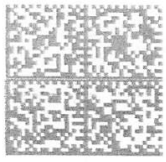
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Compliance Officer

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



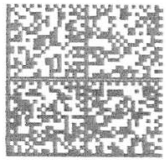


NOV
10719

Zainab Q Sachwani
2160 SW 119 Ter
Davie, FL 33325

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





NOV

Sent To:

GARDEN PROPERTY 786 INC

2950 SW 32 AVE
PEMRBOKE PARK, FL 33023

Case #:

10719

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

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

2160 sw 119 tre
davie, FL 33325

Changed: 04/02/2022

Registered Agent Name & Address

SACHWANI, Zainab Q
2160 SW 119 TER
DAVIE, FL 33325

Name Changed: 03/29/2013

Address Changed: 04/02/2022

Officer/Director Detail

Name & Address

Title P

SACHWANI, ZAINAB Q
2160 sw 119 tre
davie, FL 33325

Annual Reports



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	2160 SW 119 TER DAVIE FL 33325	Use	11-02
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

* 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*	$120,890	$467,940	$588,830	$403,850	
2024	$120,890	$467,930	$588,820	$367,140	$9,301.19
2023	$120,890	$370,610	$491,500	$333,770	$8,248.64

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$588,830	$588,830	$588,830	$588,830
Portability	0	0	0	0
Assessed/SOH	$403,850	$588,830	$403,850	$403,850
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	$403,850	$588,830	$403,850	$403,850

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
3066								


FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
U-HAUL
02/06/2025 16:43


SPEED
HUMP
AHEAD
SPEED
LIMIT
30
NO
THRU
TRUCKS
02/06/2025 16:43


Feb 14, 2025 at 10:51:37 AM
305-413-95


Feb 14, 2025 at 10:51:18 AM
305-413-9566


Feb 14, 2025 at 10:51:31 AM
305-413-9566
305-413-9566


GRAND
OPENING
OPEN
nommesfoodtruck
305-413-9566
04/07/2025 15:39


GROCERY
LOTTO
SUBS
SMOKE SHOP
OPEN
Modelo
MIAMI
Budweiser
THIS BUD'S FOR YOU
Marlboro
PLAY HERE
LIFE IS SWEET
BOSS REVOLUTION
04/07/2025 15:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
3680W LLC	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090270

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Case Status Open **Case #** 10769 **Date Next Inspection** 5/21/2025

Notes

Repeat Notice of Violation
Pile of branches, trash and debris on property.
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).
Estimate cleanup cost $5000

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2025		Notice of Violation	Regular Mail
4/7/2025		Affidavit of Non-Compliance	Hand
4/28/2025	5/21/2025	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: 5/21/2025
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.	Not in Compliance - Reinspection Date: 5/21/2025
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)	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

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)	Not in Compliance - Reinspection Date: 5/21/2025
HEALTH AND SANITATION	Sec. 12-46.1. (a) - Repeat violations; assessment for correction by Town.	(a) It shall be the duty of the owner or owners of a property where a nuisance condition has occurred on more than one (1) occasion to install preventative measures to deter the deposit of garbage, trash, rubbish or other debris, including, but not limited to, untended piles of sand, dirt, and rocks, on their property. At a minimum, signage prohibiting dumping on the property must be installed after the second repeated violation within fifteen (15) days following receipt of notice from Town to install said signage. Upon any further reoccurrence of prohibited material on the property, the property owner or owners shall install an earthen berm, split rail fence or other fence barrier approved by the Town (no chain-link fences or plywood barriers are permitted).	Not in Compliance - Reinspection Date: 5/21/2025
HEALTH AND SANITATION	Sec. 12-46.1. (b) - Repeat violations; assessment for correction by Town.	(b) Failure of the property owner or owners to install preventative measures as described in the preceding subsection within thirty (30) days of notice from Town of such required action will permit the Town to install the required preventative measures on the property. The cost of the installation of the preventative measures by the Town shall include, but not be limited to, labor, material and an administrative fee in the amount of two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3680W LLC CASE NO. 10769

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: 3680W LLC AT 10:39 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

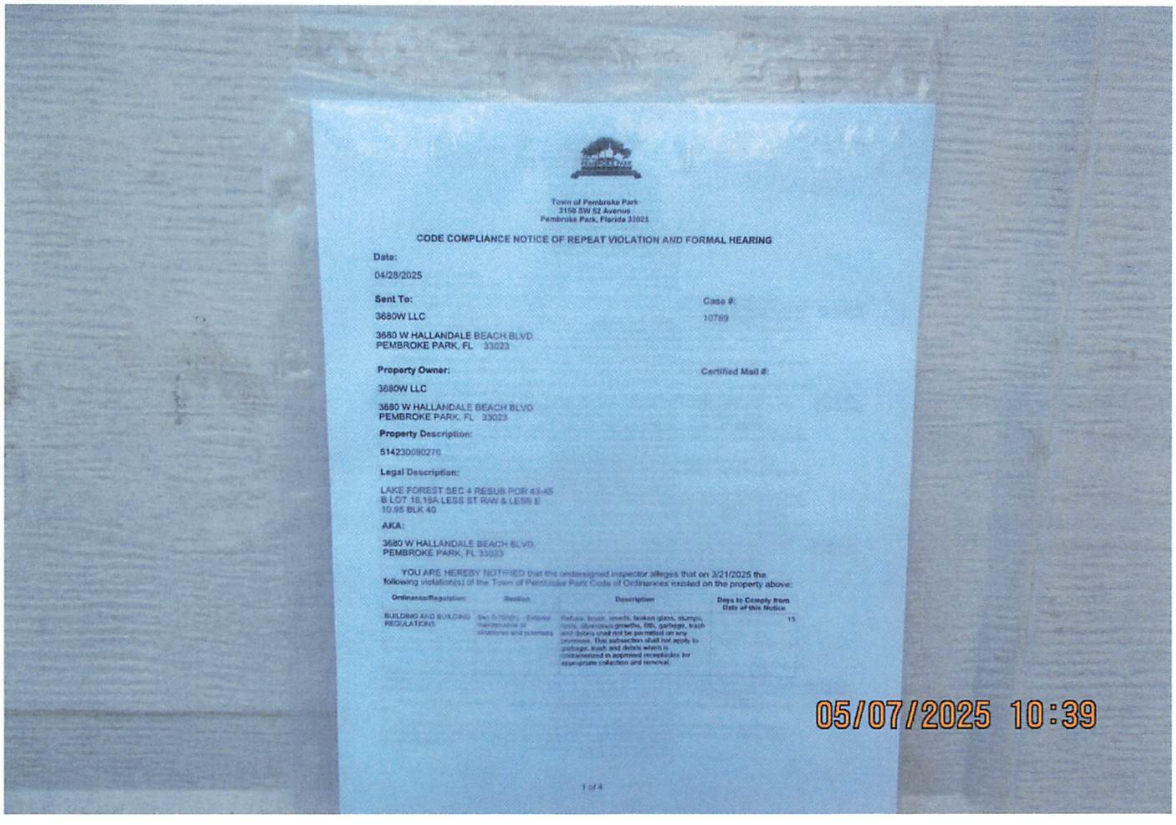
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/28/2025

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

10769

Property Owner:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230080270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2025 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 5-10(b) - External maintenance of structures and premises	Refuse, boxes, 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 contemplated in approved receptacles for appropriate collection and removal.	15

1 of 4

05/07/2025 10:39



05/07/2025 10:39

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/28/2025

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

10769

Property Owner:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2025 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 5-103(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.	15

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.	15
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)	15
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)	15
HEALTH AND SANITATION	Sec. 12-46.1. (a) - Repeat violations; assessment for correction by Town.	(a) It shall be the duty of the owner or owners of a property where a nuisance condition has occurred on more than one (1) occasion to install preventative measures to deter the deposit of garbage, trash, rubbish or other debris, including, but not limited to, untended piles of sand, dirt, and rocks, on their property. At a minimum, signage prohibiting dumping on the property must be installed after the second repeated violation within fifteen (15) days following receipt of notice from Town to install said signage. Upon any further reoccurrence of prohibited material on the property, the property owner or owners shall install an earthen berm, split rail fence or other fence barrier approved by the Town (no chain-link fences or plywood barriers are permitted).	15
HEALTH AND SANITATION	Sec. 12-46.1. (b) - Repeat violations; assessment for correction by Town.	(b) Failure of the property owner or owners to install preventative measures as described in the preceding subsection within thirty (30) days of notice from Town of such required action will permit the Town to install the required preventative measures on the property. The cost of the installation of the preventative measures by the Town shall include, but not be limited to, labor, material and an administrative fee in the amount of two hundred fifty dollars ($250.00).	15

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15

Repeat Notice of Violation
Pile of branches, trash and debris on property.
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). Estimate cleanup cost $5000

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of May, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

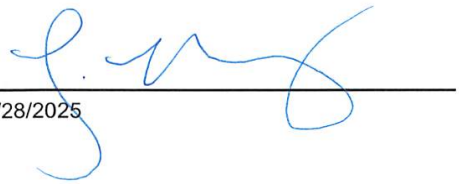
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



4/28/2025

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

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

10769

On 4/7/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3680W LLC
Address:	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090270
Site Address:	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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: 4/7/2025
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.	Not in Compliance - Reinspection Date: 4/7/2025
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)	Not in Compliance - Reinspection Date: 4/7/2025
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HEALTH AND SANITATION	Sec. 12-46.1. (b) - Repeat violations; assessment for correction by Town.	(b) Failure of the property owner or owners to install preventative measures as described in the preceding subsection within thirty (30) days of notice from Town of such required action will permit the Town to install the required preventative measures on the property. The cost of the installation of the preventative measures by the Town shall include, but not be limited to, labor, material and an administrative fee in the amount of two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 4/7/2025
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Notes/Means of Correction:

Repeat Notice of Violation
Pile of branches, trash and debris on property. Violation not corrected.

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). Estimate cleanup cost $5000

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/7/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

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

CERTIFIED MAIL
MIAMI FL 330
28 APR 2025 PM 4 L

9589 0710 5270 1814 1949 68

quadient
CORRECTION
IMI
$009.92 º
04/28/2025 ZIP 33023
043M30245597

US POSTAGE

NOH-10769
HCF-9937
JR

3680W LLC
Yehuda Gabay
3680 W Hallandale Beach Blvd
Pembroke Park, FL 33023

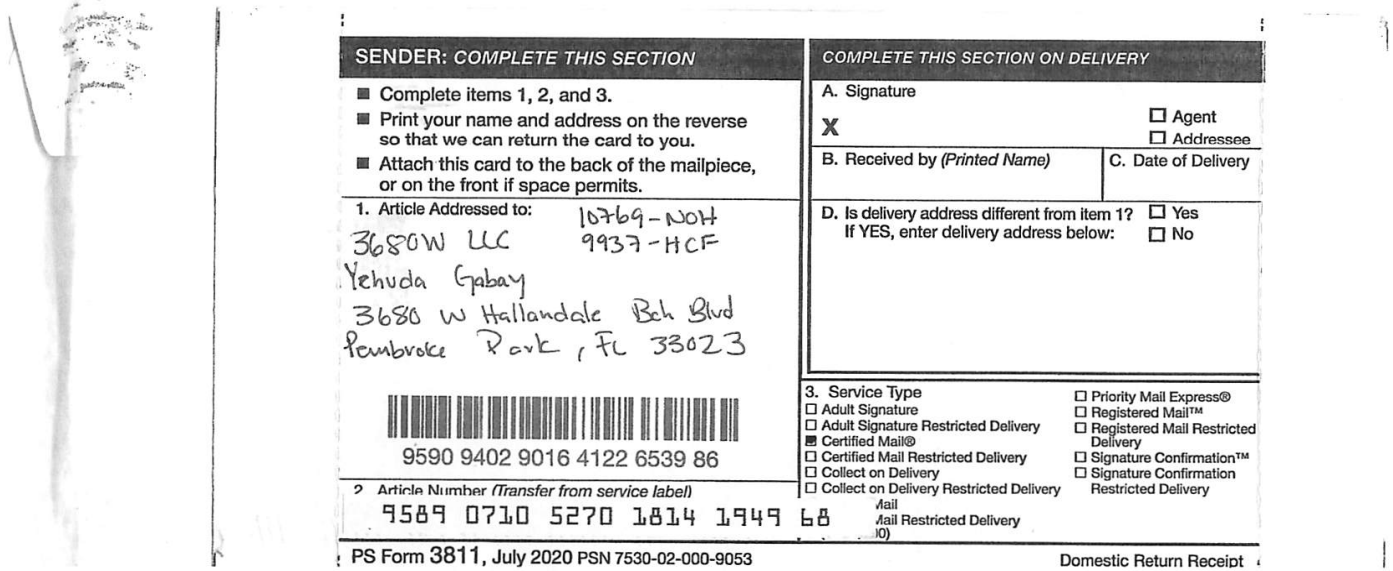
MAY 05 2025

NIXIE 331 DE 1 0005/02/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 33023541350 *2938-04118-28-44

33023-573580



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to: 10769-NOH 9937-HCF

3680W LLC
Yehuda Gabay
3680 W Hallandale Bch Blvd
Pembroke Park, FL 33023

9590 9402 9016 4122 6539 86

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1949 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

9589 0710 5270 1814 1949 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 $

Postmark Here

Postage
$

Total Postage and Fees
$ 9.92

Sent To
3680W LLC / Yehuda Gabay NOH - 10769
Street and Apt. No., or PO Box No.
3680 W Hallandale Beach Blvd HCF - 9937
City, State, ZIP+4®
Pembroke Park, FL 33023 JR

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:	Case #:	Date:
3680W LLC 3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	10769	03/21/2025

Property Owner:	Property Description:	Certified Mail #:
3680W LLC 3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090270	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	3680W LLC
Mailing Address	3680 W HALLANDALE BEACH BLVD PEMBROKE PINES FL 33023

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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

* 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*	$81,550	$75,590	$157,140	$157,140	
2024	$81,550	$75,590	$157,140	$157,140	$3,367.57
2023	$81,550	$68,910	$150,460	$150,460	$3,248.01

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$157,140	$157,140	$157,140	$157,140
Portability	0	0	0	0
Assessed/SOH	$157,140	$157,140	$157,140	$157,140
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	$157,140	$157,140	$157,140	$157,140

Sales History

Date	Type	Price	Book/Page or CIN
8/16/2023	WD-D	$700,000	119119253
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
921								



Detail by Entity Name

Florida Limited Liability Company
3680W LLC

Filing Information

Document Number	L23000363949
FEI/EIN Number	NONE
Date Filed	08/02/2023
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2024
Event Effective Date	NONE

Principal Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR

BARDA, ELAD
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR

WARDAK, MASOUD
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Annual Reports

No Annual Reports Filed

Document Images

08/02/2023 -- Florida Limited Liability View image in PDF format

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

Nov

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

10769

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 3680W LLC Respondent(s)	)	Case No.: 9937

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 3680W LLC

FOLIO NO.: 5142 30 09 0270

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-46; 15-17; 15-176(a) and 15-40(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-46; 15-17; 15-176(a) and 15-40(a) **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250,00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Oct, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Marielle Tesnier/Steve Lapointe	148 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Open **Case #** 5487 **Date Next Inspection** 5/21/2025

Notes
1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/21/2020		Notice of Violation	Hand Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$94,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$94,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$94,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARIELLE TESNIER/STEVE LAPOINTE CASE NO. 5487

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIELLE TESNIER/STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MARIELLE TESNIER/STEVE LAPOINTE AT 09:08 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

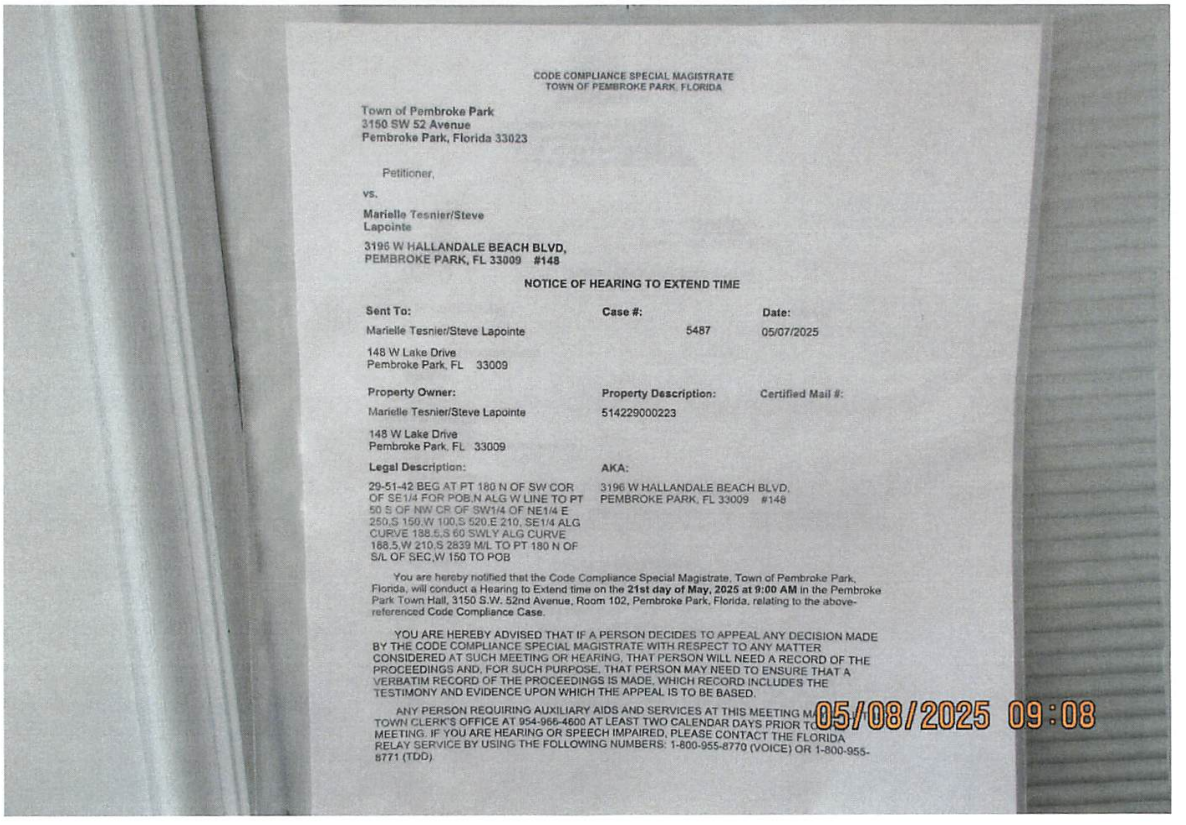
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	05/07/2025

Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 M
TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO
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).

05/08/2025 09:08



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	05/07/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

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

Sincerely,

Joseline Ramirez

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

60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MAY 6 2025 Phone: 754-244-1469

Email: dRAmis 19@yAhoo.com

Property Address: 148 W LAKE dR Pembroke PARK 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, STEVE LAPOINTE (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5487 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 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.

Steve Lapointe
Petitioner's Name (Print)

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 06 day of MAY, 2025.

Notary Public State of Florida
Donald Simard
My Commission
HH 226856
Exp. 2/10/2026

Notary
My Commission expires 02-10-2026

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sent To:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Date:

4/16/2025 12:00:00 AM

Property Owner:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

Mailing Purposes Only

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

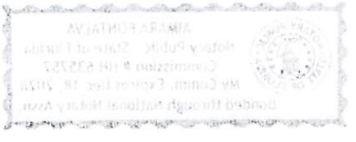
Respondent(s)

Case #:

5487

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Marielle Tesnier/Steve Lapointe
Address:	148 W Lake Drive Pembroke Park, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Means of Correction:

2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections. Violation not corrected.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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

Postage
$

Total Postage and
$ 9.64

Sent To
MARIELLE TESNIER/STEVE LAPOINTE

Street and Apt. No
HCF NO. 5487 & 8279
148 W LAKE DRIVE

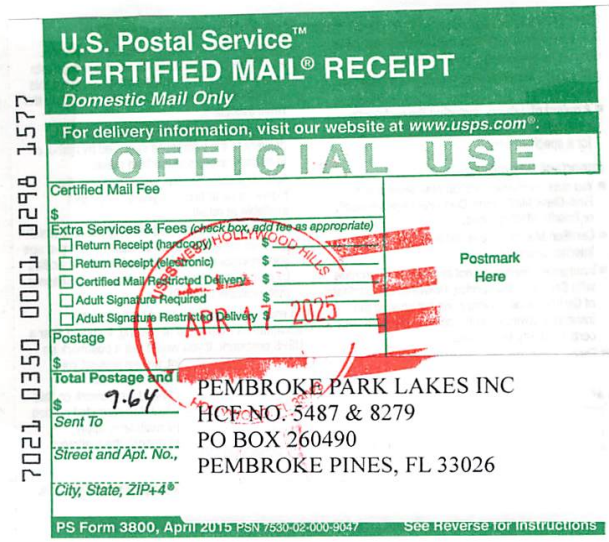
City, State, ZIP+4
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS APR 17 2025

Postmark Here

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

7021 0350 0001 0298 1553



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

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.,
HCF NO. 5487 & 8279
PO BOX 260490

City, State, ZIP+4®
PEMBROKE PINES, FL 33026

USPS WEST HOLLYWOOD HILLS APR 17 2025

Postmark Here

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

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

Postage
$

Total Postage and
$ 9.64

Sent To
EESON, LEIGH
PEMBROKE PARK LAKES INC

Street and Apt. No
HCF NO. 5487 & 8279
11201 SW 55TH STREET BOX 1

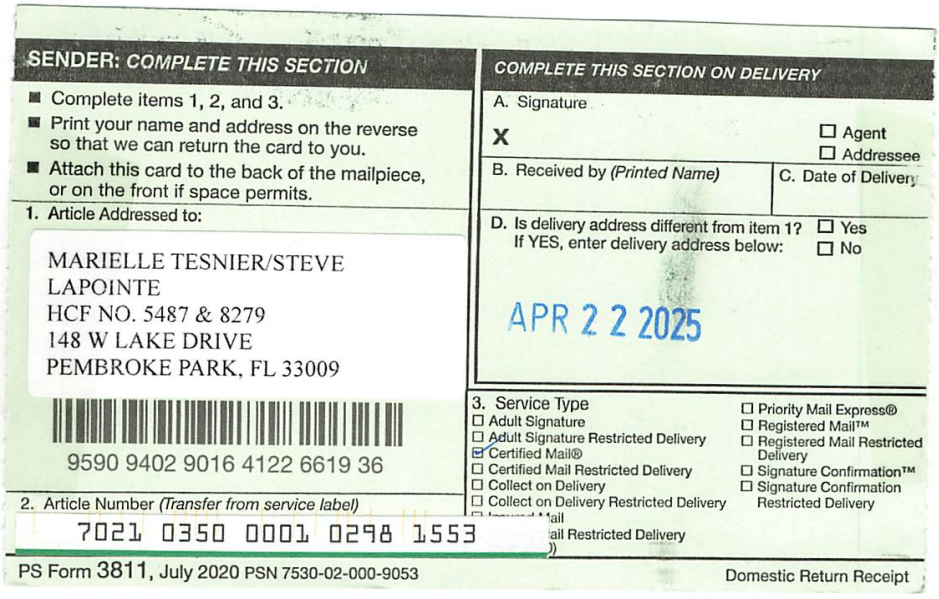
City, State, ZIP+4
MIRAMAR, FL 33025

USPS WEST HOLLYWOOD HILLS APR 17 2025

Postmark Here

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

7021 0350 0001 0298 1560



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARIELLE TESNIER/STEVE
LAPOINTE
HCF NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6619 36

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

7021 0350 0001 0298 1553

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

APR 2 2 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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5487
vs.	)	
MARIELLE TESNIER STEVE LAPOINTE Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 148 W LAKE DRIVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC.

FOLIO NO.: 5142 29 00 0223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

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 21st day of September 2022. 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 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

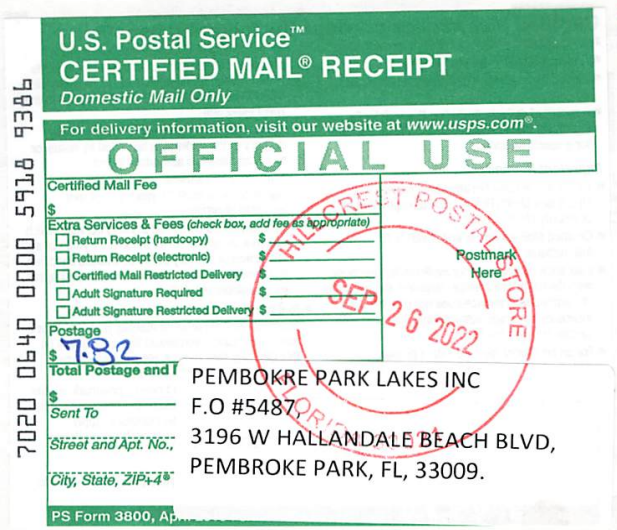
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
SEP 26 2022
HILLCREST POSTAL STORE
FLORIDA 33021
7020 0640 0000 5918 9386
PEMBOKRE PARK LAKES INC
F.O #5487,
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009.



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
SEP 26 2022
HILLCREST POSTAL STORE
FLORIDA 33021
7020 0640 0000 5918 9409
MARIELLE TESNIER / STEVE LAPOINTE
F.O #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009



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Postage
$ 7.82
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Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
SEP 26 2022
HILLCREST POSTAL STORE
7020 0640 0000 5918 9393
PEMBOKRE PARK LAKES INC
F.O #5487
PO BOX 260490,
PEMBROKE PINES, FL, 33026



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBOKRE PARK LAKES INC
F.O #5487,
PO BOX 260490,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9662 03

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

7020 0640 0000 5918 9393

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Rosa M. Del Riego

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

FLANDERS BRANCH POST OFFICE
OCT 03 2022
PEMBROKE PINES FL 33026

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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ail Restricted Delivery
)

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

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


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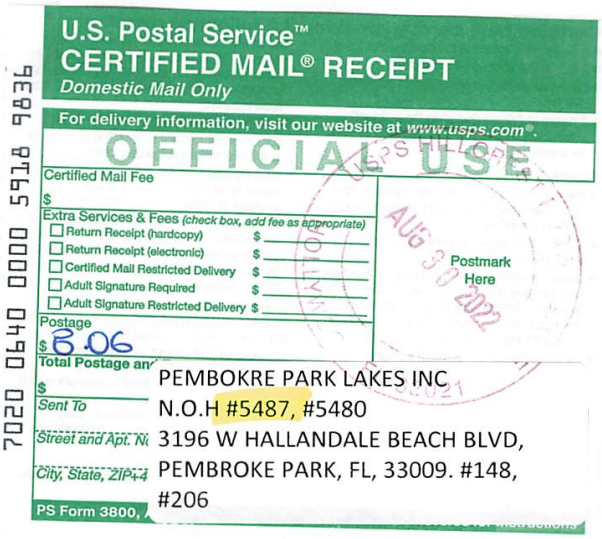
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.06
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
BOYNTON BEACH FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE
7020 0640 0000 5922 2793
PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



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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
$ 5.06

Total Postage and
$

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

PS Form 3800,

Postmark Here
AUG 30 2022

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009. #148,
#206

7020 0640 0000 5918 9836



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$

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

Postage
$ 8.06

Total Postage and
$

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

PS Form 3800, April 2015

Postmark Here
AUG 2022

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
PO BOX 260490,
PEMBROKE PINES, FL, 33026

7020 0640 0000 5918 9843



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

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

PS Form 3800, A

Postmark Here
AUG 30 2022

MARIELLE TESNIER / STEVE LAPOINTE
N.O.H #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009

7020 0640 0000 5918 9829



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MARIELLE TESNIER STEVE LAPOINTE Respondent	CASE NO. 5487

AFFIDAVIT OF SERVICE

TO BE SERVED: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARIELLE TESNIER/STEVE LAPOINTE AT 09:59 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

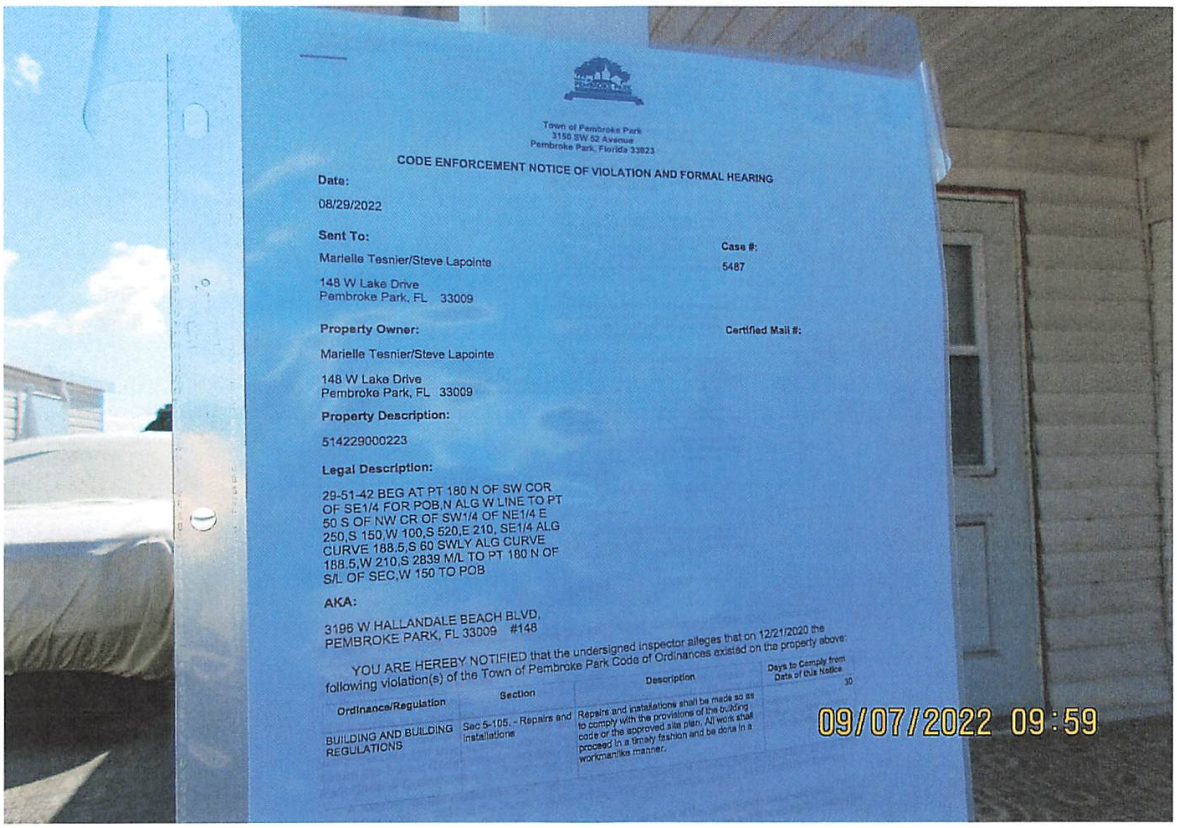
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


148
09/07/2022 09:59


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009
Case #:
5487
Property Owner:
Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000223
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
09/07/2022 09:59

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Property Owner:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	5487	12/21/2020

Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Marielle Tesnier Date 12/21/20

Site Address 148 W Lake Drive
Pembroke Park, FL 33073 Case # _____

Sub/Park Park Lakes MHP

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105 5-2(a)(6)
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

*Stop all work.

2. Interior renovations done without permits. (dry walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

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

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

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

Town of Pembroke Park
Notice of Violation Notice

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

Name Marielle Tesnier

Date 12/21/20

Site Address 148 W Lake Drive
Pembroke Park, FL 33023

Case # _____

Sub/Park Park Lakes MHP

Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105 5-2(a)(L)
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

1. Stop all work.
2. Interior renovations done without permits. (diy walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

☐ 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

Josefina Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator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12/21/2020 15:51


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12/21/2020 16:01


12/21/2020 16:01

Code

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Marielle Tesnier/Current Owner

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Code Dept.

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL,STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Folio

514230240054

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB
AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Case Status Open **Case #** 7382 **Date Next Inspection** 5/21/2025

Notes

Repeat Violation
1. Replace meter without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$93,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$93,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$93,800.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E	7382	05/07/2025
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 05/07/25 Phone: 954 6375602

Email: eugene.mmcgill@gmail.com

Property Address: 3911 SW 52 AVE B5-04

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, EUGENE M. MCGILL (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7382 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

EUGENE M. MCGILL
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Eugene Marsham Mc. Gill and acknowledged that he did execute the foregoing Request for Hearing. DL M240-213-62-347-0

SWORN TO AND SUBSCRIBED before me on 07 day of May, 2025.

Aimara Fontalva
Notary

My Commission expires 12/18/28

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MCGILL, STEPHON E EST CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MCGILL, STEPHON E EST

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MCGILL, STEPHONE E EST AT 10:02 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

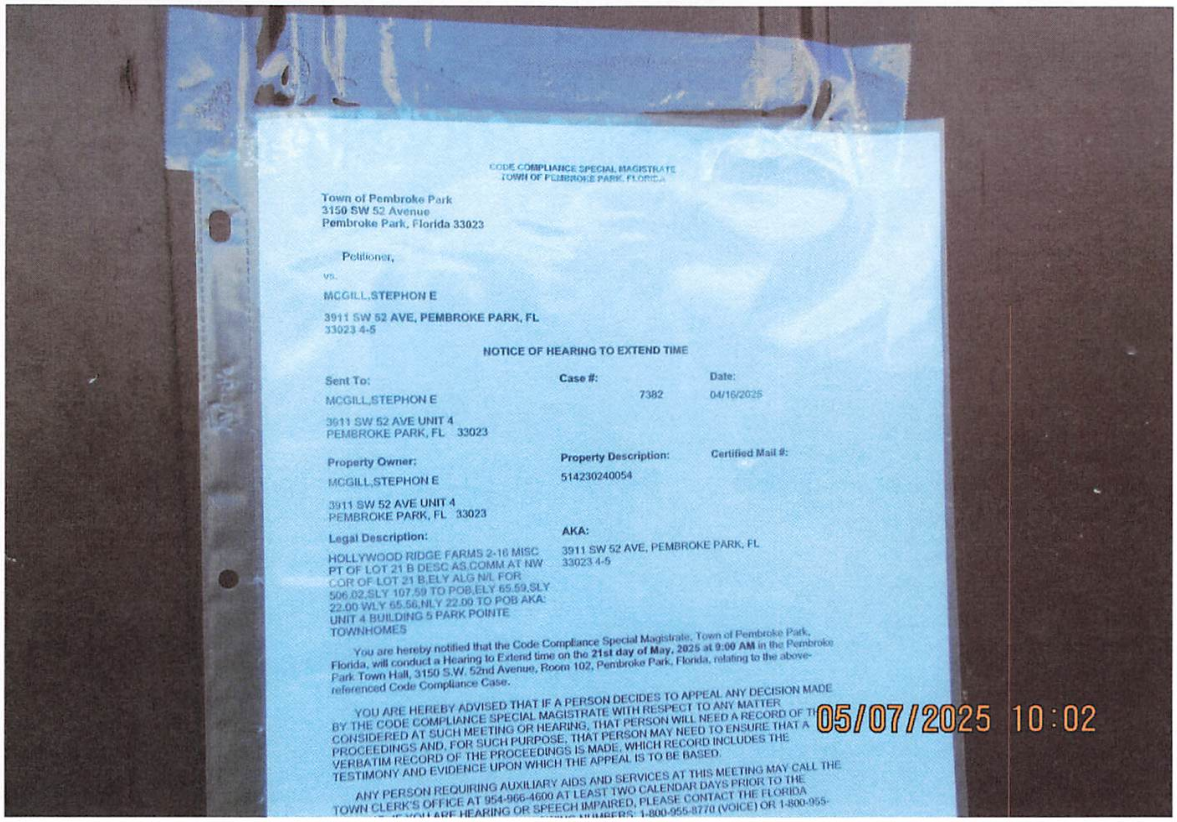
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [4 physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MCGILL,STEPHON E	7382	04/16/2025

3611 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Property Owner:	Property Description:	Certified Mail #:
MCGILL,STEPHON E	514230240054	

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

AKA:

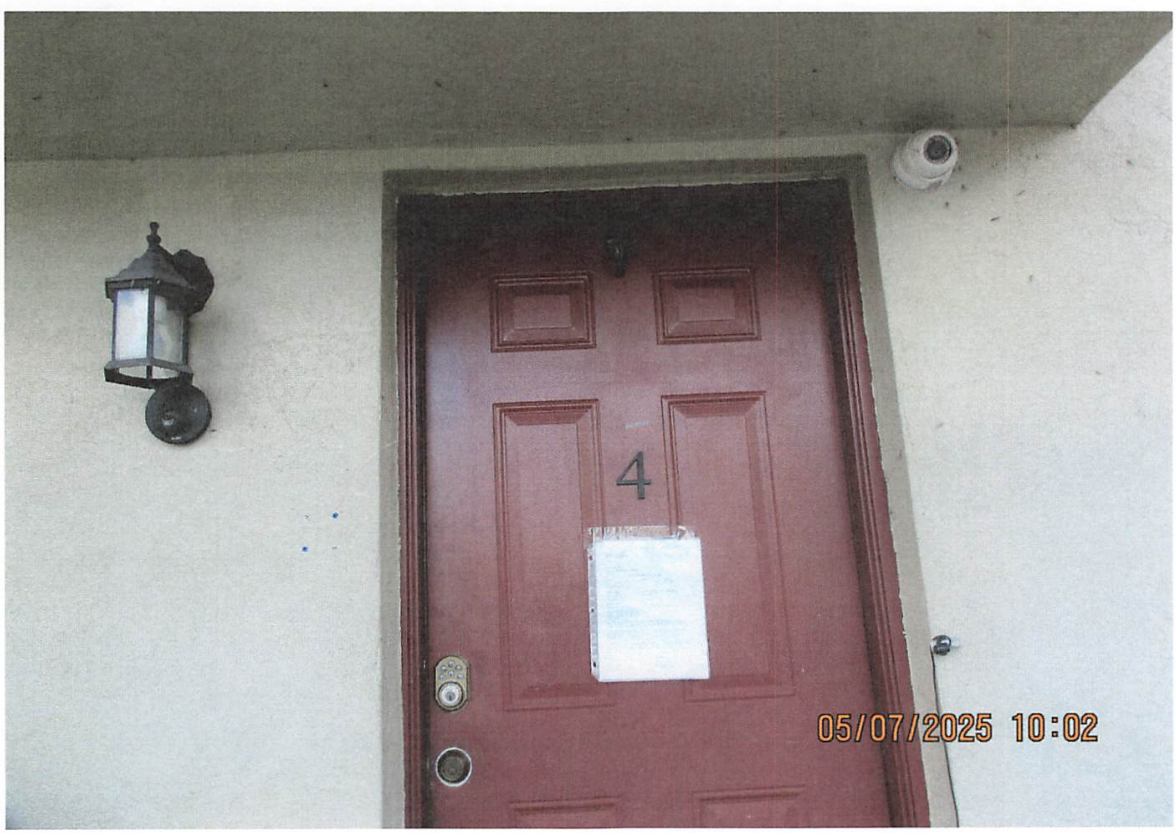
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 [illegible] HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA [illegible] NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

05/07/2025 10:02



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	7382	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	514230240054	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E	7382	04/16/2025
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Respondent(s)

Case #:

7382

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MCGILL,STEPHON E

Address: 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023

Folio: 514230240054

Site Address: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Notes/Means of Correction:

1. Replace meter without a permit. Obtain plans for permit and inspections. Violation not corrected. 2110778-0 | 3911 SW 52 AVE, Unit 4 Bldg 5 | STEPHON MCGILL | Expired

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
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MCGILL, STEPHONE
HCF NO. 7382
3911 SW 52 AVE UNIT #4-5
PEMBROKE PARK, FL 33023

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

7021 0350 0001 0298 1546

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

MCGILL,STEPHON E
Respondent(s)

Case No.: 7382

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3911 SW 52 AVE #4-5, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: MCGILL,STEPHON E

FOLIO NO.: 5142 30 24 0054

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. 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 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

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City, State, ZIP+4® 3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

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Total Postage and Fee
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Sent To
MCGILL, STEPHON E

Street and Apt. No., or
N.O.H #7382
3911 SW 52 AVENUE #4-5,

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

PS Form 3800, April

Postmark Here

7021 1970 0000 4565 3659



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #4-5, PEMBROKE PARK FL 33023	ID #	5142 30 24 0054
Property Owner	MCGILL, STEPHON E	Millage	0613
Mailing Address	3911 SW 52 AVE UNIT 4 PEMBROKE PARK FL 33023-6947	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10,100	$197,680	$207,780	$70,310	
2021	$10,100	$145,740	$155,840	$68,270	$655.69
2020	$10,100	$144,190	$154,290	$67,330	$652.29

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$207,780	$207,780	$207,780	$207,780
Portability	0	0	0	0
Assessed/SOH 10	$70,310	$70,310	$70,310	$70,310
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$20,310	0	$20,310	$20,310
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$45,310	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
9/28/1995	WD	$61,500	24167 / 521

Land Calculations

Price	Factor	Type
$7.00	1,443	SF

Adj. Bldg. S.F. (Card, Sketch)	1292
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1995/1994	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MCGILL,STEPHON E CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MCGILL, STEPHON E AT 09:09 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

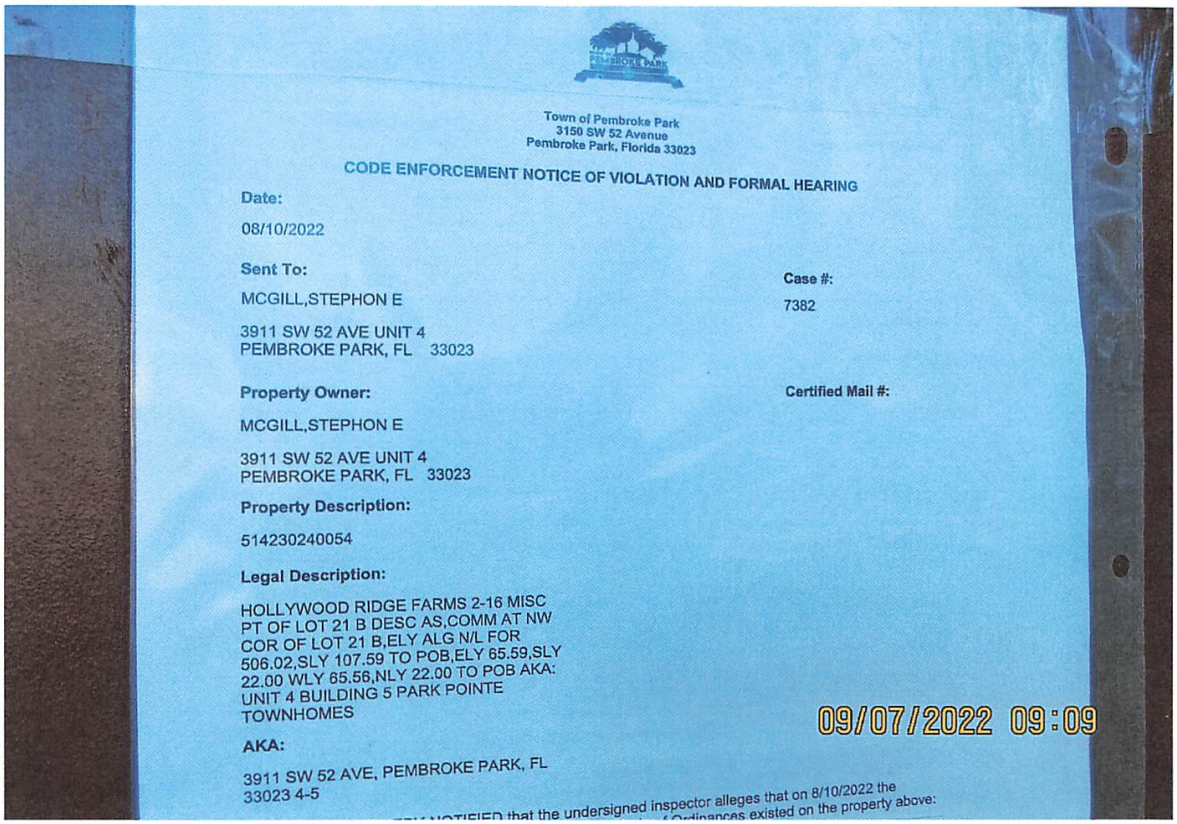
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
506.02,SLY 107.59 TO POB,ELY 65.59,SLY
22.00 WLY 65.56,NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

09/07/2022 09:09

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the
of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Repeat Violation
1. Replace meter without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

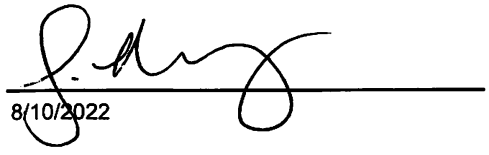
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/10/2022


08/08/2022 14:37


3
4
08/08/2022 14:37


5
08/08/2022 14:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
STEVE LAPOINTE	148 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Open **Case #** 8279 **Date Next Inspection** 5/21/2025

Notes Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection.
Previous permit #2211625-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/27/2023		Notice of Violation	Hand
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	
2/18/2025	3/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/18/2025		Affidavit of Non-Compliance	Certified Mail
3/19/2025	2/19/2025	Order of Continuance	Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/20/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,700.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
STEVE LAPOINTE	8279	05/20/2025
148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
STEVE LAPOINTE	514229000223	
148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 AVE Pembroke Park, 33023

Date: 05-20-2025 Phone: 754-274-1469

Email: JRAMIS19@yahoo.com

Property Address: 148 W Lake Drive

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Donald Simard (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8279 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 6/18/25 imposing the fine of $ 24,700.00 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Donald Simard
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Donald Simard. and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of May, 2025.

Notary

My Commission expires 7/7/26

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

STEVE LAPOINTE CASE NO. 8279

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: STEVE LAPOINTE AT 09:08 A.M. ON THE 08 DAY OF MAY 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

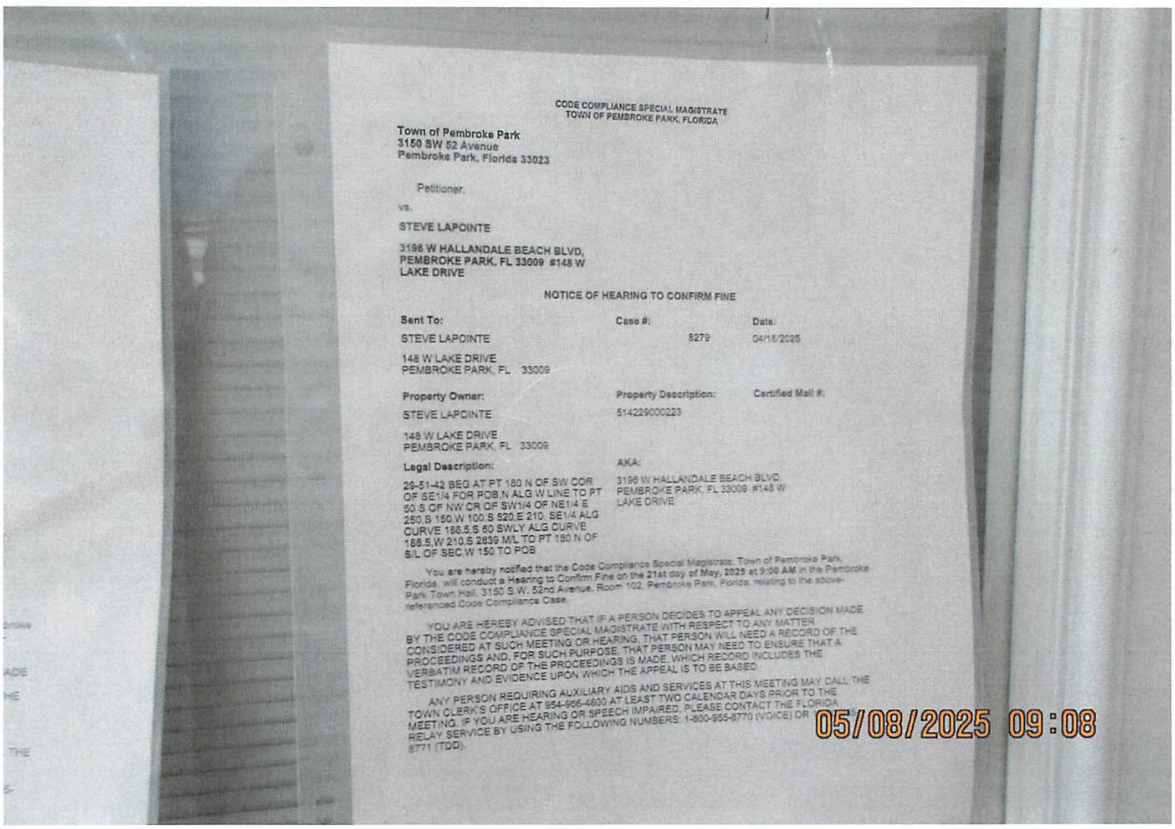
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

STEVE LAPOINTE

3198 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
STEVE LAPOINTE 148 W LAKE DRIVE PEMBROKE PARK, FL 33009	8279	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
STEVE LAPOINTE 148 W LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 155.5,S 50 SWLY ALG CURVE 166.5,W 210,S 2639 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3198 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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05/08/2025 09:08

Town of Pembroke Park

INVOICE

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

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 8279
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Bill To:
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 06/18/2024 Admin Fee	$ 100.00	$ 100.00
247	Day(s) of Per Diem from (09/16/2024 - 05/21/2025)	$ 100.00	$ 24,700.00
		Balance	$ 24,800.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

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Sent To:	**Case #:**	**Date:**
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148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
STEVE LAPOINTE	514229000223	
148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
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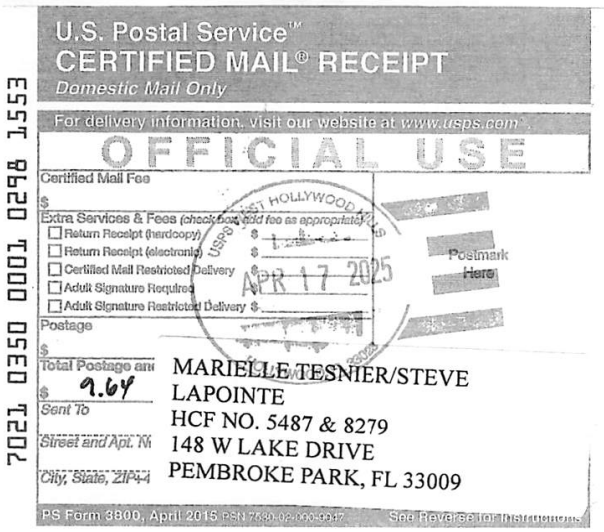
Sincerely,

Joseline Ramirez

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



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

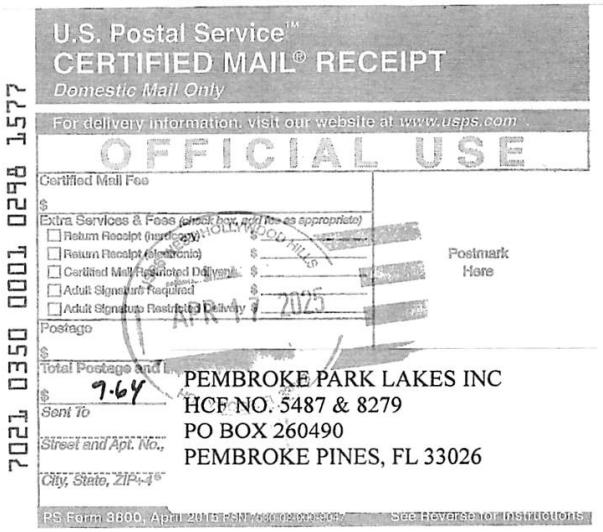
APR 17 2025

Postmark Here

MARIELLE TESNIER/STEVE LAPOINTE
HCF NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

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

7021 0350 0001 0298 1553



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Total Postage and Fees
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Street and Apt. No.,
City, State, ZIP+4

APR 17 2025

Postmark Here

PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

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

7021 0350 0001 0298 1577



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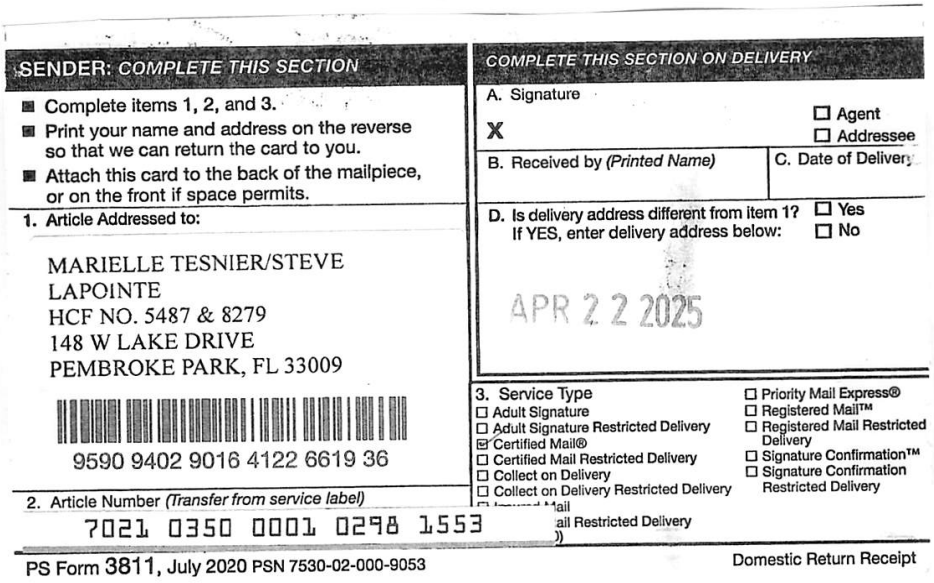
APR 17 2025

Postmark Here

EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

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

7021 0350 0001 0298 1560



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARIELLE TESNIER/STEVE
LAPOINTE
HCF NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6619 36

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

7021 0350 0001 0298 1553

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

APR 2 2 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

ail 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 $
Postage
$
Total Postage and Fees
$ 9.64
Sent To
Street and Apt. No.
City, State, ZIP+4

USPS WEST HOLLYWOOD HILLS MAR 19 2025 HOLLYWOOD, FL 33021

Postmark Here

PEMBROKE PARK LAKES INC
OC NO. 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

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

9589 0710 5270 1814 1923 53



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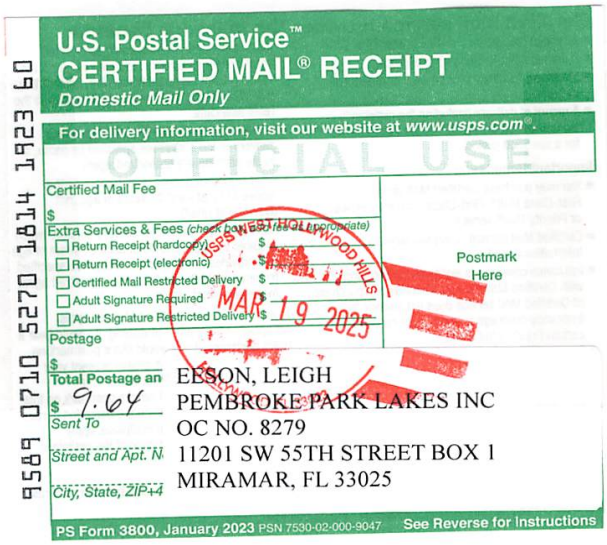
OC NO. 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1814 1923 77



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EESON, LEIGH
PEMBROKE PARK LAKES INC
OC NO. 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

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

9589 0710 5270 1814 1923 60

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. STEVE LAPOINTE, Respondent(s)	)	Case No.: 8279

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: STEVE LAPOINTE

VEHICLE IDENTIFICATION NO.: G12155CK1172

TITLE NO.: 1390692

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

An administrative hearing was held before the undersigned Special Magistrate on March 19th, 2025. 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 MAY 21ST, 2025, 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 MAY 21ST, 2025.

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 19th day of March 2025.

TOWN OF PEMBROKE PARK, FLORIDA

Andre McKenney, Special Magistrate

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

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: March 19th, 2025.

Notary Public, State of Florida

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Certificate of Service

This 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 order on this 19 day of March, 2025.

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, 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: March 11, 2025
INVOICE NO.: 001
FOR:

Case No.: 8279
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Bill To:

STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 06/18/2024 Admin Fee	$ 100.00	$ 100.00
184	Day(s) of Per Diem from (09/16/2024 - 03/19/2025)	$ 100.00	$ 18,400.00
		Balance	$ 18,500.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

STEVE LAPOINTE CASE NO. 8279

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: STEVE LAPOINTE AT 10:53 A.M. ON THE 06 DAY OF MARCH 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 6th day of March, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

03/06/2025 10:53
1 of 2
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
STEVE LAPOINTE
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 W
LAKE DRIVE
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Property Owner:
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Legal Description:
Case #:
8279
Property Description:
5142900023
AKA:
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #148 W
LAKE DRIVE
Date:
02/18/2025
Certified Mail #:

03/06/2025 10:53
148

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
STEVE LAPOINTE	8279	02/18/2025
148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

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148 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

Respondent(s)

Case #:

8279

On 2/18/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	STEVE LAPOINTE
Address:	148 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/18/2025
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: 2/18/2025

Notes/Means of Correction:

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspections. Permit #2211625-0 in progress. Permit must be completed to cure violation.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/18/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$ 9.68

Sent To
STEVE LAPOINTE
HCF NO. 8279

Street and Apt. No.
148 W LAKE DRIVE

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

Postmark Here

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

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

Postage
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Total Postage ar
$ 9.68

Sent To
EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 8279

Street and Apt. N
11201 SW 55TH STREET BOX 1

City, State, ZIP+
MIRAMAR, FL 33025

Postmark Here

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

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

Postage
$

Total Postage and
$ 9.68

Sent To
PEMBROKE PARK LAKES INC
HCF NO. 8279

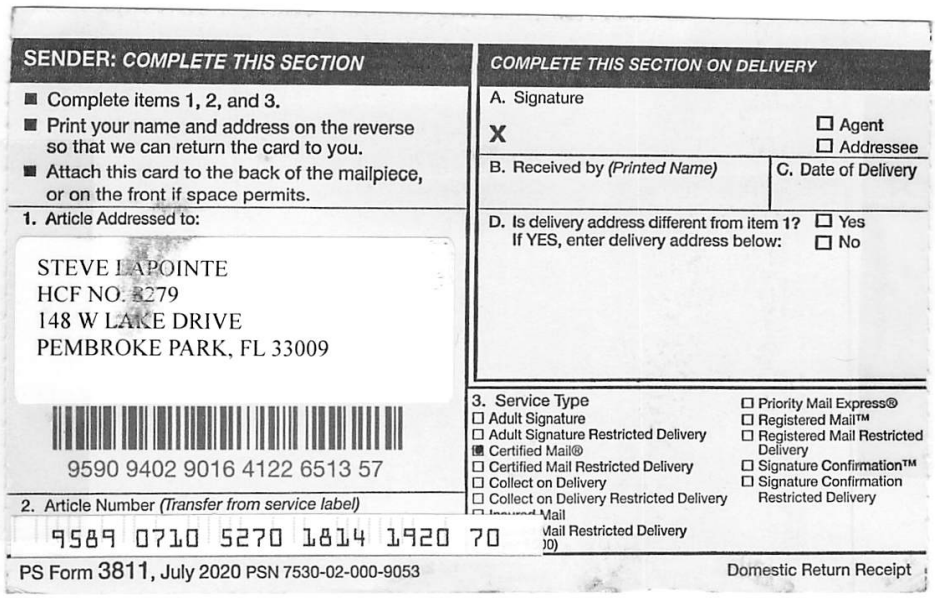
Street and Apt. No
PO BOX 260490

City, State, ZIP+4
PEMBROKE PINES, FL 33026

Postmark Here

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

9589 0710 5270 1814 1920 56



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

STEVE LAPOINTE
HCF NO. 5279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6513 57

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

9589 0710 5270 1814 1920 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

AO1914

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

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
G12155CK1172	1985	GULF	HS	51'		1390692

Date of Issue 12/22/2020

Registered Owner:

STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

Mail To

STEVE LAPOINTE
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

STATE OF FLORIDA

LIEN SATISFACTION

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

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

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
G12155CK1172	1985	GULF	HS	51'		1390692

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	05/04/2018

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			12/22/2020

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner

STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

1st Lienholder

NONE

VOID IF ALTERED

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number 149688436

Terry L. Rhodes
Terry L. Rhodes
Executive Director

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

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

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |__||__||__|,|__||__||__| (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

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

HSMV 82250 (REV. 3/15) STATE OF FLORIDA



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

Postage
$

Total Postage and Fees
$ 8.69

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.
FO #8279
PO BOX 260490

City, State, ZIP+4®
PEMBROKE PINES FL 33026

Postmark Here

JUN 21 2024

PS Form 3800, January

9589 0710 5270 1605 9298 47



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

Postage
$

Total Postage and Fees
$ 8.69

Sent To
STEVE LAPOINTE

Street and Apt. No.
FO #8279
148 W LAKE DRIVE

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

Postmark Here

JUN 21 2024

PS Form 3800, January

9589 0710 5270 1605 9298 23



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

Postage
$

Total Postage and Fees
$ 8.69

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.
FO #8279
3196 W HALLANDALE BEACH BLVD,

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

Postmark Here

JUN 21 2024

PS Form 3800, J

9589 0710 5270 1605 9298 54



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

Postage
$

Total Postage and Fees
$ 8.69

Sent To
EESON, LEIGH

Street and Apt. No.
FO #8279
11201 SW 55TH STREET, BOX 1

City, State, ZIP+4®
MIRAMAR, FL 33025

Postmark Here

JUN 21 2024

PS Form 3800, Jan

9589 0710 5270 1605 9298 30

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. STEVE LAPOINTE Respondent(s)	)	Case No.: 8279

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 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 K

SUBJECT REAL PROPERTY: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: STEVE LAPOINTE

VEHICLE IDENTIFICATION #:

TITLE #:

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th June 2024.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No 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 June, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

STEVE LAPOINTE CASE NO. 8279

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: STEVE LAPOINTE AT 10:52 A.M. ON THE 05 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.

J. [signature]
AFFIANT

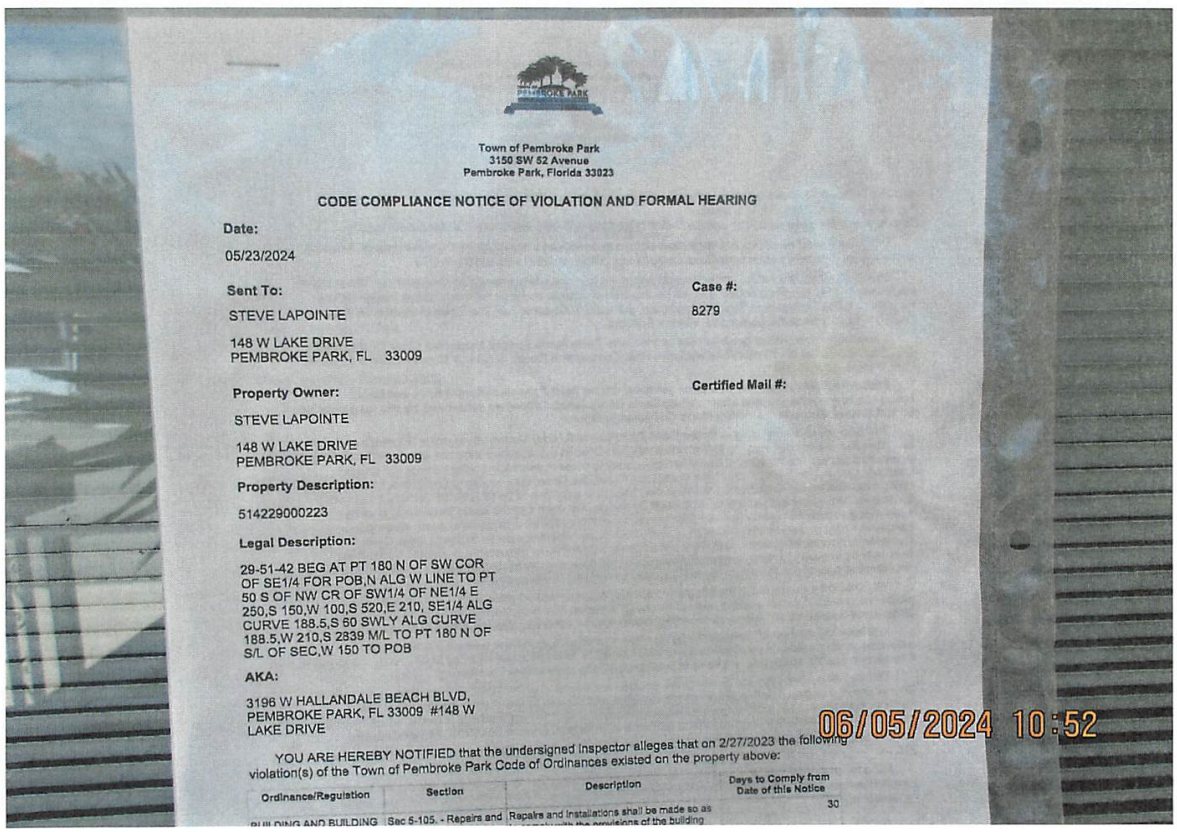
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of June, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

Certified Mail #:

Property Owner:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 W
LAKE DRIVE

06/05/2024 10:52

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105. - Repairs and	Repairs and installations shall be made so as	30

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

Property Owner:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection.
Previous permit #2211625-0 is expired.
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 June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

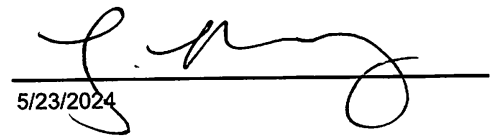
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



5/23/2024

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

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

Respondent(s)

Case #:

8279

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	STEVE LAPOINTE
Address:	148 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
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: 5/23/2024

Notes/Means of Correction:

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspections. Permit #2211625-0 is issued, but inspection failed. Must pass all inspection and complete permit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

Date:

02/27/2023

Property Owner:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection.
Previous permit #2211625-0 is expired.
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.

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$6,800,510	$74,990	$6,875,500	$5,317,950	
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	$114,634.84
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

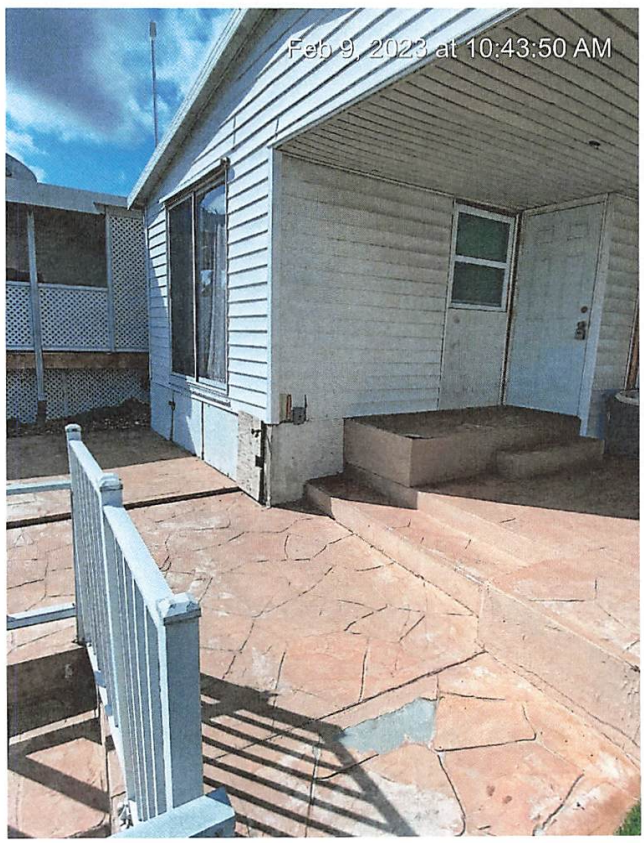
Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


Feb 9, 2023 at 10:43:39 AM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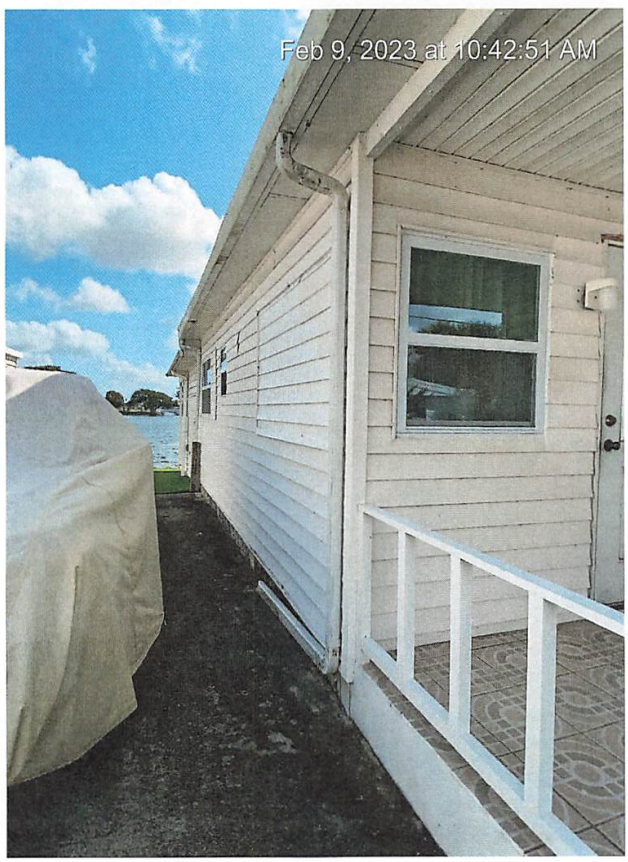
Feb 9, 2023 at 10:42:25 AM


Feb 9, 2023 at 10:42:32 AM


Feb 9, 2023 at 10:42:45 AM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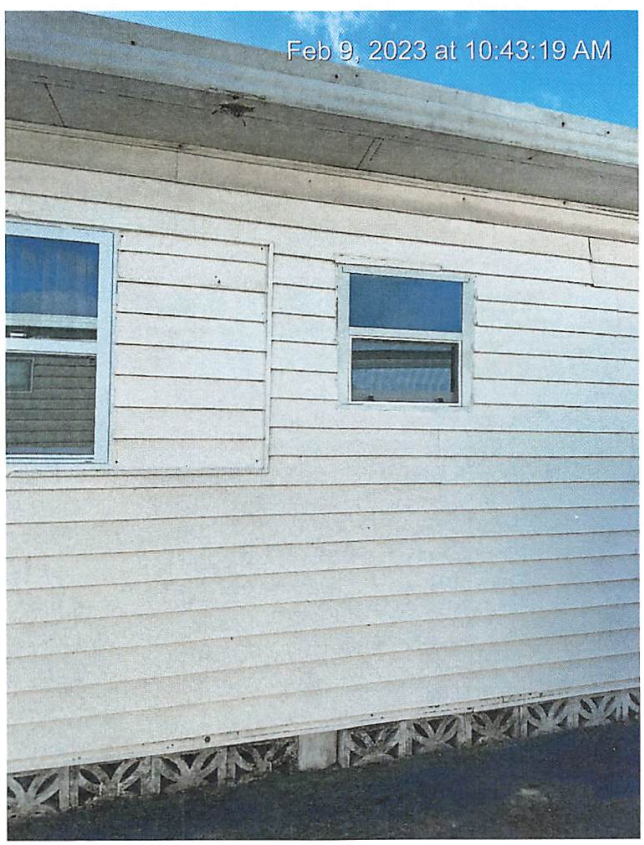
Feb 9, 2023 at 10:43:14 AM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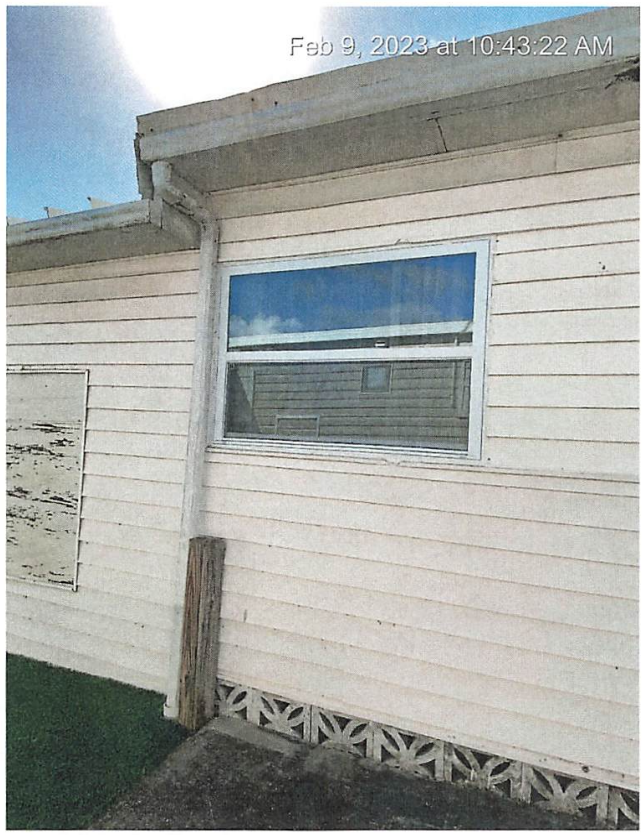
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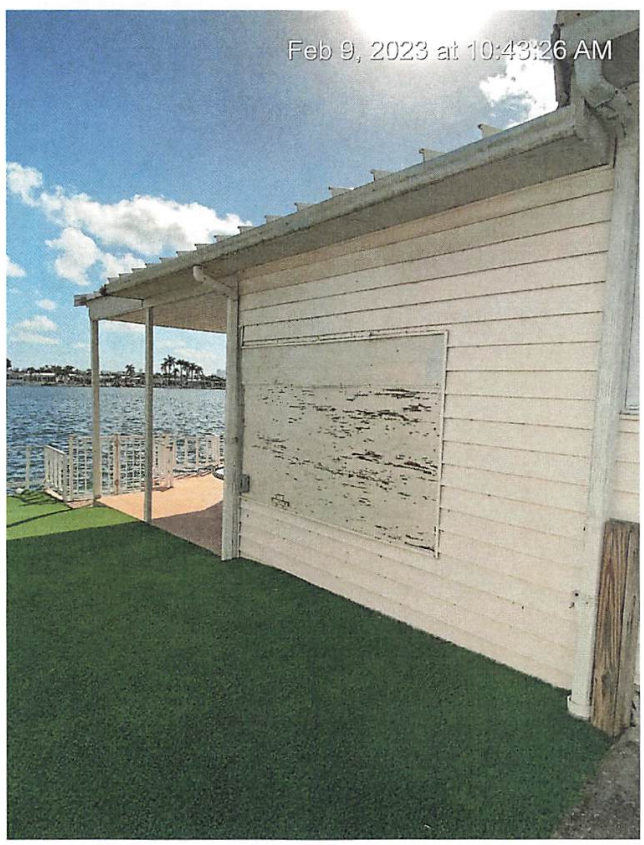
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Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler FIRST-CLASS MAIL
02/27/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

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

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02/27/2023
US POSTAGE $000.60⁰

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STEVE LAPOINTE
NOV #8279
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



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☐ Adult Signature Restricted Delivery $
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Total Postage and Fees
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STEVE LAPOINTE
Street and Apt. No., or PO Box No.
NOH #8279
148 W LAKE DRIVE
City, State, ZIP+4®
PEMBROKE PARK, FL 33009
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
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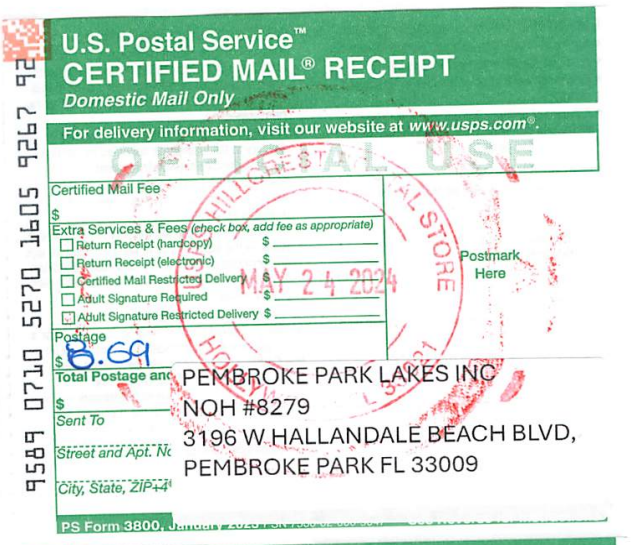
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
9589 0710 5270 1605 9268 08



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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
$
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PEMBROKE PARK LAKES INC
Street and Apt. No., or PO Box No.
NOH #8279
3196 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK FL 33009
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
MAY 24 2024
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
$
Sent To
PEMBROKE PARK LAKES INC
Street and Apt. No., or PO Box No.
NOH #8279
PO BOX 260490
City, State, ZIP+4®
PEMBROKE PINES FL 33026
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
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MAY 24 2024
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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$ 8.69
Total Postage and Fees
$
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EESON, LEIGH
Street and Apt. No., or PO Box No.
NOH #8279
11201 SW 55TH STREET, BOX 1
City, State, ZIP+4®
MIRAMAR, FL 33025
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
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HOLLYWOOD FL 33021
9589 0710 5270 1605 9268 15



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

MIAMI FL 330
28 FEB 2023 PM 1 L

Hasler
02/27/2023
US POSTAGE $000.60º
FIRST-CLASS MAIL
ZIP 33023
011D10656696

STEVE LAPOINTE
NOV #8279
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NIXIE 331 DC 1 0003/24/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2006-03345-28-42

9304190297946959


Feb 9, 2023 at 10:43:22 AM


Feb 9, 2023 at 10:43:26 AM


Feb 9, 2023 at 10:43:39 AM


Feb 9, 2023 at 10:43:50 AM


Feb 9, 2023 at 10:43:53 AM


Feb 9, 2023 at 10:44:05 AM


Feb 9, 2023 at 10:44:00 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	2250 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220000390

Legal Description

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

Case Status Open **Case #** 8365 **Date Next Inspection** 5/21/2025

Notes

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/31/2023		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail
12/10/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Amended Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	7/24/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	9/3/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$16,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,200.00**

Payments

Date	Payment Type Name	Amount
	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.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT 09:41 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

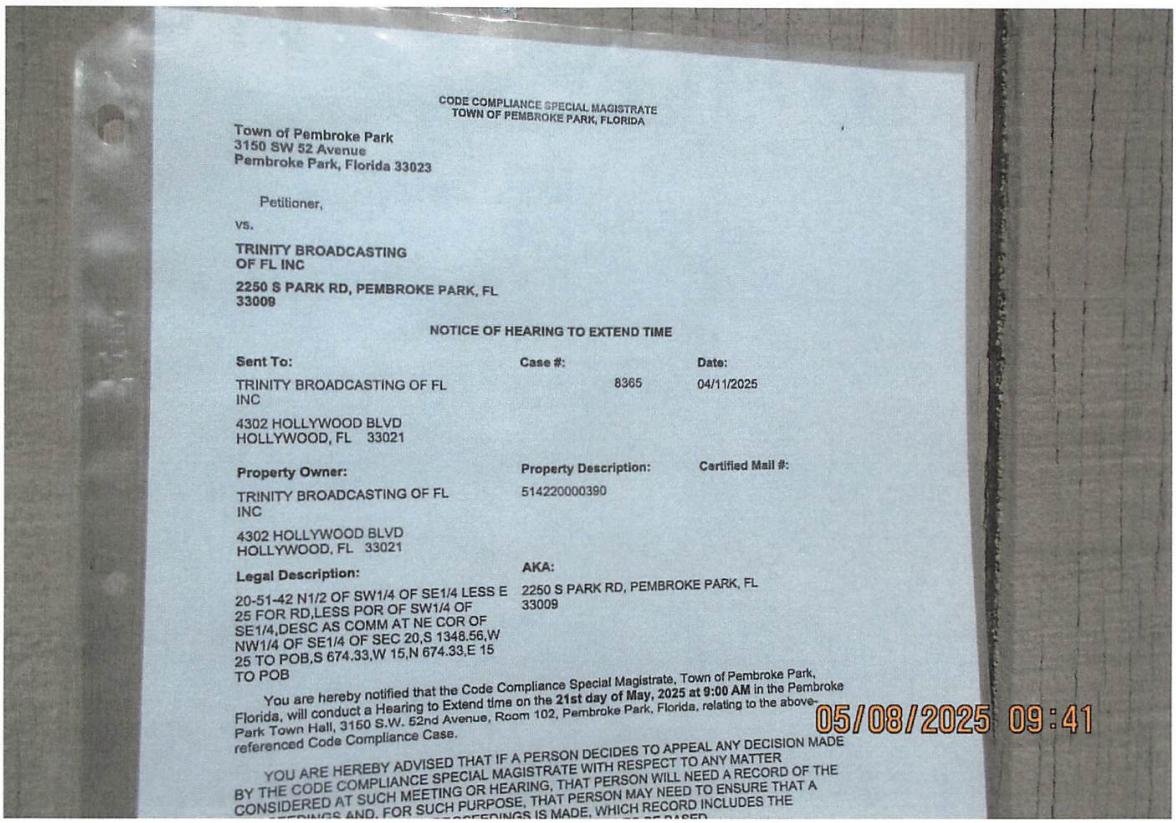
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	04/11/2025

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

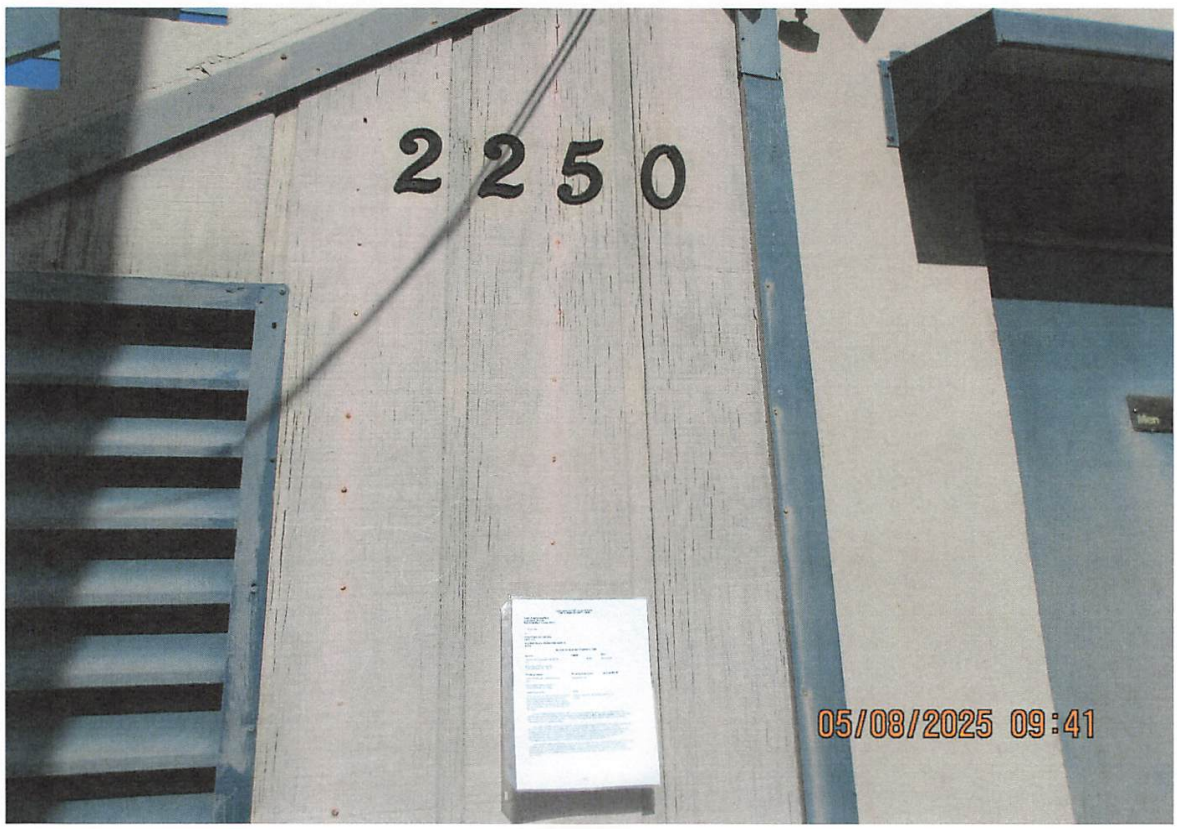
AKA:

2250 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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.

05/08/2025 09:41

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 [illegible] PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE [illegible]



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	04/11/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:	**AKA:**
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB	2250 S PARK RD, PEMBROKE PARK, FL 33009

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/8/2025 Phone: 786-650-4368

Email: Kevin@tcpropertysolutions.net

Property Address: 2250 SPark Rd.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6365 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 21 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 January 15 imposing the fine of $ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Kevin Mirabal
Petitioner's Name (Print)

K. Hal
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Kevin Mirabal, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 8th day of April, 2025.

Aimara Fontalva
Notary

My Commission expires Dec 18, 2028

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


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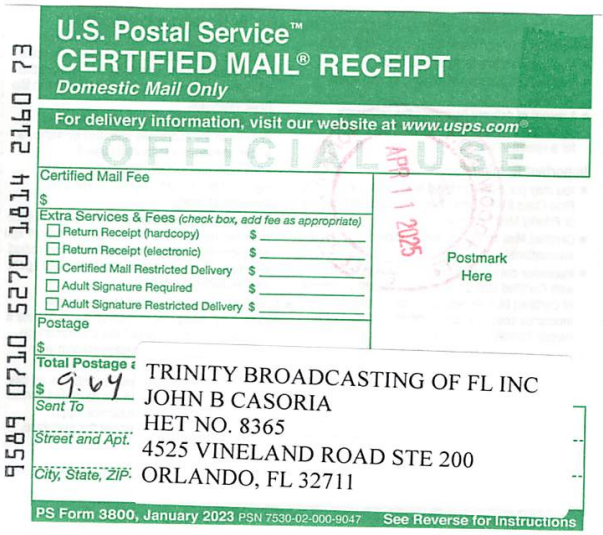
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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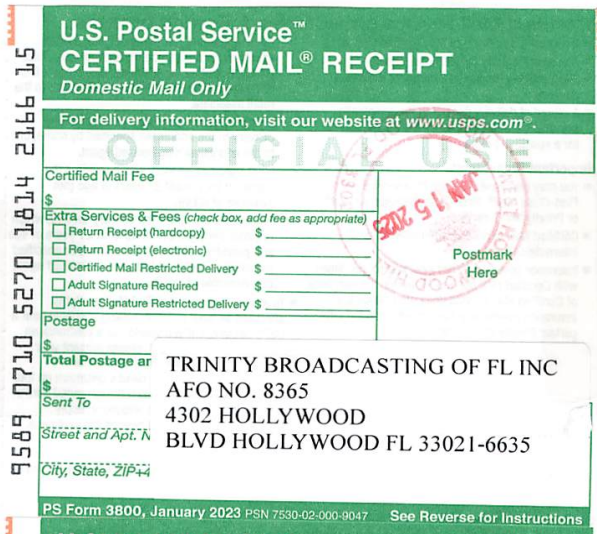
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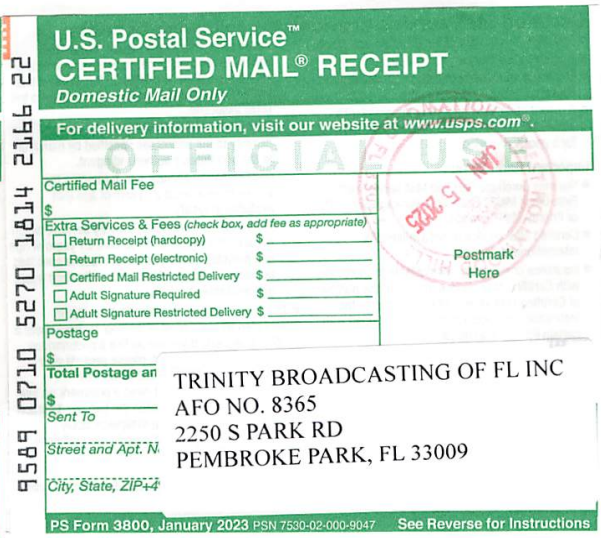
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TRINITY BROADCASTING OF FL INC
AFO NO. 8365
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2. Article Number *(Transfer from service label)*

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☐ Agent
☑ Addressee

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C. Date of Delivery
1-17-25

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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC, Respondent(s)

Case No.: 8365

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 514220000390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) 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 15th of January 2025.

TOWN OF PEMBROKE PARK

_____
Andre McKenney, Special Magistrate

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

Certificate of Service

This Amended Final 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 Amended Final Order on this 15 day of January, 2025.

_____
Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT 09:41 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

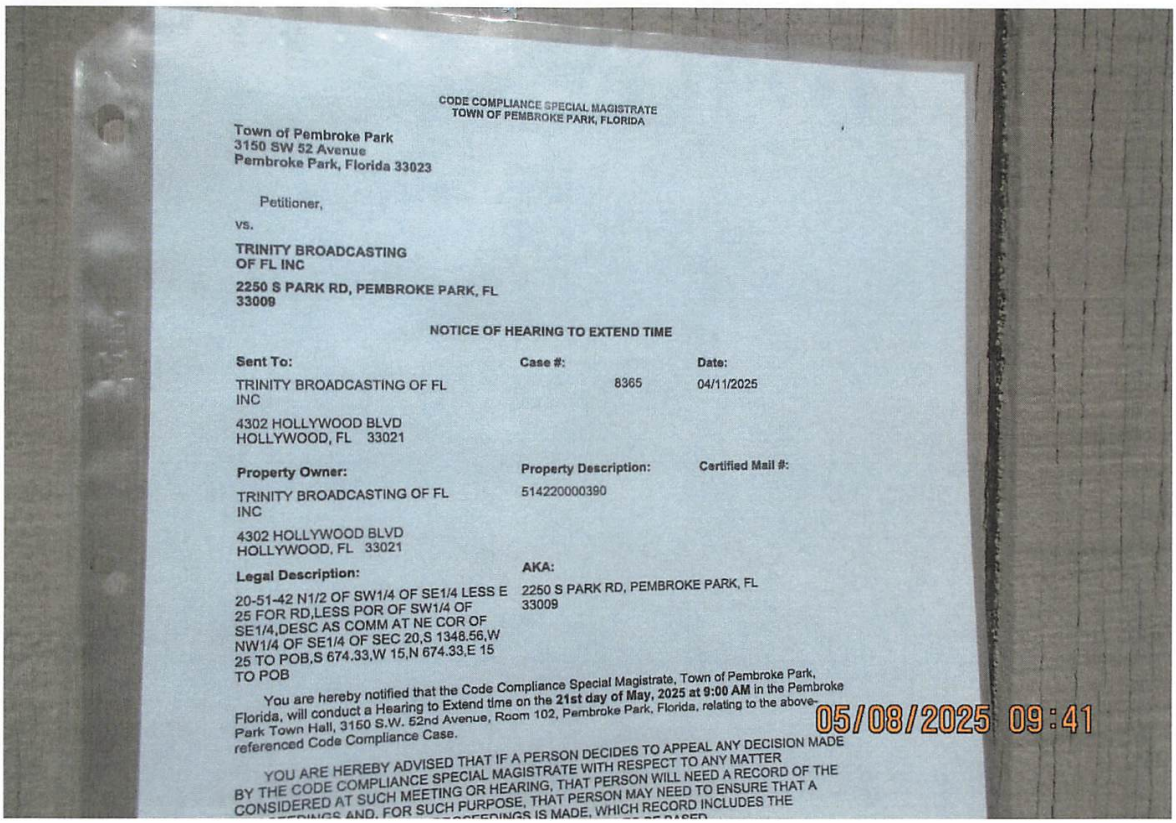
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	04/11/2025

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

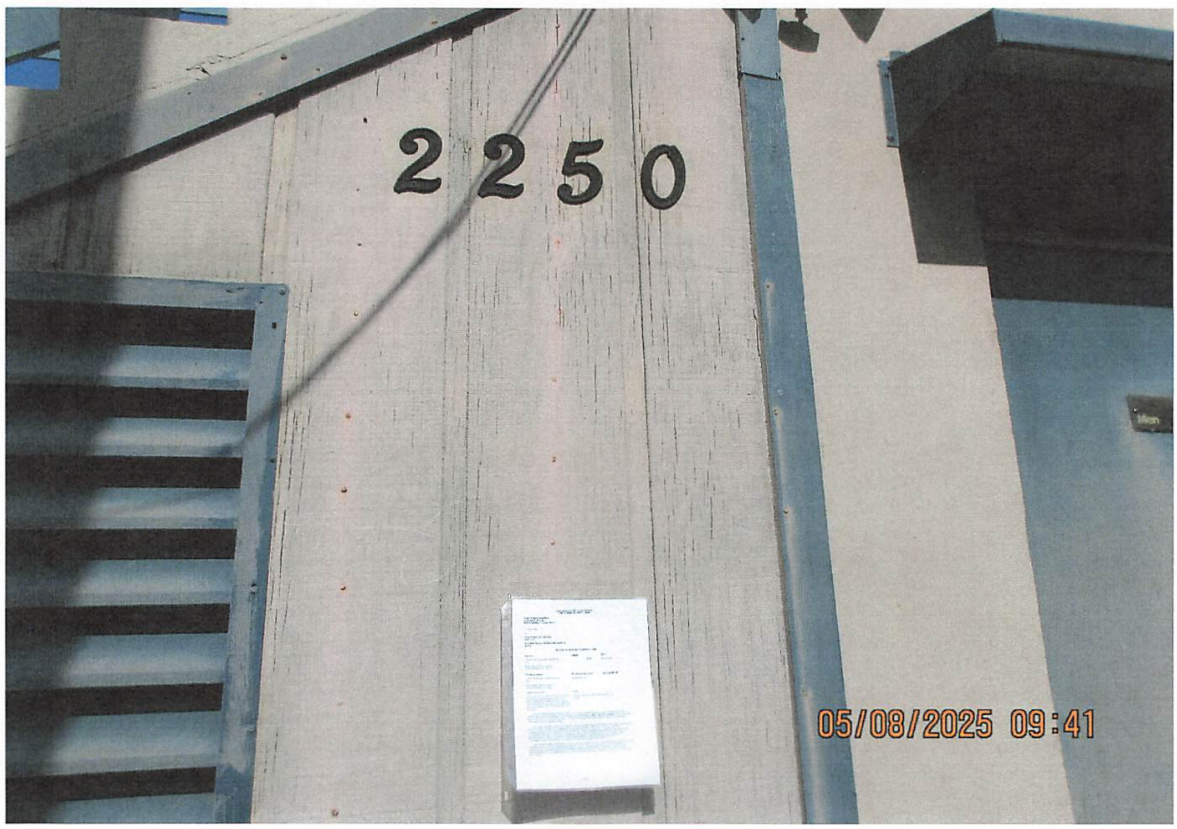
AKA:

2250 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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.

05/08/2025 09:41

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 [illegible] PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE [illegible]



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	04/11/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:	**AKA:**
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB	2250 S PARK RD, PEMBROKE PARK, FL 33009

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/8/2025 Phone: 786-650-4368

Email: Kevin@tcpropertysolutions.net

Property Address: 2250 SPark Rd.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8365 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 21 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 January 15 imposing the fine of $ 250 per day for violation(s) of the Town's Code of Ordinances:

5-105 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Kevin Mirabal
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

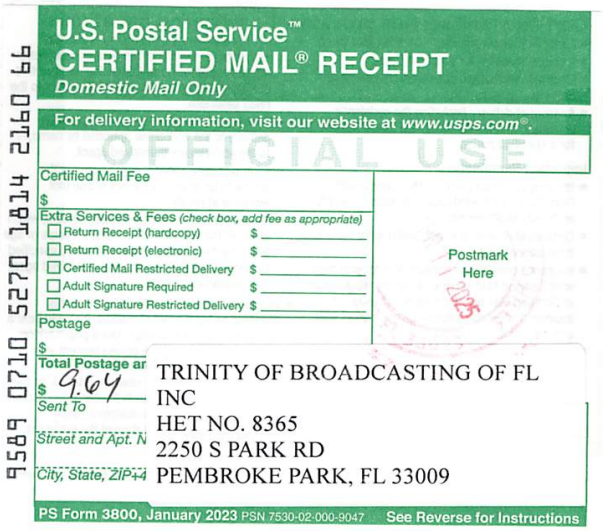
PERSONALLY APPEARED before me, the undersigned authority, Kevin Mirabal, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 8th day of April, 2025.

Aimara Fontalva
Notary

My Commission expires Dec 18, 2028

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.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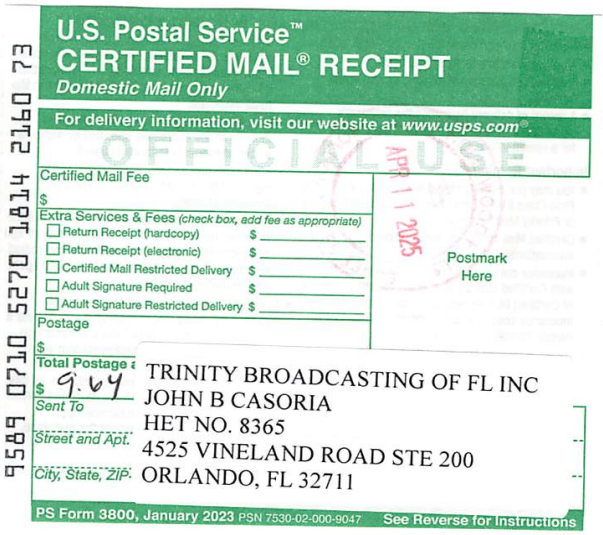
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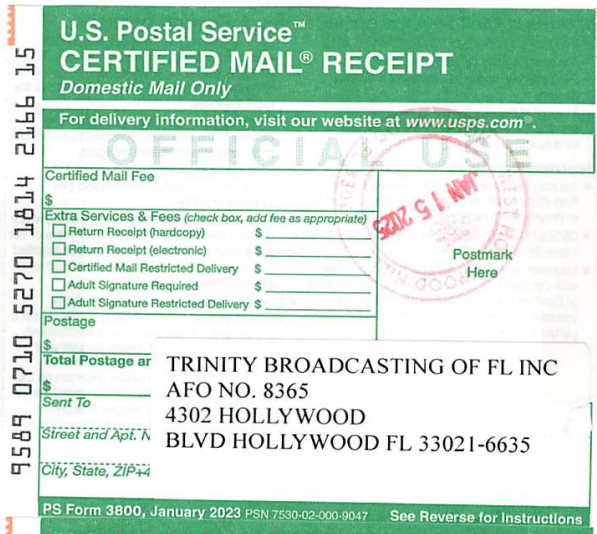
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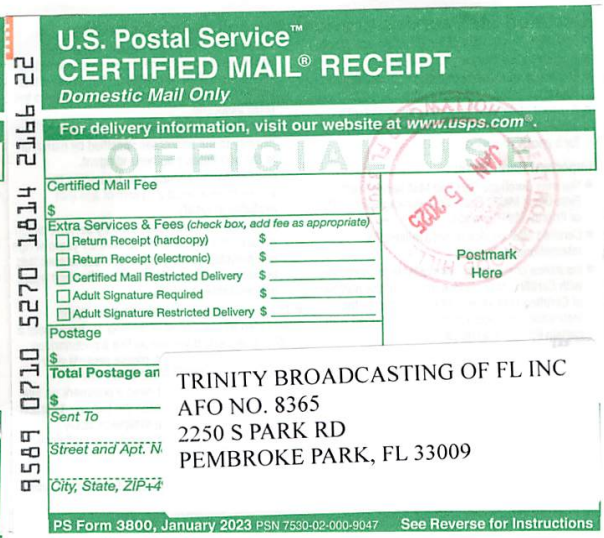
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AFO NO. 8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

9590 9402 9016 4122 6507 25

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

9589 0710 5270 1814 2166 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
1-17-25

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

3. Service Type

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

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. TRINITY BROADCASTING OF FL INC, Respondent(s)	)	Case No.: 8365

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 514220000390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) 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 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This Amended Final 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 Amended Final Order on this 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT 10:00 A.M. ON THE 03 DAY OF JANUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

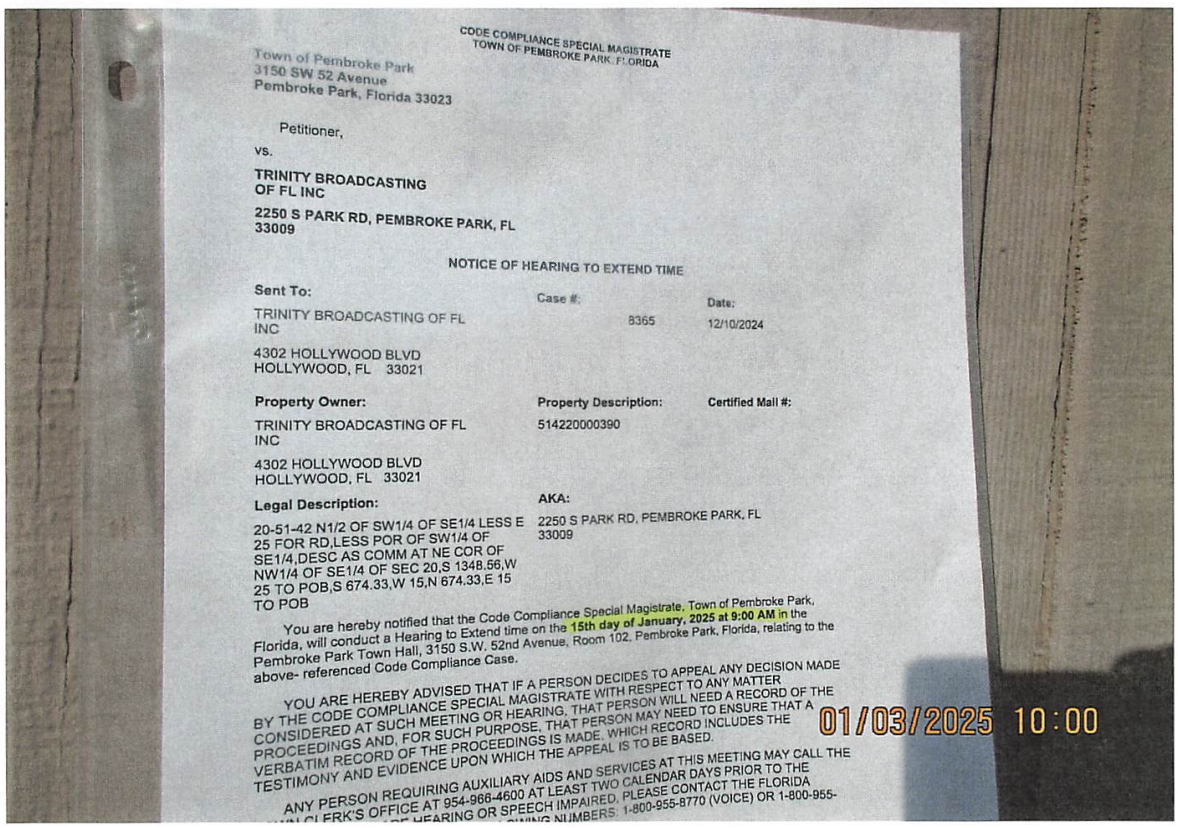
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	12/10/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:	**AKA:**
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB	2250 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

01/03/2025 10:00



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 ar

$
Sent To
Street and Apt. N
City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
HET #8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

Postmark Here

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

9589 0710 5270 1814 1906 56

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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 Pos

$
Sent To
Street and
City, State

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
HET #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

Postmark Here

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

9589 0710 5270 1814 1906 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 ar

$
Sent To
Street and Apt. N
City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
HET #8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

Postmark Here

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

9589 0710 5270 1814 1906 70

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
HET #8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

9590 9402 9016 4122 6512 03

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1906 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
12-13-24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
HET #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

9590 9402 9016 4122 6513 26

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1906 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sherri Patko ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
Sherri Patko

C. Date of Delivery
12-16-24

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

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

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.

TRINITY BROADCASTING OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	8365	12/10/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000390	

Legal Description:	**AKA:**
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB	2250 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/6/24 Phone: 786-650-4368

Email: Komirabal23@yahoo.com

Property Address: 2250 S Park Rd, Pembroke FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8365 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/15/24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/16/24 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

5-105; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Kevin Mirabal
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Kevin Mirabal, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 6 day of Dec, 20 24.

Nazly Cardona
Notary

My Commission expires Mar 15, 27.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

TRINITY BROADCASTING OF FL INC
Respondent(s)

Case No.: 8365

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Oct., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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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
EVERETT, MICHAEL
FO #8365

Street and Apt. No.
4525 VINELAND ROAD STE 200

City, State, ZIP+4®
ORLANDO, FL 32711

USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
OCT 17 2024
Postmark Here

PS Form 3800, January 2023

9589 0710 5270 1814 2150 45

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ OCT 17 2024

Postage
$ 9.64

Total Postage and
$

Sent To
TRINITY BROADCASTING OF FL INC
FO #8365

Street and Apt. No.
4302 HOLLYWOOD BLVD

City, State, ZIP+4®
HOLLYWOOD FL 33021

USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here

PS Form 3800, January 2023

9589 0710 5270 1814 2150 76

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ OCT 17 2024

Postage
$ 9.64

Total Postage and
$

Sent To
TRINITY BROADCASTING OF FL INC
FO #8365

Street and Apt. No.
2250 S PARK RD,

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

USPS NORLAND BRANCH
MIAMI FLORIDA 33169-9998
Postmark Here

PS Form 3800, January 2023

9589 0710 5270 1814 2150 69

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 10:27 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

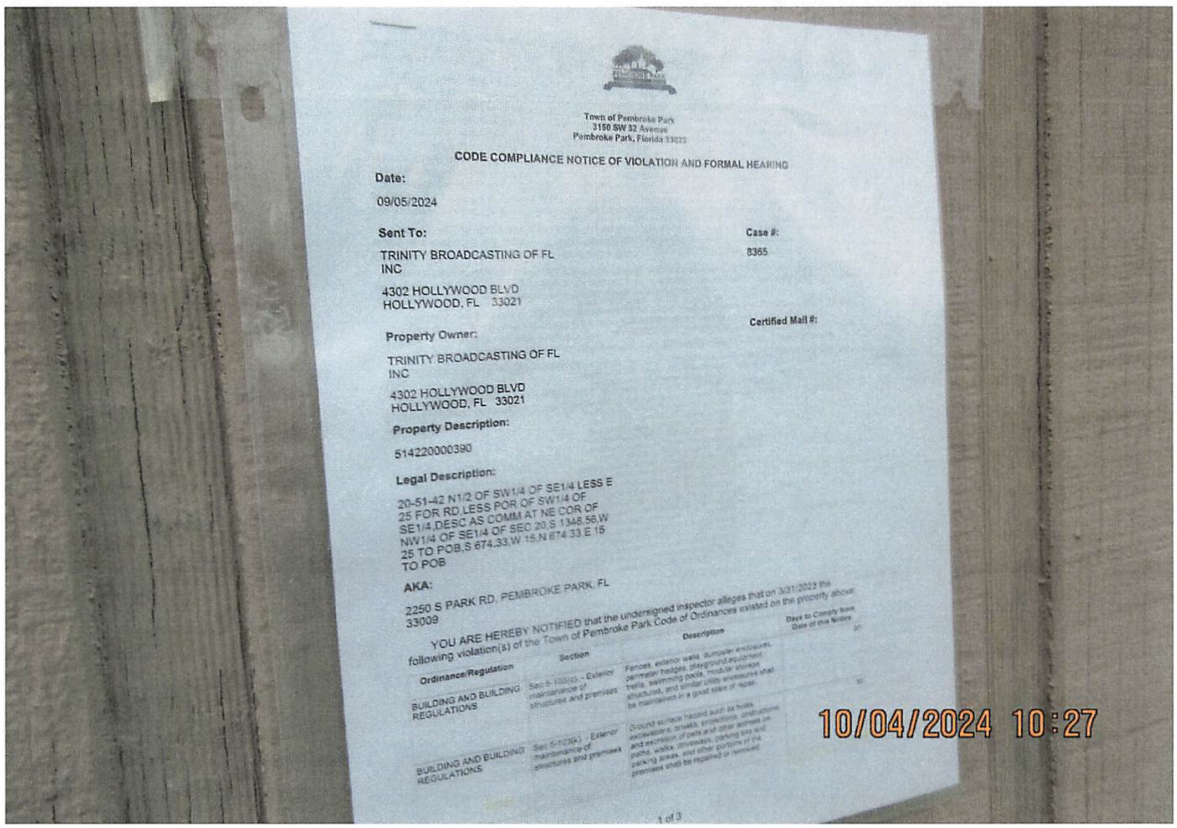
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


2250
10/04/2024 10:27


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/05/2024
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
8365
Certified Mail #:
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000390
Legal Description:
20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB
AKA:
2250 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec. 5-103(c) - Exterior maintenance of structures and premises
Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar units enclosures shall be maintained in a good state of repair.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-103(k) - Exterior maintenance of structures and premises
Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excessive of parks and other premises on parks, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
30
10/04/2024 10:27
1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000390

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	30

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

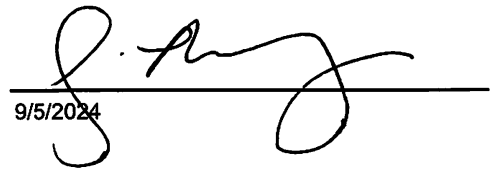
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



9/5/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

8365

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 9/3/2024

Notes/Means of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence. Damaged silt has been removed, but silt remains on South of the court. For privacy slats or hedges are permitted. Corrected.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections. Parking lot was maintenance, but permit was not obtained. Not corrected.
3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/3/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

03/31/2023

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	30

Notes/Means of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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

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

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2250 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0390
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	38-01
Abbr Legal Description	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$435,380	$68,380	$503,760	$503,760	
2022	$435,380	$68,380	$503,760	$503,760	$10,639.61
2021	$435,380	$68,380	$503,760	$503,760	$10,833.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$503,760	$503,760	$503,760	$503,760
Portability	0	0	0	0
Assessed/SOH	$503,760	$503,760	$503,760	$503,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$503,760	$503,760	$503,760	$503,760

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	QC*-T	$100	45376 / 12
6/1/1994	QCD	$100	22325 / 989

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$21,780	19.99	AC
Adj. Bldg. S.F. (Card, Sketch)		1160
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

13600 Heritage Parkway
STE 200
Fort Worth, TX 76177

Changed: 03/08/2023

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4525 VINELAND ROAD
STE 200
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 03/08/2023

Officer/Director Detail

Name & Address

Title Director, President

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

8365

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3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024

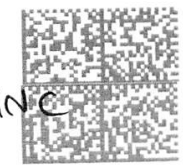
NOTARY PUBLIC, STATE OF FLORIDA

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

TOWN OF PEMBROKE PARK

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





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08/01/2024 ZIP 33023
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US POSTAGE

Trinity Broadcasting of Fl INC.
AONC #8365.

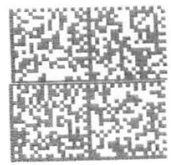
2250 S Park Rd,
Pembroke Park, Fl 33009.

TOWN OF PEMBROKE PARK

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

Everett, Michael
AONC #8365.
4525 Vineland Road ste 200
Orlando, FL 32711.





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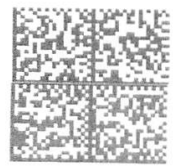
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

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





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08/01/2024 ZIP 33023
043M30245597

US POSTAGE

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Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

TOWN OF PEMBROKE PARK

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



quadient

FIRST-CLASS MAIL

IMI

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04/04/2023 ZIP 33023

043M30245597

US POSTAGE

TRINITY BROADCASTING OF FL INC

NOV #8365

4302 HOLLYWOOD BLVD

HOLLYWOOD FL 33021

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



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04/04/2023 ZIP 33023
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US POSTAGE

TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

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



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/04/2023 ZIP 33023
043M30245597
US POSTAGE

EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



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

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$ 9.64

Total Postage an
$

Sent To TRINITY BROADCASTING OF FL INC
NOV #8365

Street and Apt. N 2250 S PARK RD,

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

PS Form 3800,

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
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Sent To EVERETT, MICHAEL
NOV #8365

Street and Apt. No., 4525 VINELAND ROAD STE 200

City, State, ZIP+4 ORLANDO, FL 32711

PS Form 3800, January 2023

HOLLYWOOD HILLS SEP - 6 2024 HOLLYWOOD FL 33023
Postmark Here

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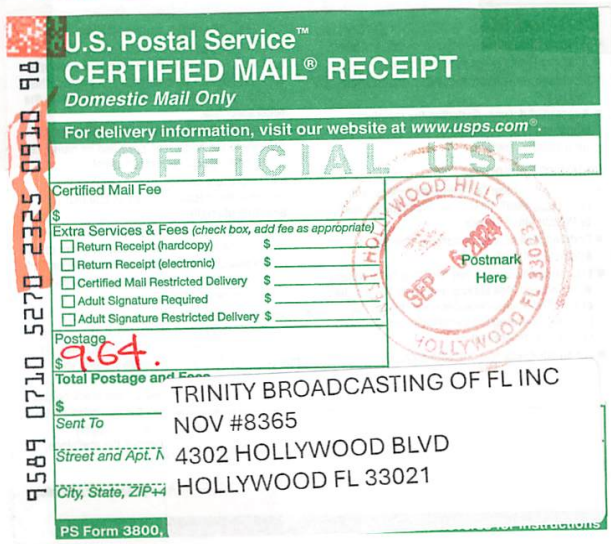

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Postage
$ 9.64.

Total Postage and
$

Sent To TRINITY BROADCASTING OF FL INC
NOV #8365

Street and Apt. N 4302 HOLLYWOOD BLVD

City, State, ZIP+4 HOLLYWOOD FL 33021

PS Form 3800,

HOLLYWOOD HILLS SEP - 6 2024 HOLLYWOOD FL 33023
Postmark Here

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03/07/2023 16:33


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03/07/2023 16:33


03/07/2023 16:34


03/07/2023 16:34


03/07/2023 16:35


03/07/2023 16:35


03/07/2023 16:35

Case Overview

Property/Incident Information

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

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 9157 **Date Next Inspection** 5/21/2025

Notes

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/6/2023		Notice of Violation	Hand
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/24/2025	1/15/2025	Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	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: 5/21/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/21/2025
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ CASE NO. 9157

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 135 STEVEN STREET, LOT 19, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ AT 09:35 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

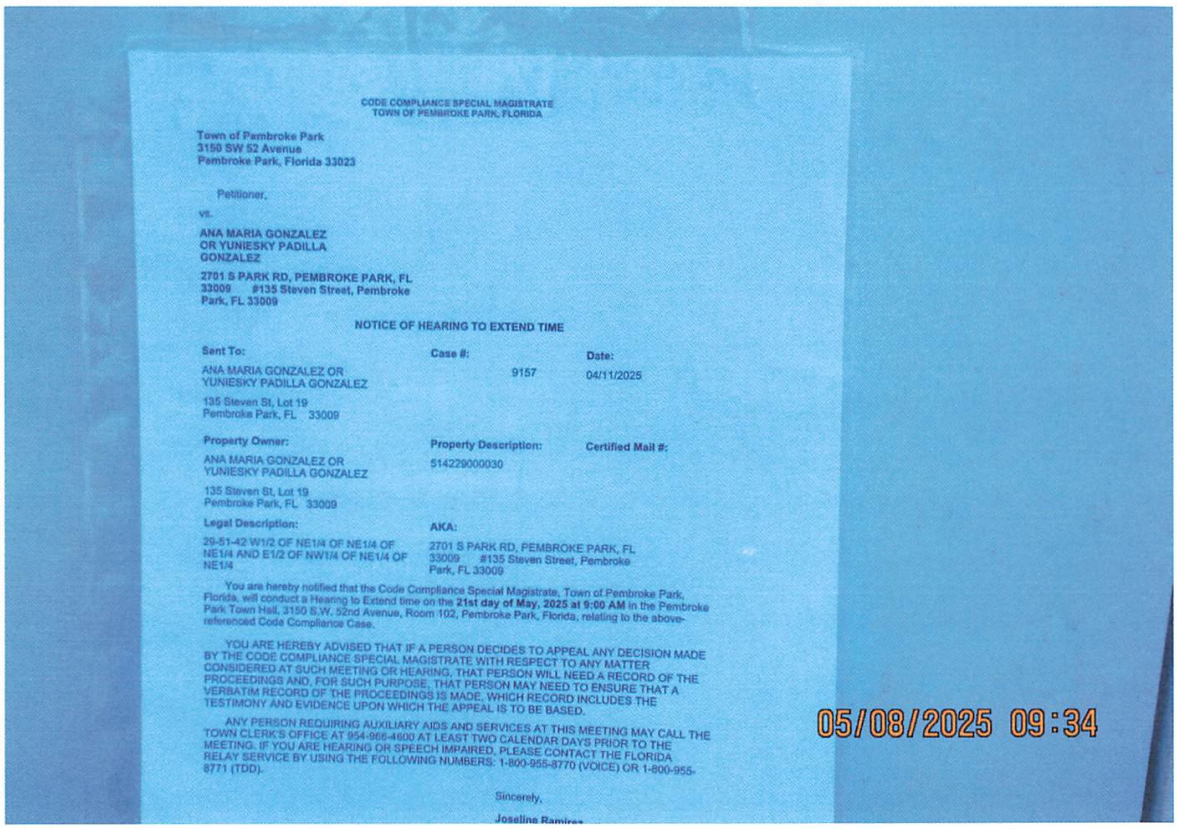
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


135
05/08/2025 09:35


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ANA MARIA GONZALEZ
OR YUNIESKY PADILLA
GONZALEZ
2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, Pembroke
Park, FL 33009
NOTICE OF HEARING TO EXTEND TIME
Sent To:
Case #:
Date:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
9157
04/11/2025
135 Steven St, Lot 19
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
514229000030
135 Steven St, Lot 19
Pembroke Park, FL 33009
Legal Description:
AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF
NE1/4
2701 S PARK RD, PEMBROKE PARK, FL
33009 #135 Steven Street, 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 21st day of May, 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
05/08/2025 09:34

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANA MARIA GONZALEZ
OR YUNIESKY PADILLA
GONZALEZ

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

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ 135 Steven St, Lot 19 Pembroke Park, FL 33009	9157	04/11/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ 135 Steven St, Lot 19 Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street, 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

90 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 03/27/2025 Phone: 5619275752.

Email: yuniesky7@gmail.com

Property Address: 135 Steven Street, Pembroke Park, FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Yuniesky Padilla (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9157 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/15/25 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

12-76(6); 5-103(6)(J); 5-105; 5-104
5-17 12-76(a)(6)

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.

Yuniesky Padilla y Ana Mari
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Yuniesky Padilla, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 27 day of March, 2025.

Notary

My Commission expires 7/7/26

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

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and
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LAKESHORE MOBILE HOME PARK
LLC - HET NO. 9157
6400 TELEGRAPH RD NO. 2000
BLOOMFIELD TOWNSHIP, MI 48301

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

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

Postage
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Total Postage and
$ 9.64

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

ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
HET NO. 9157
135 STEVEN STREET LOT 19
PEMBROKE PARK, FL 33009

Postmark Here

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

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

Postage
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Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

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

Postmark Here

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 9016 4122 6604 27

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9745 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED

☐ Agent
☐ Addressee

B. Received by (Printed Name)

APR 14 2025

C. Date of Delivery

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

CT CORPORATION

APR 17 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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 9016 4122 6604 10

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9745 02

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

APR 22 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

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

Case File #9157

Metropolitan Restoration, LLC

625 NE 11th Avenue, Pompano Beac, FL 33060 Tel: 954-892-4444 Email: info@metropolitanrestorationllc@gmail.com www.metropolitanrestorationllc.com

2/15/2025

To Whom may concern:

Mold Inspection:

135 Steven St Pembroke / Ms. Ana Maria G.

This letter is to ateste that after our professional mold inspector visualy inspected the property located at: 135 Steven Street, Pembroke Park, ateste that during their examination of the property, they found no visible signs of mold growth on accessible surfaces, essentially declaring the area to be mold-free based on visual inspection.

This letter it serves as documentation that this property has been inspected for visible mold and no issues were found, No potential concerns about mold contamination.

While no visible mold is present, the letter does not guarantee the absence of hidden mold within walls, ceilings, or inaccessible areas where a visual inspection is not possible.

Date of inspection: Saturday February 15, 2025

Inspector's name and credentials: Mauricio MeLara. licen # WDR 70015237 / MRSA2686 / MRSR2881 by (ERC) Normi and IICRC certified

Confirming no visible mold growth was observed during the inspection

After a water damage event:

Inspector: No evidance of water domage

if any additional questions please contact me at any time.

Respecfully : MAuricio MeLara _____

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ, Respondent(s)	Case No.: 9157

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 135 STEVEN STREET LOT 19, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ

VEHICLE IDENTIFICATION NO.: FLA67360

TITLE NO.: 112519861

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b)(j), 5-104, 5-105, 5-17, and 12-76(a)(b)(c). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b)(j), 5-104, 5-105, 5-17, and 12-76(a)(b)(c) **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

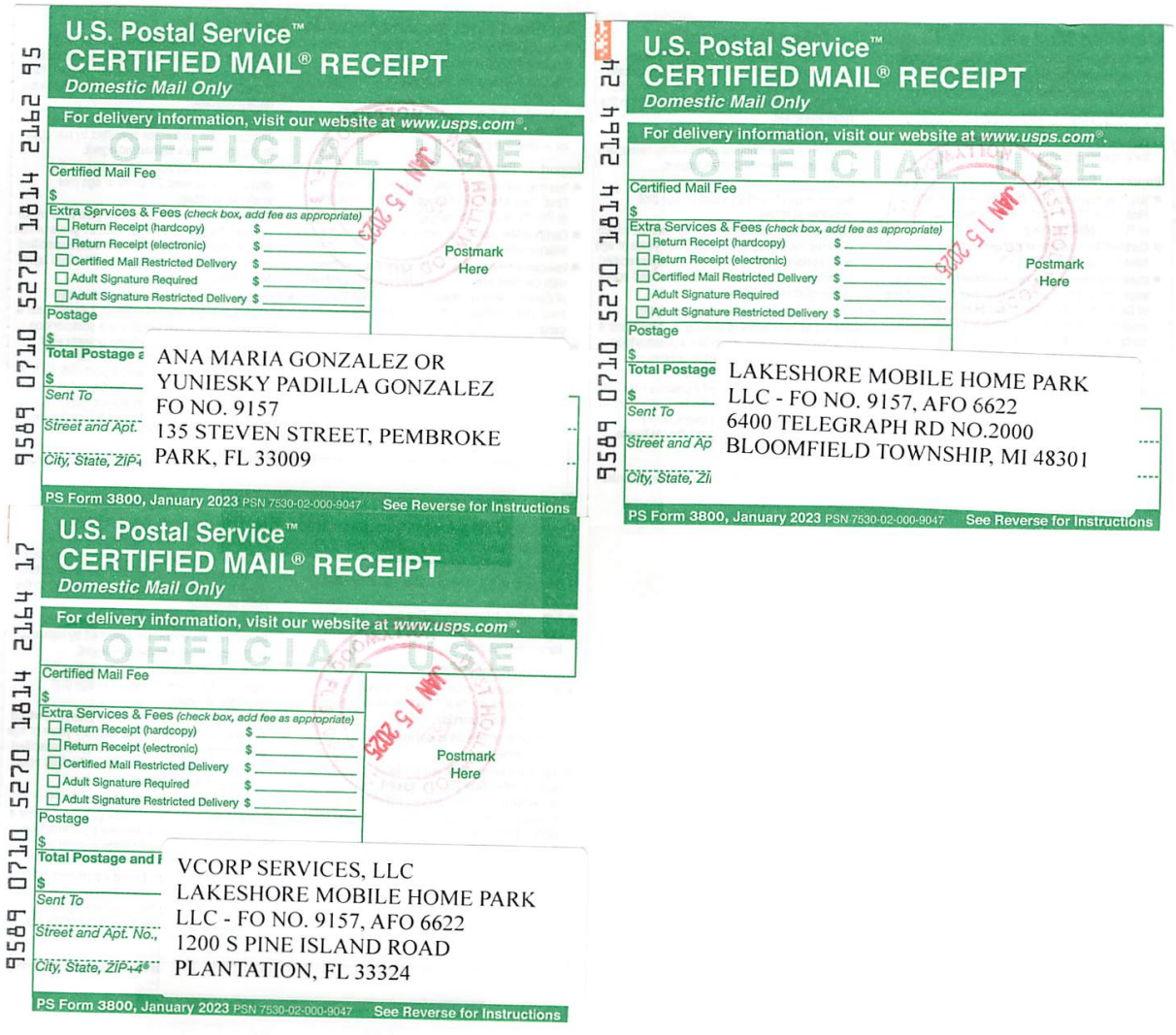
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

I the undersigned, Code Compliance Clerk, 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 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$

Sent To
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ

Street and Apt. No.,
FO NO. 9157
135 STEVEN STREET, PEMBROKE

City, State, ZIP+4®
PARK, FL 33009

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

9589 0710 5270 1814 2162 95

JAN 15 2025

Postmark Here

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

Postage
$

Total Postage and Fees
$

Sent To
LAKESHORE MOBILE HOME PARK
LLC - FO NO. 9157, AFO 6622

Street and Apt. No.,
6400 TELEGRAPH RD NO.2000
BLOOMFIELD TOWNSHIP, MI 48301

City, State, ZIP+4®

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

9589 0710 5270 1814 2164 24

JAN 15 2025

Postmark Here

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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
$

Total Postage and Fees
$

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK

Street and Apt. No.,
LLC - FO NO. 9157, AFO 6622
1200 S PINE ISLAND ROAD

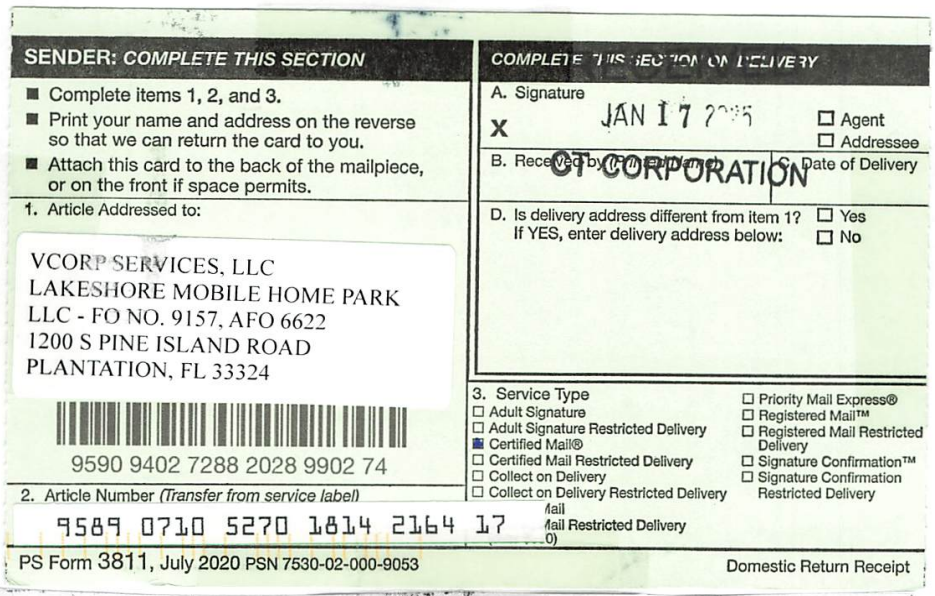
City, State, ZIP+4®
PLANTATION, FL 33324

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

9589 0710 5270 1814 2164 17

JAN 15 2025

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:

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

9590 9402 7288 2028 9902 74

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2164 17

COMPLETE THIS SECTION ON DELIVERY

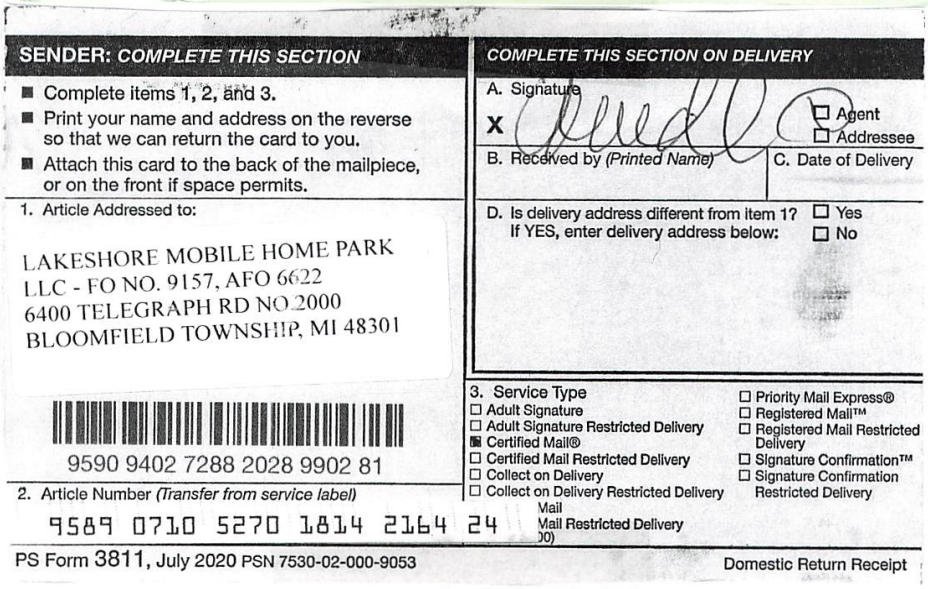
A. Signature
X JAN 17 2025 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION 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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 7288 2028 9902 81

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2164 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

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 #:

9157

Petitioner,

vs.

ANA MARIA GONZALEZ
OR YUNIESKY PADILLA
GONZALEZ

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

Respondent(s)

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

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 1/15/2025
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 1/15/2025
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 1/15/2025

Notes/Means of Correction:

Vin # V451513942410
1. Mobile home ceilings are caved in. Repair ceiling damage with building permits. Permit #24370259-0 for roof in progress.
2. Mobile home has substantial water damage, mold like substance nuisance and unsanitary nuisances are present. Repair all water damaged structure, remove mold like substance and provide remediation report, clean and sanitize entire mobile home. Call for re-inspection.
3. Mobile home is uninhabitable and unsafe. Health and safety hazard nuisances are present. Ensure that mobile home is rehabilitated for use. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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

Case Overview

Property/Incident Information

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

Folio

514229000030

Legal Description

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

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

Notes

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/6/2023		Notice of Violation	Hand
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ CASE NO. 9157

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

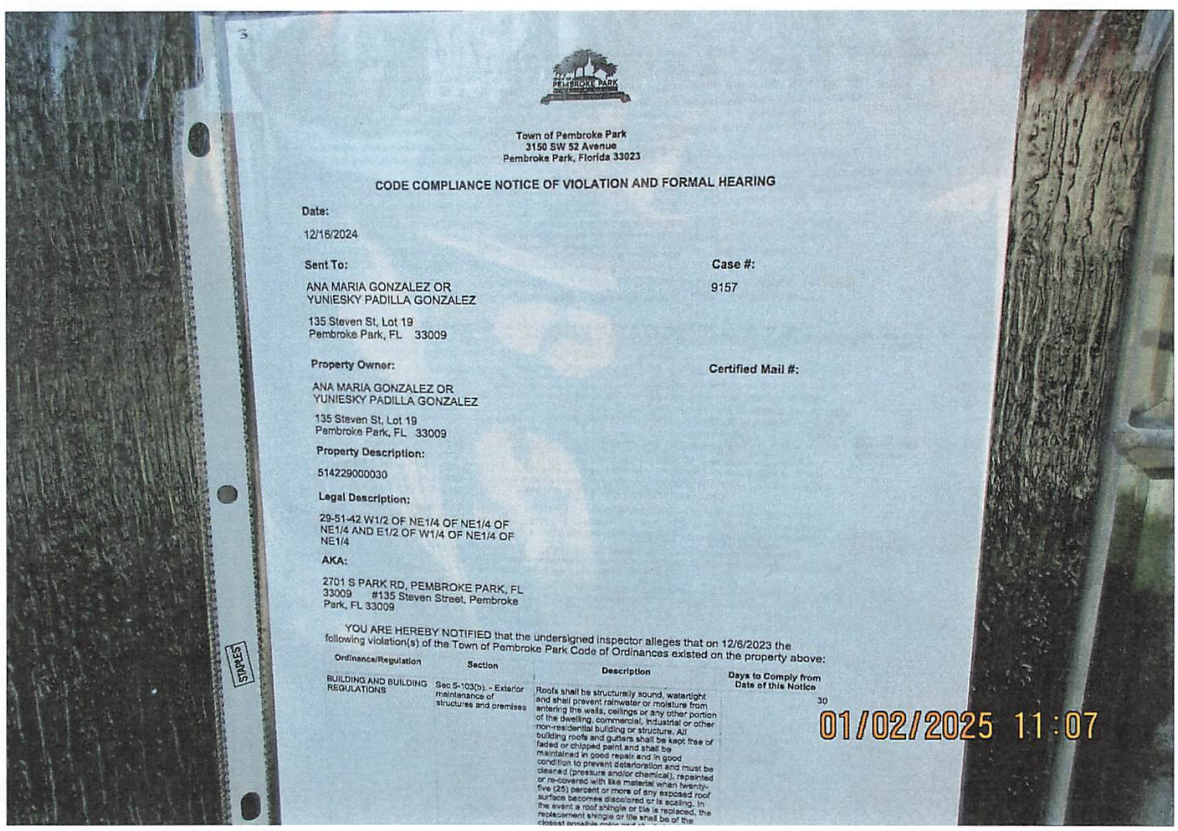
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 02 day of Jan , 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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


135
01/02/2025 11:08


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/16/2024
Sent To:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
135 Steven St, Lot 19
Pembroke Park, FL 33009
Case #:
9157
Property Owner:
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
135 Steven St, Lot 19
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000030
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street, Pembroke Park, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(b). - Exterior maintenance of structures and premises
Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the
30
01/02/2025 11:07

3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/16/2024

Sent To:

ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ

135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:

9157

Property Owner:

ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ

135 Steven St, Lot 19
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	30

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

12/16/2024

STATE OF FLORIDA

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

T# 1921938723
B# 1030498

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

Registered Owner: Date of Issue 02/09/2024

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

Case 614
Case 4635
Case 9157

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

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

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

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
FLA67360	0000	UNKN	HS	59'1"		112519861

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

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

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

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

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 166116559

David M. Kerner
Executive Director

10 /12 166116559

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

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

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

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

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

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No._____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

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

MTOR80220

HSMV 82250 (REV. 3/15) STATE OF FLORIDA



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.64

Sent To
ANA MARIA GONZALEZ OR
YUNIESKY PADILLA GONZALEZ
FOH NO. 9157

Street and Apt. No.
135 STEVEN STREET, PEMBROKE
PARK, FL 33009

City, State, ZIP+4

DEC 20 2023
Postmark Here

9589 0710 5270 1814 1909 60

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

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

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.92

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622

Street and Apt. No.
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4

DEC 20 2023
Postmark Here

9589 0710 5270 1814 1909 77

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.92

Sent To
LAKESHORE MOBILE HOME PARK
LLC - FOH NO. 9157 HET 6622

Street and Apt. No.
6400 TELEGRAPH RD NO.2000
BLOOMFIELD TOWNSHIP, MI 48301

City, State, ZIP+4

DEC 20 2023
Postmark Here

9589 0710 5270 1814 1909 84

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 7288 2028 9903 35

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1909 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* DEC 27 2024 C. Date of Delivery

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 7288 2028 9903 28

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1909 84

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Deborah Lisa Vaughn

135 Steven St, Lot 19
Pembroke Park, FL 33009

Case #:

9157

Date:

12/06/2023

Property Owner:

Deborah Lisa Vaughn

135 Steven St, Lot 19
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:

Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

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

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

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

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$3,565,990	$217,900	$3,783,890	$3,180,340	
2023	$3,565,990	$217,900	$3,783,890	$2,891,220	$68,318.90
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,783,890	$3,783,890	$3,783,890	$3,783,890
Portability	0	0	0	0
Assessed/SOH	$3,180,340	$3,783,890	$3,180,340	$3,180,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,180,340	$3,783,890	$3,180,340	$3,180,340

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

STATE OF FLORIDA

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

T# 1037878758
B# 1893016

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

Registered Owner:

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

Date of Issue 07/21/2018

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

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

Mail To:

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

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No	Title Number
FLA67360	0000	UNKN	HS	59'1"		112519861

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL					PRIVATE	02/18/2017

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			07/21/2018

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

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 13681611

Terry L. Rhodes
Executive Director

1 /29 13681611

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

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: Address:

Seller Must Enter Selling Price: Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads | | | | | | | X | (no tenths) miles, date read and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must Sign Here: CO-SELLER Must Sign Here:

Print Here: Print Here:

Selling Dealer's License Number: Tax No: Tax Collected:

Auction Name: License Number:

PURCHASER Must Sign Here: CO-PURCHASER Must Sign Here:

Print Here: Print Here:

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

VOID IF ALTERED

CO/AGY 1 / 18 T# 918878957
B# 935421

FLORIDA MOBILE HOME REGISTRATION

DECAL **19876922** Expires **Midnight Sat 12/31/2016**

YR/MK	**0/UNKNOWN**	BODY	**HS**			Reg. Tax	26.10	Class Code 51
VIN	**FLA67360**			TITLE	**112519861**	Init. Reg.		Tax Months 5
LENGTH	**59'1"**	LOCATION	**10 66**			County Fee	3.00	Back Tax Mos
						Mail Fee		Credit Class
DL/FEID	**V451513942410**			2ND DL#	**G655009898910**	Sales Tax		Credit Months
Date Issued	**8/2/2016**					Voluntary Fees		
						Grand Total	29.10	

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

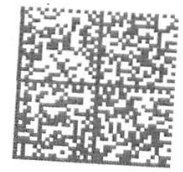
IMPORTANT INFORMATION

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



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





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FIRST-CLASS MAIL
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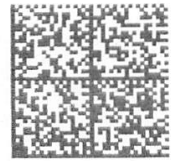
$000.63 0
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Lakeshore Mobile Home
Park LLC
NOV #9157.
2701S Park Road,
Pembroke Park, Fl 33009

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





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FIRST-CLASS MAIL
IMI
$000.63 0
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Lakeshore Mobile Home
Park LLC
NOV #9157
6400 Telegraph Rd #2000
Bloomfield, Township, MI 48301

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





quadient
FIRST-CLASS MAIL
IMI
$000.63 0
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

VCORP SERVICES LLC
NOV #9157.
1200 S Pine Island Rd,
Plantation, FL 33324.

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

NOV

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

Case #:
9157


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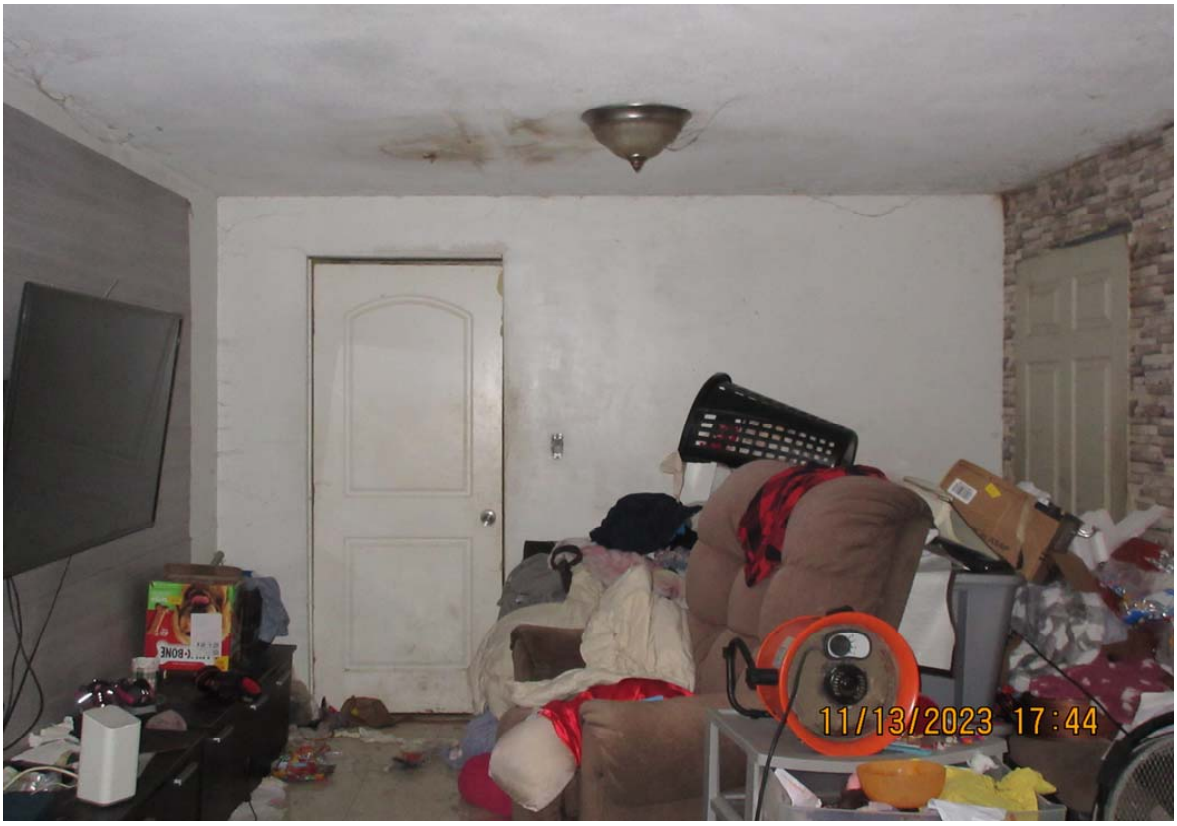
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Case Overview

Property/Incident Information

Owner	Address	Site Address
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE	4800 SW 36 CT PEMBROKE PARK, FL 33023	4800 SW 36 CT, PEMBROKE PARK, FL 33023

Folio

514230150050

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

Case Status Open **Case #** 9195 **Date Next Inspection** 5/21/2025

Notes 1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2024		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/3/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail Hand
1/13/2025	1/15/2025	Notice of Formal Hearing - Extension of Time	Hand
1/16/2025	1/15/2025	Amended Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,200.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE CASE NO. 9195

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE AT 10:19 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

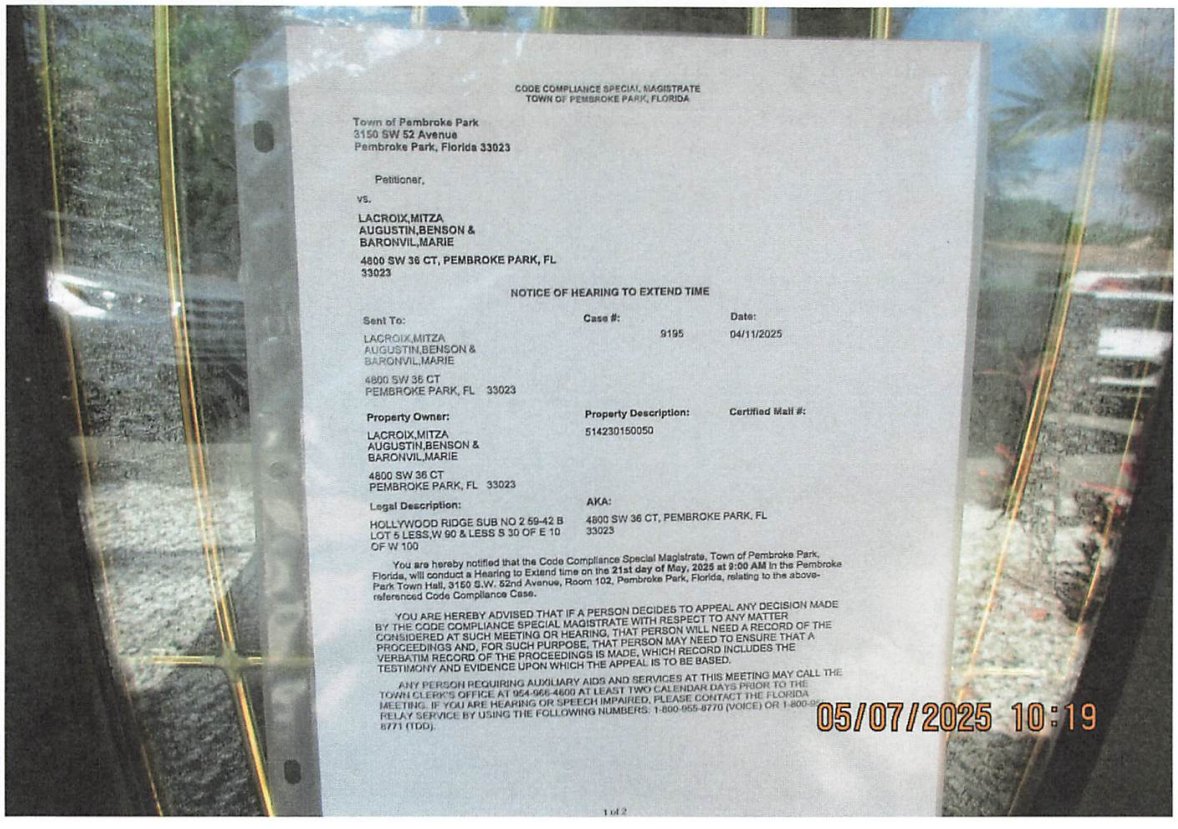
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	9195	04/11/2025

Property Owner:	Property Description:	Certified Mail #:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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).

05/07/2025 10:19

1 of 2



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	9195	04/11/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, PEMBROKE PARK, FL 33023

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Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/3/2025 Phone: 786-286-0373

Email: lacroixmitza@gmail.com

Property Address: 4800 SW 36th Ct, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Mitza Lacroix (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9195 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 21st 25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/15/25 imposing the fine of $ 100 per day for violation(s) of the Town's Code of Ordinances:

5-105 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Mitza Lacroix
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Mitza Lacroix, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 3rd day of April, 2025.

Notary

My Commission expires Dec 18 28

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1814 2160 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
$

Total Postage and
$ 9.64

Postmark Here

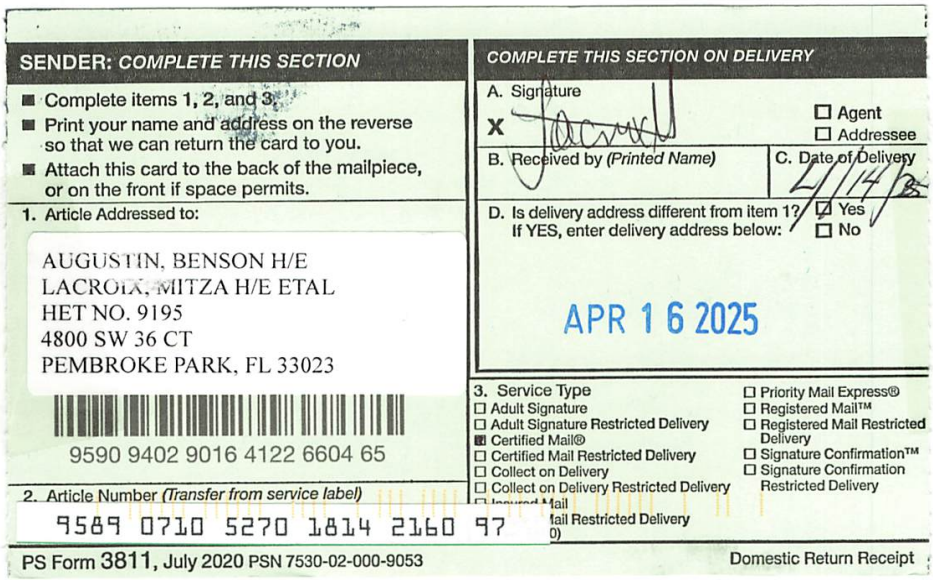
Sent To

Street and Apt. No.

City, State, ZIP+4®

AUGUSTIN, BENSON H/E
LACROIX, MITZA H/E ETAL
HET NO. 9195
4800 SW 36 CT
PEMBROKE PARK, FL 33023

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

AUGUSTIN, BENSON H/E
LACROIX, MITZA H/E ETAL
HET NO. 9195
4800 SW 36 CT
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6604 65

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2160 97

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
4/14/25

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

APR 16 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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

JAN 15 2025

Postmark Here

LACROIX,MITZA AUGUSTIN,BENSON
& BARONVIL,MARIE
AFO 9195
4800 SW 36 CT
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1814 2162 57

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE, Respondent(s)	Case No.: 9195

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X

SUBJECT REAL PROPERTY: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE

FOLIO NO.: 514230150050

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) 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 15th of January 2025.

TOWN OF PEMBROKE PARK

_____
Andre McKenney, Special Magistrate

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

Certificate of Service

This Amended Final 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 Amended Final Order on this 15 day of January, 2025.

_____
Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	9195	01/13/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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

Requested 60 days 90

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: January 13th, 2025 Phone: 786-286-0373

Email: lacroixmitza@gmail.com

Property Address: 4800 SW 36th Ct.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Mitza Lacroix (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9195 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01/15/2025 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/16/2024 imposing the fine of $_____ per day for violation(s) of the Town's Code of Ordinances:

5105 and 517

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Mitza Lacroix
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Mitza Lacroix, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of January, 2024.

Notary

My Commission expires 7/7/26

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

Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Wednesday, December 18, 2024 8:03 AM
To: Joseline Ramirez
Subject: Permit Delay

Good morning Officer Ramirez, I hope you're well.
This is Mitza Lacroix at 4800 SW 36th Ct. I'd like to let you know that there has been a delay with getting the permit for the addition. The engineer has been working with the contractor and the permit department on the plan that was already done.
I know I had until mid January to have had everything done. And I'm still in the permit process. I'm asking if I could be granted at least 60 days for now please. Thank you in advance!
Have a wonderful day!
WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Friday, September 27, 2024 8:52 AM
To: Joseline Ramirez
Subject: Update

case 9195

Good morning Officer Ramirez, I hope this email finds you well.
I am Mitza Lacroix and I wanted to update you on the building permit for 4800 SW 36th Ct. As of September 25th, 2024, it was confirmed by Jeffrey that a permit is being processed. I know that this process has taken more time than it should have. I just wish you knew the reason behind all this delay. It has not been easy.

I received a notice to present at the Town Hall about this issue next month. I'll make sure that I'll be present. Have a wonderful weekend!

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
Respondent(s)

Case No.: 9195

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE

FOLIO NO.: 5142 30 15 0050

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of October, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

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

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Street and Apt. No

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MIAMI, FLORIDA 33169-9998

LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
FO #9195
4800 SW 36 CT,
PEMBROKE PARK, FL 33023

PS Form 3800, January

9589 0710 5270 1814 2150 83

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LACROIX,MITZA AUGUSTIN,BENSON &
BARONVIL,MARIE CASE NO. 9195

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE AT 9:35 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

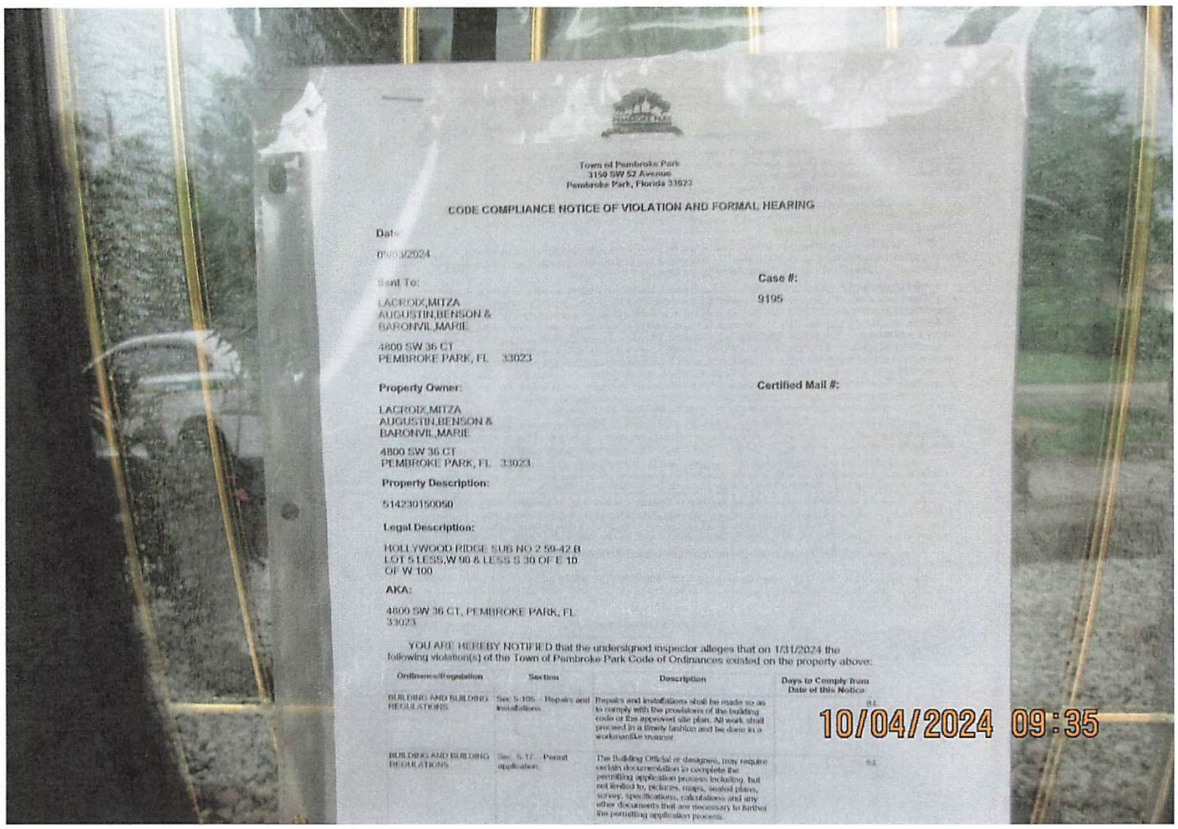
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


4800
10/04/2024 09:35


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/03/2024
Sent To:
Case #:
LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
9195
4800 SW 36 CT
PEMBROKE PARK, FL 33023
Property Owner:
Certified Mail #:
LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023
Property Description:
514230150050
Legal Description:
HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100
AKA:
4800 SW 36 CT, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from
Date of this Notice
BUILDING AND BUILDING
REGULATIONS
Sec. 5-105. - Repairs and
installations.
Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.
14
BUILDING AND BUILDING
REGULATIONS
Sec. 5-12. - Permit
application.
The Building Official or designee, may require
certain documentation to complete the
permitting application process including, but
not limited to, pictures, maps, sealed plans,
survey, specifications, calculations and any
other documents that are necessary to further
the permitting application process.
14
10/04/2024 09:35

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/03/2024

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230150050

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	84
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	84

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

9/3/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:
9195

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE

Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023

Folio: 514230150050

Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024

Notes/Means of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/3/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	9195	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, PEMBROKE PARK, FL 33023

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

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

Notes/Means of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

Rec 90 days, $100 p.d., $100 admin
Refer to ANC notes for violations and correction

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



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US POSTAGE

9195

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023

ID #	5142 30 15 0050
Millage	0613
Use	01-01

Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$74,610	$444,180	$518,790	$503,740	
2023	$74,610	$444,180	$518,790	$490,590	$9,716.39
2022	$74,610	$386,040	$460,650	$460,650	$8,826.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$518,790	$518,790	$518,790	$518,790
Portability	0	0	0	0
Assessed/SOH 22	$503,740	$503,740	$503,740	$503,740
Homestead 50%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$453,740	$478,740	$453,740	$453,740

Sales History

Date	Type	Price	Book/Page or CIN
7/16/2021	WD-Q	$480,000	117638722
8/6/2014	QCD-T	$100	112453318
11/21/2002	QCD	$100	34181 / 517
2/16/2001	DRR	$100	31292 / 819
12/28/2000	WD	$78,000	31153 / 617

Land Calculations

Price	Factor	Type
$5.00	14,921	SF
Adj. Bldg. S.F. (Card, Sketch)		2106
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1972/1965		

Special Assessments

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Date:

01/10/2024

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Property Description:

514230150050

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/10/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

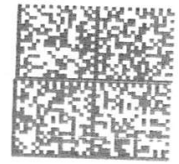
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Compliance Officer

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





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01/12/2024 ZIP 33023
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US POSTAGE

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LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

9195



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023

ID #	5142 30 15 0050
Millage	0613
Use	01-01

Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

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2022	$74,610	$386,040	$460,650	$460,650	$8,826.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$518,790	$518,790	$518,790	$518,790
Portability	0	0	0	0
Assessed/SOH 22	$496,620	$496,620	$496,620	$496,620
Homestead 50%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$446,620	$471,620	$446,620	$446,620

Sales History

Date	Type	Price	Book/Page or CIN
7/16/2021	WD-Q	$480,000	117638722
8/6/2014	QCD-T	$100	112453318
11/21/2002	QCD	$100	34181 / 517
2/16/2001	DRR	$100	31292 / 819
12/28/2000	WD	$78,000	31153 / 617

Land Calculations

Price	Factor	Type
$5.00	14,921	SF
Adj. Bldg. S.F. (Card, Sketch)		2106
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1972/1965		

Special Assessments

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

9195

On 7/24/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE

Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023

Folio: 514230150050

Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/24/2024

Notes/Means of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

Rec 90 days, $100 p.d., $100 admin
Refer to ANC notes for violations and correction

TOWN OF PEMBROKE PARK

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



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/25/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Monday, March 25, 2024 12:27 PM
To: Joseline Ramirez
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

On Mar 25, 2024, at 12:12 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon,

I hope to find you well, I can grant an extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov.com
Town of Pembroke Park **/ Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Monday, March 25, 2024 9:38 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Good morning Officer Ramirez, I hope this email finds you well.
I'm writing you to request another extension for my permit. The week you granted me the extension, I was able to submit everything to the city. However, I was told that the plan needed some modifications and more details needed to be provided due to the size of the addition. I also need to get some documents from Hollywood city as well. I was given a whole list of items needed which I didn't know comparing to the other permits we've requested before.

One reason why I'm asking for this extension is because I need to provide more documents which the engineer is working on and I was told that it will take time to add all the details that the city is asking for. Another reason is because my father in law passed away 3 weeks ago in Haiti and the fact that there's no flight in and out of Haiti, it's troubling the family because we cannot plan the funeral or to even think about making it there.

Honestly, I don't even know for how long to ask for the extension. I'm really doing my best working on everything and dealing with the death of a loved one. If I can get another month or 2, I can have everything done. And if everything is done prior to the time, I will notify you. As of last month, no work has been done in the house and I made sure of that. I just need you to bear with me so I can get everything done. And I will truly appreciate it.

Thank you!

On Mar 7, 2024, at 11:42 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

You're welcome.

<image001.png>

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3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Wednesday, March 6, 2024 9:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

Sent from my iPhone

On Mar 5, 2024, at 5:10 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon,

Thank you for your email, you have been granted the extension of 30 days.

Regards,



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3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Mitza Lacroix <lacroixmitza@gmail.com>
Sent: Tuesday, February 27, 2024 3:57 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Permit Request Extension Case #9195

Good afternoon Officer Ramirez,
This is Mitza Lacroix, from 4800 SW 36th Ct. Pembroke park, FL 33023, requesting an extension for my permit to build.
The reason for the extension is because 1) the contractor has been sick so he had to be hospitalized and 2) The engineer is still working on the plan, which is the main reason the permit request has been delayed. If possible, I would appreciate it if I could have an extension for at least another 30 days to ensure that everything is ready. If everything is ready before the 30-day extension, I will bring in the documents for the permit.
Thank you again for talking and clarifying the process to me earlier. I really wish I knew. I would appreciate if I could be granted that extension.

Sincerely,

Mitza L.

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

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Re: Permit Request Extension Case #9195

lacroixmitza@gmail.com <lacroixmitza@gmail.com>
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 ar
$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

SEP - 6 2024

LACROIX,MITZA AUGUSTIN,BENSON
& BARONVIL,MARIE
NOV #9195
4800 SW 36 CT,
PEMBROKE PARK, FL 33023

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

9589 0710 5270 2325 0911 04


SW 36 CT
01/09/2024 13:01


Rec 90 days, $100 p.d., $100 admin
Refer to ANC notes for violations and corrections
Per
01/09/2024 13:01


01/09/2024 13:01

Case Overview

Property/Incident Information

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

Folio

514220160017

Legal Description

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

Case Status Open **Case #** 9269 **Date Next Inspection** 5/21/2025

Notes

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

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2024		Notice of Violation	Regular Mail
11/25/2024		Affidavit of Non-Compliance	Regular Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/10/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 5/21/2025
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: 5/21/2025
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: 5/21/2025
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: 5/21/2025
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: 5/21/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$8,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9269

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3940 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:13 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

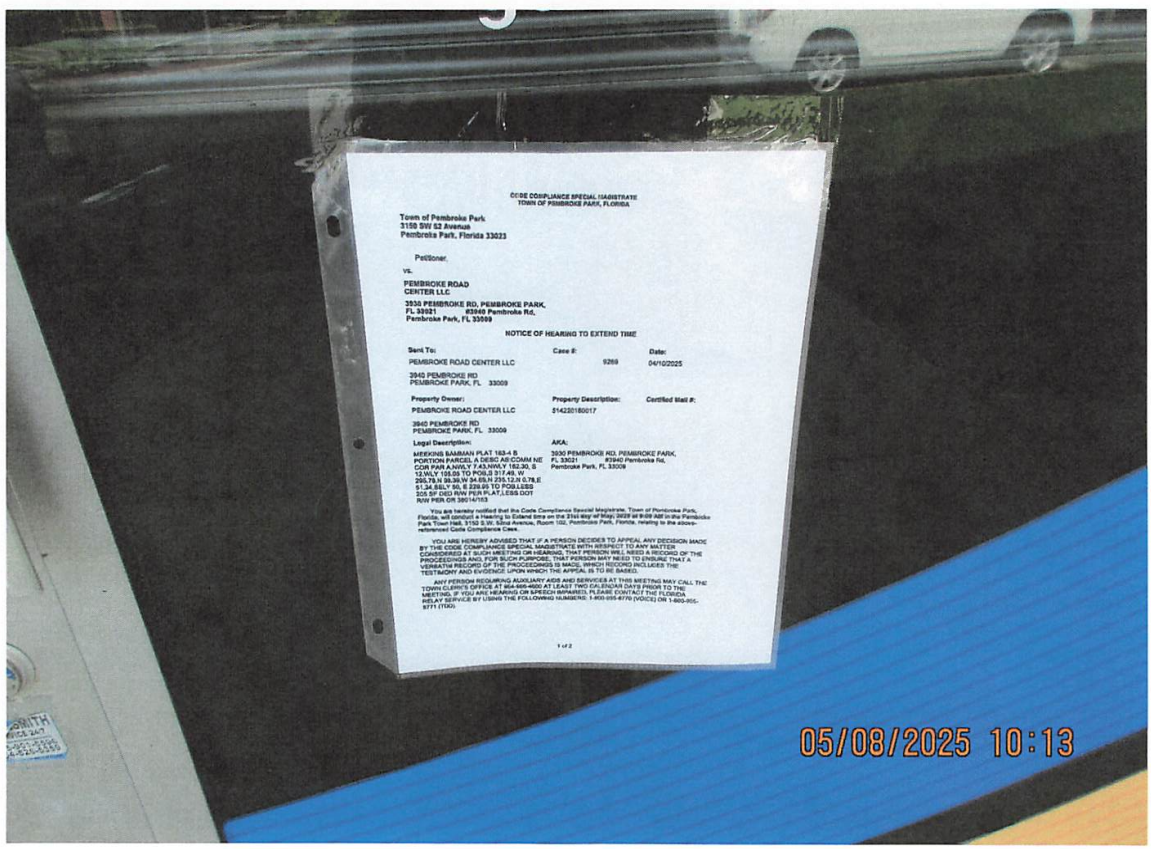
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

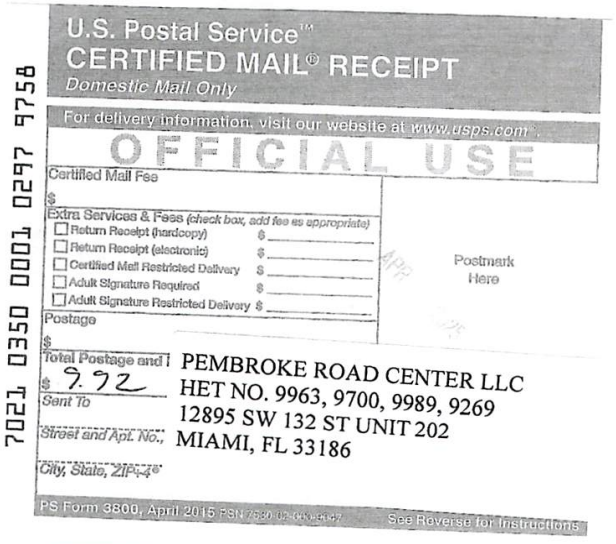
Signature

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

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


3940
GoldenTrust
INSURANCE
Hours of Operation
Monday to Friday
9:00am - 6:00pm
Saturday
10:00am - 2:00pm
goldentrust.com
05/08/2025 10:13


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009
NOTICE OF HEARING TO EXTEND TIME
Sent To:
Case #:
Date:
PEMBROKE ROAD CENTER LLC
9269
04/10/2025
3940 PEMBROKE RD
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE ROAD CENTER LLC
514228180017
3940 PEMBROKE RD
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
MEKINS BAIRIAN PLAT 183-4 B
PORTION A/KIA LY 43,NWLY 182.30, S
CLY,LY 150.05 TO POB,S 317.49, W
250.79,N 39.39,W 34.69,N 215.12,N 0.79,E
51.34,SELY 50, E 239.99 TO POB,LESS
305.59' DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 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 954-961-6370 AT LEAST FIVE (5) 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
05/08/2025 10:13



7021 0350 0001 0297 9758

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

Postage
$

Total Postage and Fees
$ 9.92

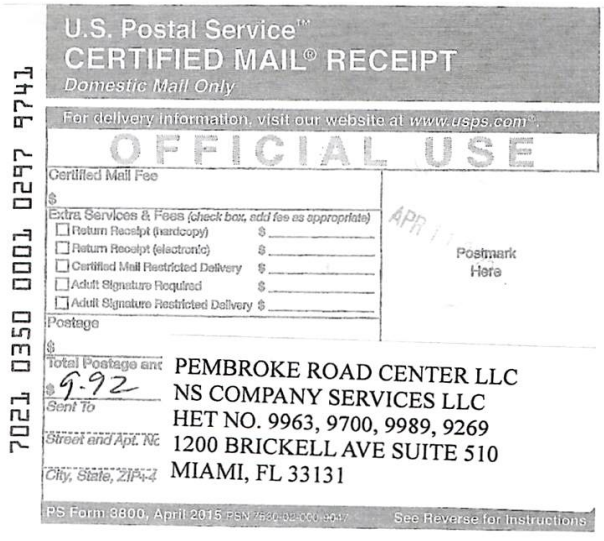
Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269

Street and Apt. No.:
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI, FL 33186

Postmark Here

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



7021 0350 0001 0297 9741

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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
$ 9.92

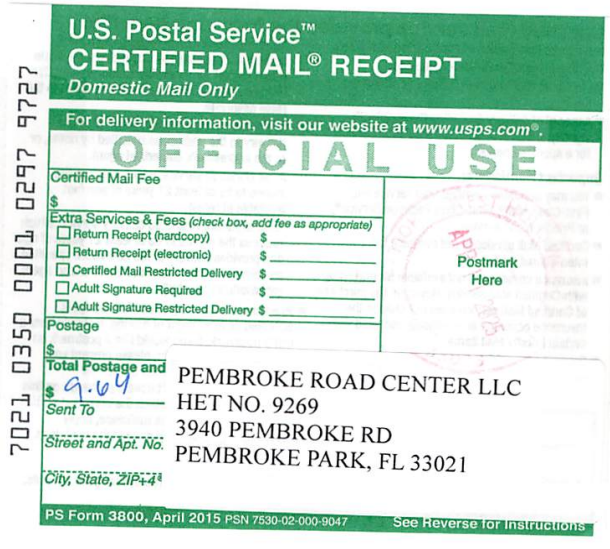
Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269

Street and Apt. No
1200 BRICKELL AVE SUITE 510

City, State, ZIP+4
MIAMI, FL 33131

Postmark Here

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



7021 0350 0001 0297 9727

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

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9269

Street and Apt. No.
3940 PEMBROKE RD

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark Here

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

9590 9402 9016 4122 6621 79

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

7021 0350 0001 0297 9741

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

APR 16 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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9269
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6616 15

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

7021 0350 0001 0297 9727

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

APR 22 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

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

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- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

9590 9402 9016 4122 6616 39

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

7021 0350 0001 0297 9758

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* T Smith | C. Date of Delivery 4-16-25

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

APR 17 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

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.

PEMBROKE ROAD
CENTER LLC

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

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC 3940 PEMBROKE RD PEMBROKE PARK, FL 33009	9269	04/10/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC 3940 PEMBROKE RD PEMBROKE PARK, FL 33009	514220160017	

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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/9/2025 Phone: 561-948-7115

Email: jaredh@smdproperty.com

Property Address: 3930-3948 Pembroke Road Pembroke Park, FL 33021 — 3940 Pembroke Rd (J.H)

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Jared Harper (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9269 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 (J.H) 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/15/2025 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

Sections 5-103, 5-105, 15-17, 15-175, 15-22, 15-28 & 21-19

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.

Jared Harper
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

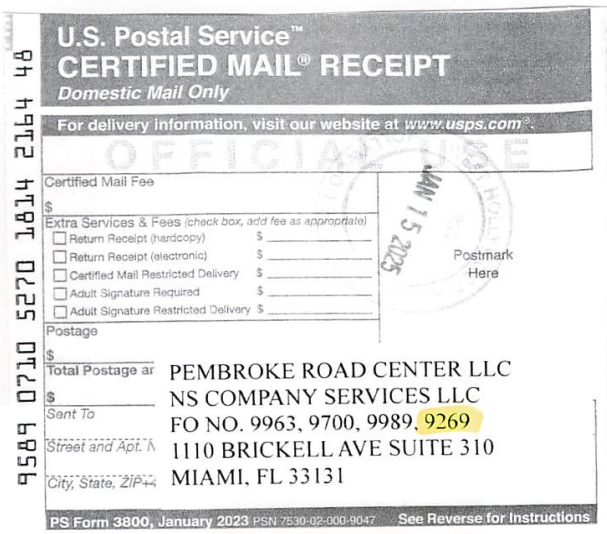
PERSONALLY APPEARED before me, the undersigned authority, Jared Harper, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 9th day of April, 2025.

Madeline J. MacFarland
Notary

My Commission expires 08/10/2027

Madeline J. MacFarland
Notary Public
State of Florida
Comm# HH432180
Expires 8/10/2027



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

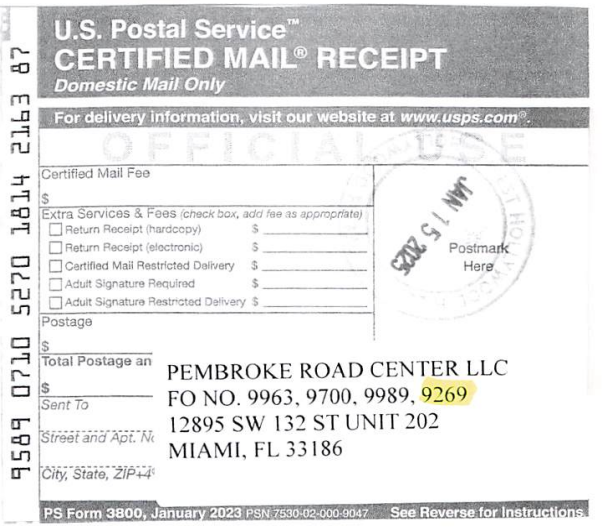
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

JAN 15 2025
Postmark Here

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

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

9589 0710 5270 1814 2164 48



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- ☐ Adult Signature Restricted Delivery $

Postage
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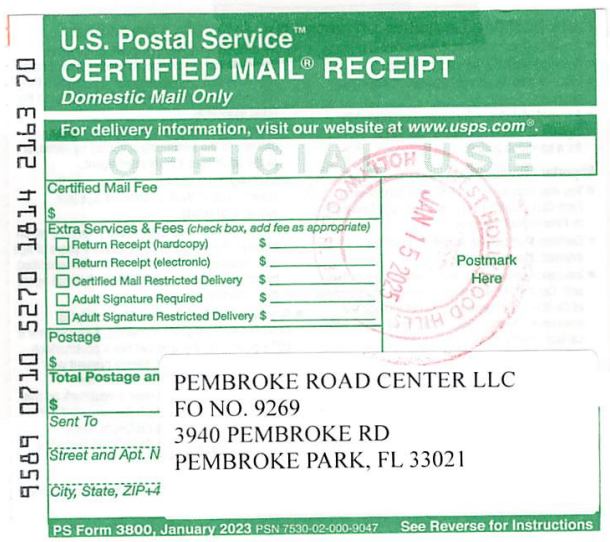
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

JAN 15 2025
Postmark Here

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

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

9589 0710 5270 1814 2163 87



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- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

JAN 15 2025
Postmark Here

PEMBROKE ROAD CENTER LLC
FO NO. 9269
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

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

9589 0710 5270 1814 2163 70

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBR AD CENTER LLC
Y SERVICES LLC
FO NO. 9963, 9700, 9989, 9269
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 7288 2028 9902 50

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

9589 0710 5270 1814 2164 48

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

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

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1. Article Addressed to:

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

9590 9402 9016 4122 6511 73

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

9589 0710 5270 1814 2163 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO NO. 9269
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6511 66

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

9589 0710 5270 1814 2163 70

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

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,) Case No.: 9269
Petitioner,)
)
vs.)
)
PEMBROKE ROAD CENTER LLC,)
Respondent(s))

Amended

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3940 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 514220160017

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b), 5-105, 15-17, 15-175, 15-22, 15-28, and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b), 5-105, 15-17, 15-175, 15-22, 15-28, and 21-19 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

90 days

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 January 2025.

TOWN OF PEMBROKE PARK

_____
Andre McKenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Code Compliance Clerk, 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 15 day of January, 2025.

_____
Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009

Respondent(s)

Case #:

9269

On 11/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3940 PEMBROKE RD PEMBROKE PARK, FL 33009
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3940 Pembroke Rd, Pembroke Park, FL 33009
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/25/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 11/25/2024

LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 11/25/2024
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 11/25/2024

Notes/Means of Correction:

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit. BTR is not up to date. Not corrected.
2. Obtain a certificate of use. Display Certificate of Use in unit. CU is not up to date. Not corrected.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout. Not corrected, no permit application submitted.
4. Digital/animated sign prohibited. Remove digital/animated sign. Not corrected.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling. Call for re-inspection.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept. Call for re-inspection.

Further, Affiant sayeth naught

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

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9269

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3940 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:12 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

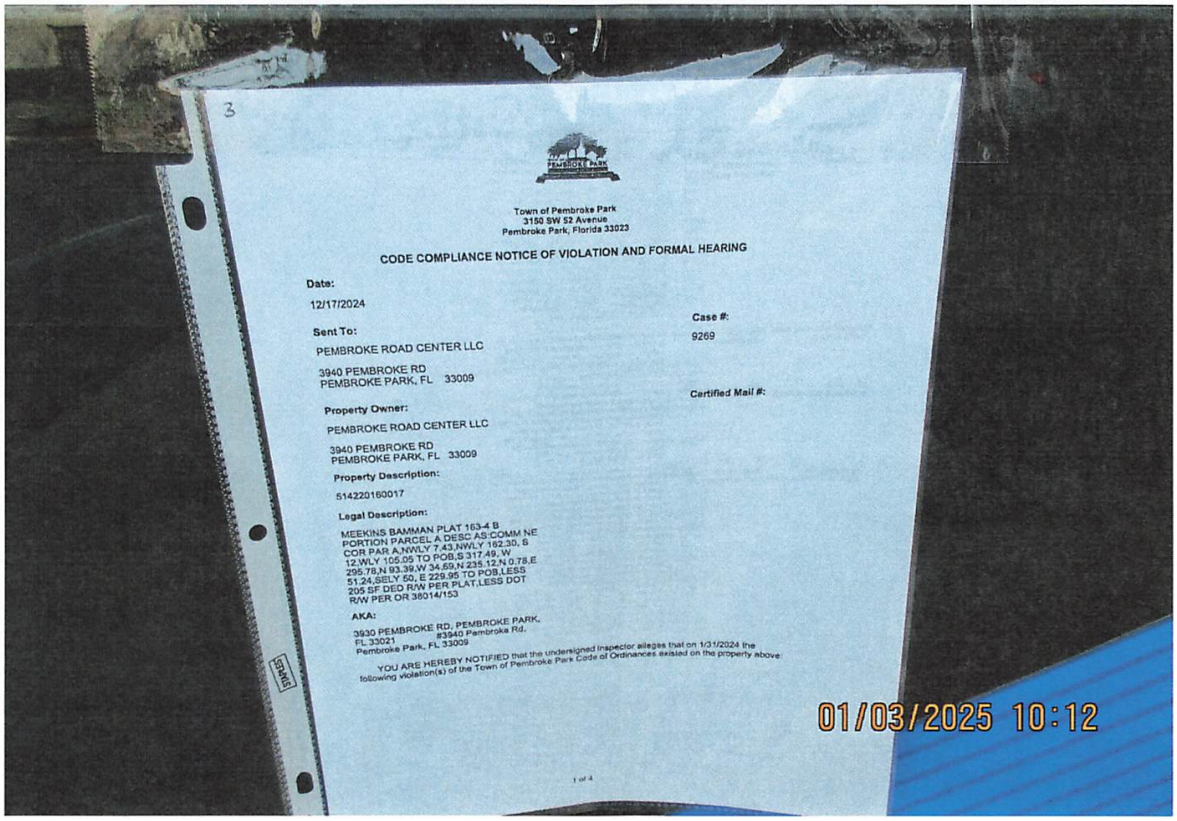
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


3
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
12/17/2024
Case #:
9269
Sent To:
PEMBROKE ROAD CENTER LLC
3940 PEMBROKE RD
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
PEMBROKE ROAD CENTER LLC
3940 PEMBROKE RD
PEMBROKE PARK, FL 33009
Property Description:
514220160017
Legal Description:
MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49,,W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153
AKA:
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021
#3940 Pembroke Rd.
Pembroke Park, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 4
01/03/2025 10:12


3940
WesternUnion WU
GoldenTrust
INSURANCE
Hours of Operation
Monday to Friday
9:00am - 6:00pm
Saturday
10:00am - 2:00pm
goldentrust.com
01/03/2025 10:12

3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Case #:

9269

Property Owner:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3940 Pembroke Rd,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout.
4. Digital/animated sign prohibited. Remove digital/animated sign.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

12/17/2024

9589 0710 5270 1814 1909 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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®

DEC 20 2024
Postmark Here

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9269 FOH
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1908 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and
$ 9.92
Sent To

Street and Apt. No

City, State, ZIP+4®

DEC 20 2024
Postmark Here

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1908 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and
$ 9.92
Sent To

Street and Apt. No

City, State, ZIP+4®

DEC 20 2024
Postmark Here

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9269 FOH
3940 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6500 60

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1909 15

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)
DEC 27 2024

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 9016 4122 6500 84

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1908 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
DEC 27 2024

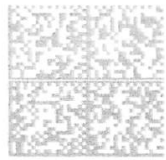
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
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 33023-5499





Sent To:

PEMBROKE ROAD CENTER LLC

3940 PEMBROKE RD
PEMBROKE PARK, FL 33009

Case #:

9269

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





ANC 9989
9269

Pembroke Road Center LLC
12895 SW 132 St
Unit 202
Miami, FL 33186

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





ANC 9989
9269

NS Company Services LLC
1110 Brickell Ave
Suite 310
Miami, FL 33131

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	9269	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3940 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Notes/Means of Correction:

1. Golden Trust Insurance, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout done without permits. Obtain an after the fact permit for tenant buildout.
4. Digital/animated sign prohibited. Remove digital/animated sign.
5. There are ceiling leaks nearby the front entry and towards back door exit area. Prevent ceiling leaks by repair exterior roof and interior ceiling.
6. Interior ceiling leak. Repair exterior and interior to prevent leaks with a licensed roof contractor. Licensed contractor must be registered with the Building Dept.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NS COMPANY SERVICES LLC
NOV #9269.
1110 BRICKELL AVE, STE 310
MIAMI, FL 33131

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

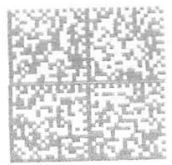
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

PEMBROKE ROAD CENTER LLC
NOV #9269.
3940 PEMBROKE ROAD,
PEMBROKE PARK, FL 33021

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





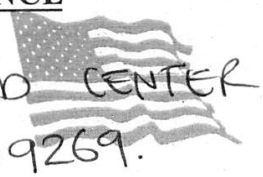
quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597

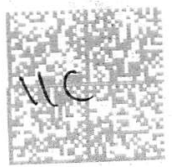
US POSTAGE

NOV

Sent To:	Case #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	9269

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC
NOV #9269.

3930 PEMBROKE ROAD,
PEMBROKE PARK, FL 33021.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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*	$918,020	$3,063,440	$3,981,460	$3,981,460	
2023	$918,020	$3,063,440	$3,981,460	$3,655,850	$81,073.66
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,981,460	$3,981,460	$3,981,460	$3,981,460
Portability	0	0	0	0
Assessed/SOH	$3,981,460	$3,981,460	$3,981,460	$3,981,460
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	$3,981,460	$3,981,460	$3,981,460	$3,981,460

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	**36083 / 759**

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

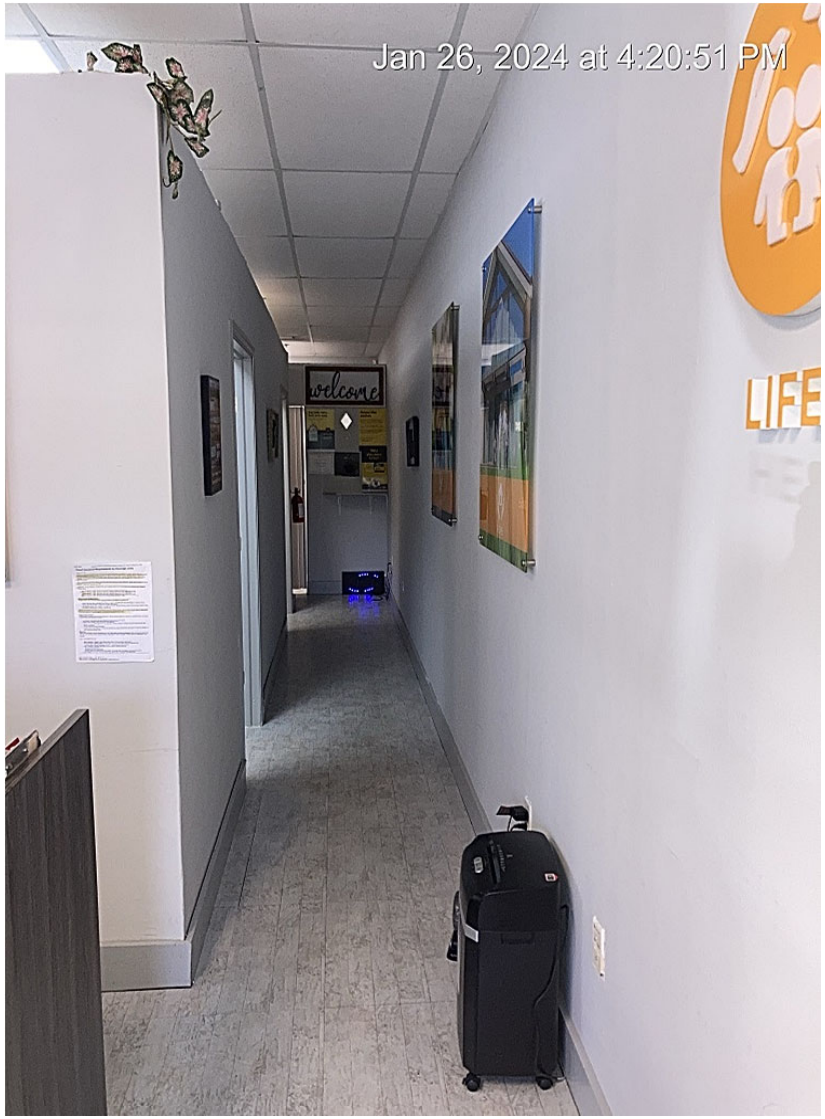
Title MGR.


Jan 26, 2024 at 4:19:03 PM
3940
WesternUnion WU


Jan 26, 2024 at 4:20:31 PM
GoldenTrust®
INSURANCE
oh, hello!


Jan 26, 2024 at 4:20:37 PM


Jan 26, 2024 at 4:20:44 PM
GoldenTrust
INSURANCE
(754) 544-2772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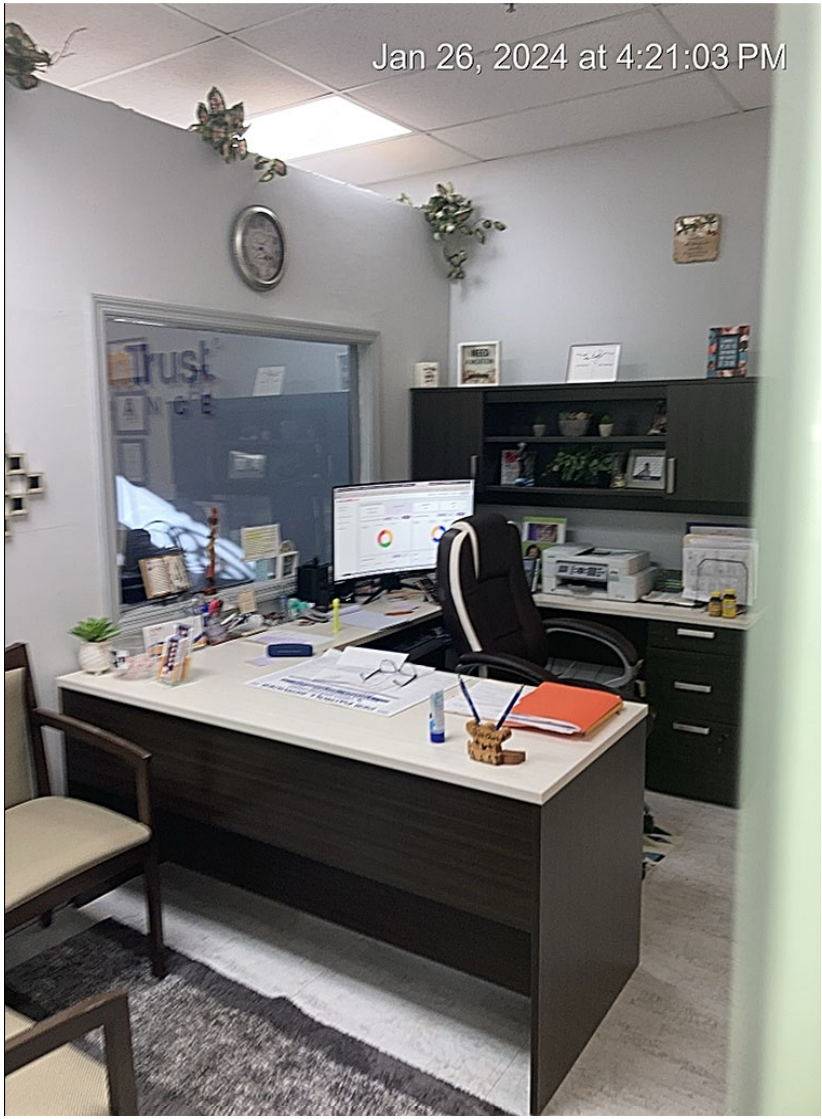
welcome
LIFE


Jan 26, 2024 at 4:21:03 PM
Trust


Jan 26, 2024 at 4:21:13 PM

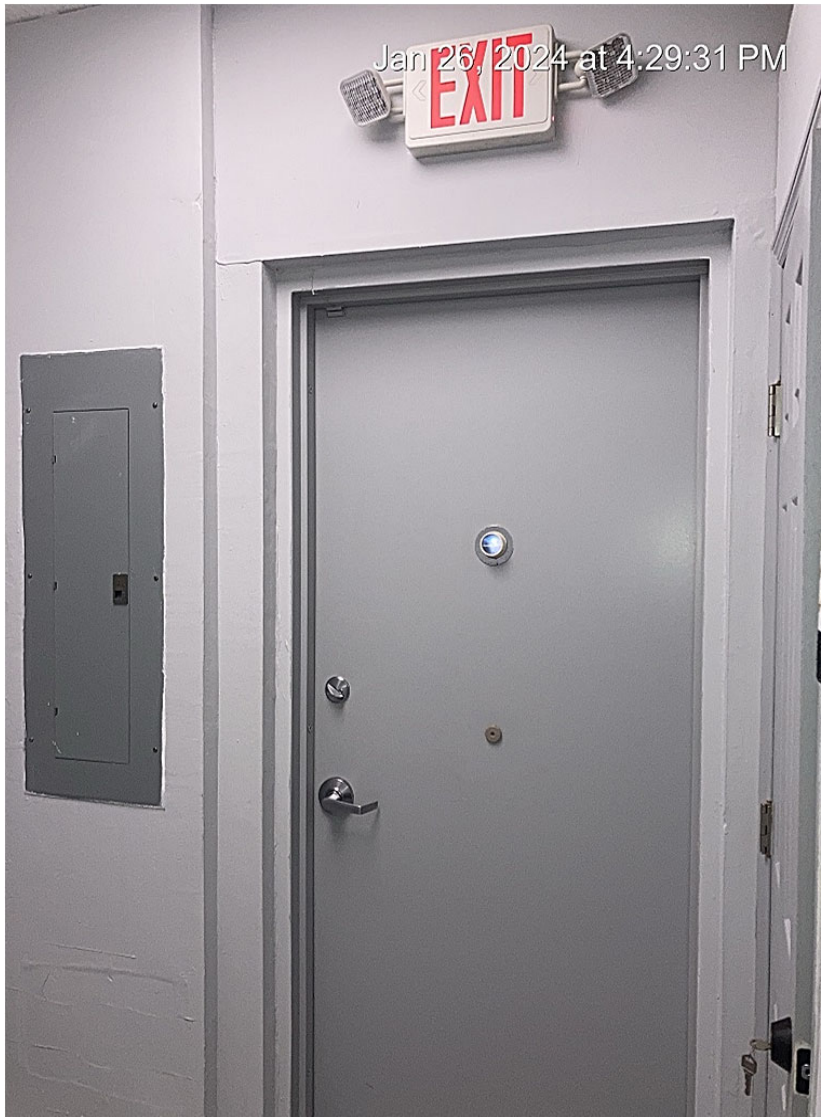

Jan 26, 2024 at 4:21:22 PM


Jan 26, 2024 at 4:21:26 PM
Your Humana Representative
Humana.
GOD IS GOOD
I can do All things Through Christ who


Jan 26, 2024 at 4:22:34 PM
welco
Pay bills here, fast and easy.
NOTICE


Jan 26, 2024 at 4:23:28 PM


Jan 26, 2024 at 4:23:39 PM
EXIT
HOME
PUSH


Jan 26, 2024 at 4:29:31 PM
EXIT


Jan 26, 2024 at 4:29:50 PM
MEN


GoldenTrust
INSURANCE
LIFE
3940
OPEN
11/25/2024 11:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
MORIN, JEAN-FRANCOIS	4910 SW 28 CT #4-13 PEMBROKE PARK, Flori 33023	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Folio

514230NP3130

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13

Case Status Open **Case #** 9436 **Date Next Inspection** 5/21/2025

Notes 1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2024		Notice of Violation	Regular Mail
12/19/2024		Affidavit of Non-Compliance	Certified Mail
12/19/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/10/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,200.00**

Payments

Case Overview

Date	Payment Type Name	Amount
4/10/2025	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$3,097.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MORIN, JEAN-FRANCOIS CASE NO. 9436

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MORIN, JEAN-FRANCOIS

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4910 SW 28 CT, #4-13, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MORIN, JEAN-FRANCOIS AT 10:20 A.M. ON THE 08 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

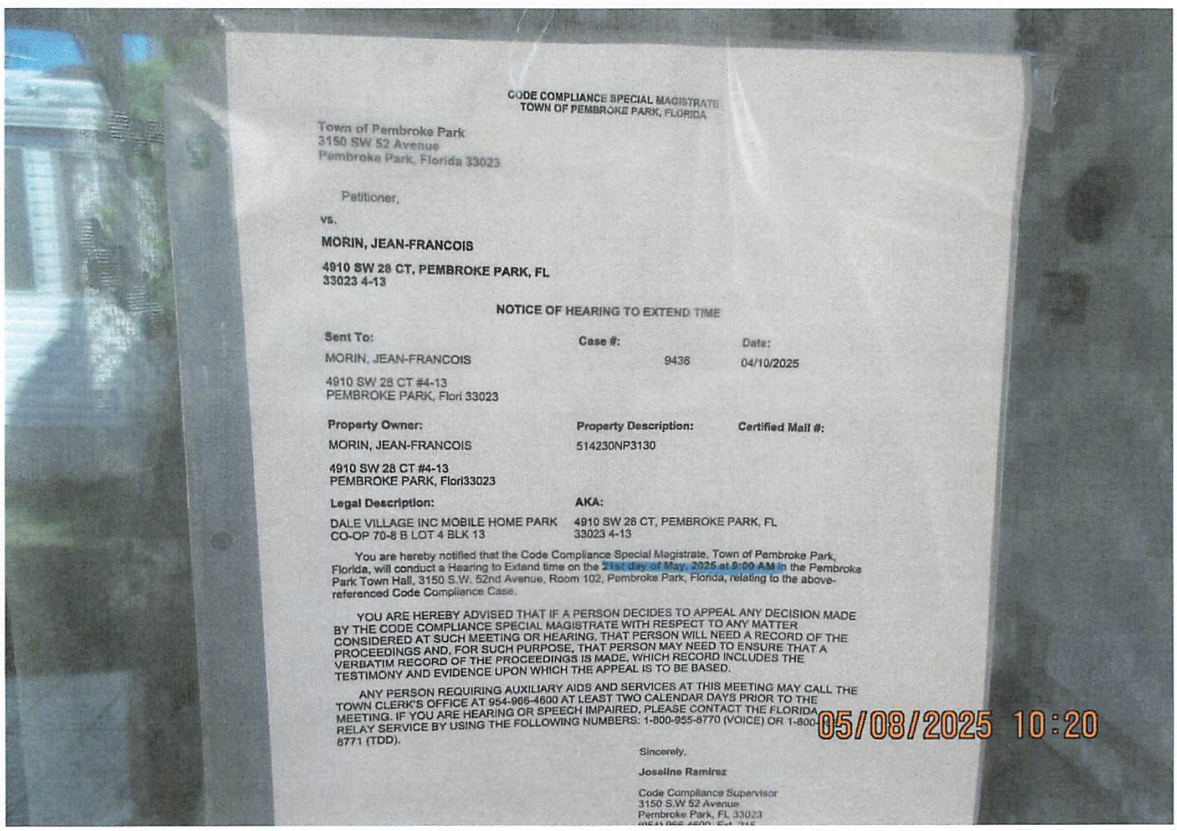
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MORIN, JEAN-FRANCOIS

4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MORIN, JEAN-FRANCOIS 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori 33023	9436	04/10/2025

Property Owner:	Property Description:	Certified Mail #:
MORIN, JEAN-FRANCOIS 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori33023	514230NP3130	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Eric Guimont
4910 SW 28 CT #4-13
PEMBROKE PARK, FL 33023

Site Address:

4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Date 4/10/2025 2:48:30 PM
Invoice # 26981
For Code Enforcement Case# 9436

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	4/15/2025		$100.00	0	$0.00
Admin Fixed	1/16/2025		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
4/10/2025	Credit	$103.00
	Total	$103.00

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MORIN, JEAN-FRANCOIS

4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MORIN, JEAN-FRANCOIS 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori 33023	9436	04/10/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MORIN, JEAN-FRANCOIS 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori33023	514230NP3130	

Legal Description:	**AKA:**
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 AVE Pembroke Park, 33023

Date: April 10th 2025 Phone: 819-230-0501

Email: anie.legault6@icloud.com

Property Address: 4910 SW 28th CT Pembroke Park

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Anie Legault (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9436 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 21st 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 Jan 15th imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105 & 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Anie Legault
Petitioner's Name (Print)

Anie Legault
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Anie Legault, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10th day of April, 2025.

Aimara Fontalva
Notary

My Commission expires Dec 18, 2028

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 9.64

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

APR 1 25

MORIN, JEAN-FRANCOIS
HET NO. 9436
4910 SW 28 CT #4-13
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2160 04

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Eric Guimont
4910 SW 28 CT #4-13
PEMBROKE PARK, FL 33023

Site Address:

4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Date 4/10/2025 2:48:30 PM
Invoice # 26981
For Code Enforcement Case# 9436

Qty	Description	Fee
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3.00	Technology Convenience Fee	$3.00
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Individual Violation	4/15/2025		$100.00	0	$0.00
Admin Fixed	1/16/2025		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
4/10/2025	Credit	$103.00
Total		$103.00

Balance **$0.00**



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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Postage a
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City, State, ZIP+

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JEAN-FRANCOIS MORIN
FO NO. 9436
4910 SW 28 CT #4-13
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2163 25

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MORIN, JEAN-FRANCOIS, Respondent(s)	)	Case No.: 9436

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4910 SW 28 CT #4-13, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MORIN, JEAN-FRANCOIS

FOLIO NO.: 514230NP3130

LEGAL DESCRIPTION: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Code Compliance Clerk, 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 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MORIN, JEAN-FRANCOIS
4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Respondent(s)

Case #:
9436

On 12/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MORIN, JEAN-FRANCOIS

Address: 4910 SW 28 CT #4-13 PEMBROKE PARK, Flori33023

Folio: 514230NP3130

Site Address: 4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/19/2024

Notes/Means of Correction:

1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/19/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MORIN, JEAN-FRANCOIS CASE NO. 9436

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MORIN, JEAN-FRANCOIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4910 SW 28 CT #4-13, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MORIN, JEAN-FRANCOIS AT 10:22 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

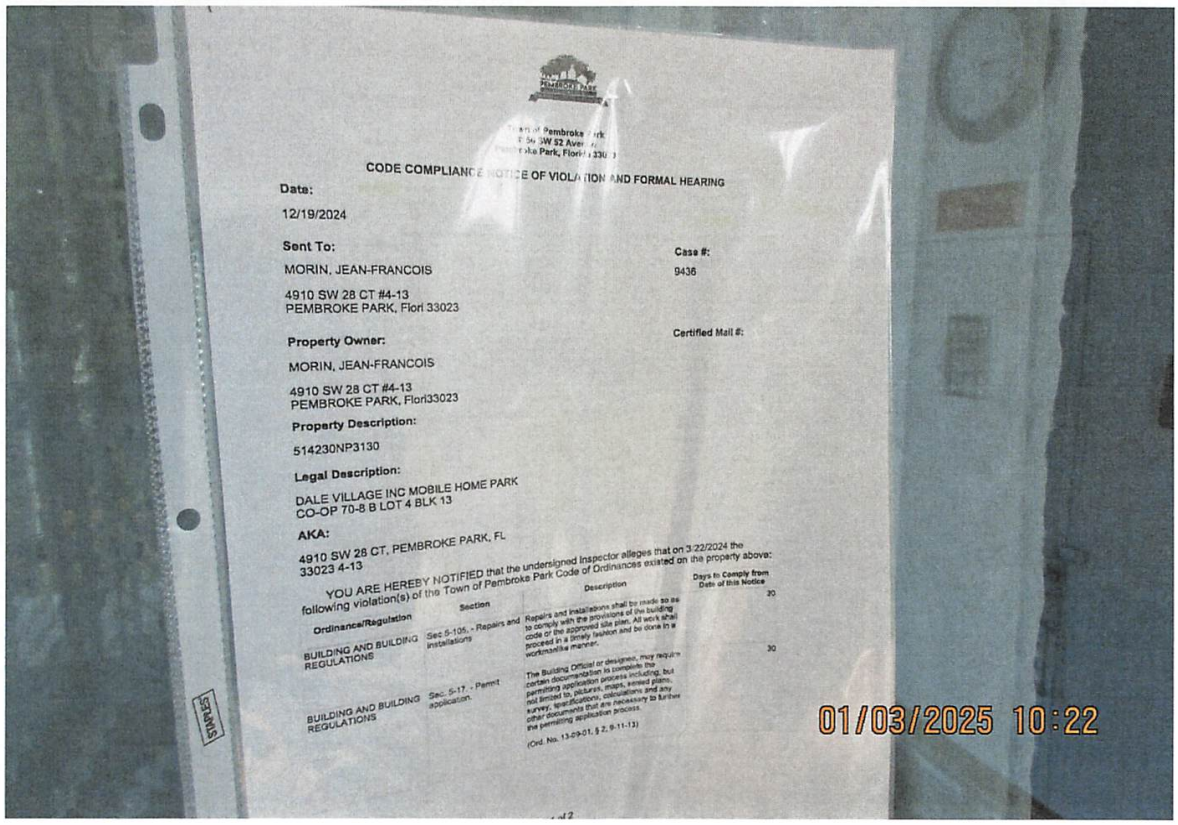
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/19/2024

Sent To:
MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori 33023

Case #:
9436

Certified Mail #:

Property Owner:
MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori33023

Property Description:
514230NP3130

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 13

AKA:
4910 SW 28 CT, PEMBROKE PARK, FL
33023 4-13

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, plotplans, sealed plans, survey, 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

01/03/2025 10:22



01/03/2025 10:21

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/19/2024

Sent To:

MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori 33023

Case #:

9436

Property Owner:

MORIN, JEAN-FRANCOIS

4910 SW 28 CT #4-13
PEMBROKE PARK, Flori33023

Certified Mail #:

Property Description:

514230NP3130

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 13

AKA:

4910 SW 28 CT, PEMBROKE PARK, FL
33023 4-13

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1. Modified concrete steps and converted to raised patio without building permits. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

12/19/2024



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

DEC 20 2024

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Sent To
JEAN-FRANCOIS MORIN

Street and Apt. No.
FOH NO. 9436
4910 SW 28 CT #4-13

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1906 49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GAUTHIER,CAROLE 1360 SOUCY *ST-HUBERT QC, CA J4T 1A3	9436	03/22/2024

Property Owner:	Property Description:	Certified Mail #:
GAUTHIER,CAROLE 1360 SOUCY *ST-HUBERT QC, CA J4T 1A3	514230NP3130	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13	4910 SW 28 CT, PEMBROKE PARK, FL 33023 4-13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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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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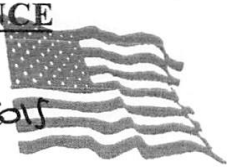
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Mann, Jean-Francois
Nov #9436.
4910 SW 28 Court #4-13
Pembroke Park, FL 33023.



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03/25/2024 ZIP 33023
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US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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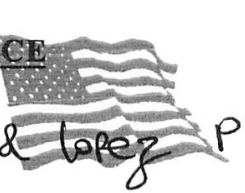
03/25/2024 ZIP 33023
043M30245597
US POSTAGE

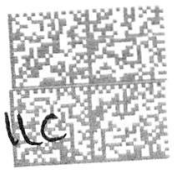
Nov.

Sent To:
GAUTHIER,CAROLE
1360 SOUCY
*ST-HUBERT QC, CA J4T 1A3

Case #:
9436

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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03/25/2024 ZIP 33023
043M30245597

US POSTAGE

Hollander, Goode & Lopez PLLC

NOV #9436.

314 S. Federal Highway
Dania Beach, Fl 33004.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4910 SW 28 COURT #4-13, PEMBROKE PARK FL 33023	ID #	5142 30 NP 3130
Property Owner	MORIN, JEAN-FRANCOIS	Millage	0613
Mailing Address	4910 SW 28 CT #4-13 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$55,000	$53,480	$108,480	$108,480	
2023	$55,000	$53,480	$108,480	$96,880	$2,168.12
2022	$55,000	$37,200	$92,200	$88,080	$1,885.60

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$108,480	$108,480	$108,480	$108,480
Portability	0	0	0	0
Assessed/SOH	$108,480	$108,480	$108,480	$108,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$108,480	$108,480	$108,480	$108,480

Sales History

Date	Type	Price	Book/Page or CIN
11/26/2023	CPT-D	$125,000	119252357
3/29/2019	CPT-D	$55,000	115865066
11/10/2009	CPT-Q	$50,000	46663 / 20
11/3/2008	CPT-T		45822 / 659
2/29/2008	CPT-D	$40,000	45165 / 1912

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		728
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
DALE VILLAGE, INC.

Filing Information

Document Number	H01526
FEI/EIN Number	59-2412411
Date Filed	05/01/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/16/1984
Event Effective Date	NONE

Principal Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 06/20/1995

Mailing Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 03/07/2008

Registered Agent Name & Address

Hollander, Goode & Lopez PLLC
314 S. Federal Highway
Dania Beach, FL 33004

Name Changed: 03/17/2023

Address Changed: 03/17/2023

Officer/Director Detail

Name & Address

Title President, Treasurer


02/27/2024 13:57


06/16/2022 12:58:23

Joseline Ramirez

From: Anie Legault <anie.legault6@icloud.com>
Sent: Thursday, April 4, 2024 3:06 PM
To: Joseline Ramirez
Cc: racing7373@hotmail.com
Subject: Permit Request / Jean-Francois Morin

Case 9436

Joseline,

As per our conversation, this email is to advise you that Jean-Francois was unable to provide any ID while presenting all the necessary documents (permit request) due to the loss of all his ID card's etc... This is also to confirm that we will come back to Florida in December 2024 / January 2025 to finalize our case with our concrete Patio permit request.

Do not hesitate to contact Jean-Francois or myself Anie Legault if you have any questions or concerns.

Thank you for your understanding... we appreciate!

Thank you,
JF & Anie

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4910 SW 28 COURT #4-13, PEMBROKE PARK FL 33023	ID #	5142 30 NP 3130
Property Owner	MORIN, JEAN-FRANCOIS	Millage	0613
Mailing Address	4910 SW 28 CT #4-13 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 13		

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Property Assessment Values

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2024	$55,000	$59,360	$114,360	$114,360	$2,450.75
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2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$114,360	$114,360	$114,360	$114,360
Portability	0	0	0	0
Assessed/SOH	$114,360	$114,360	$114,360	$114,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$114,360	$114,360	$114,360	$114,360

Sales History

Date	Type	Price	Book/Page or CIN
11/26/2023	CPT-D	$125,000	119252357
3/29/2019	CPT-D	$55,000	115865066
11/10/2009	CPT-Q	$50,000	46663 / 20
11/3/2008	CPT-T		45822 / 659
2/29/2008	CPT-D	$40,000	45165 / 1912

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		728
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

Case Overview

Property/Incident Information

Owner	Address	Site Address
JAHOOR LLC	2111 John P Lyons Lane Pembroke Park, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Folio

514220000543

Legal Description

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

Case Status Open **Case #** 9628 **Date Next Inspection** 4/30/2025

Notes Kenny Upholstery
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/8/2024		Notice of Violation	Regular Mail
7/25/2024		Affidavit of Non-Compliance	Regular Mail
9/5/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail Hand
12/10/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Amended Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
4/30/2025		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/30/2025

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: 4/30/2025
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: 4/30/2025
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: 4/30/2025
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: 4/30/2025
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: 4/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,200.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,400.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JAHOOR LLC CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: JAHOOR LLC AT 09:44 A.M. ON THE 08 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


2111
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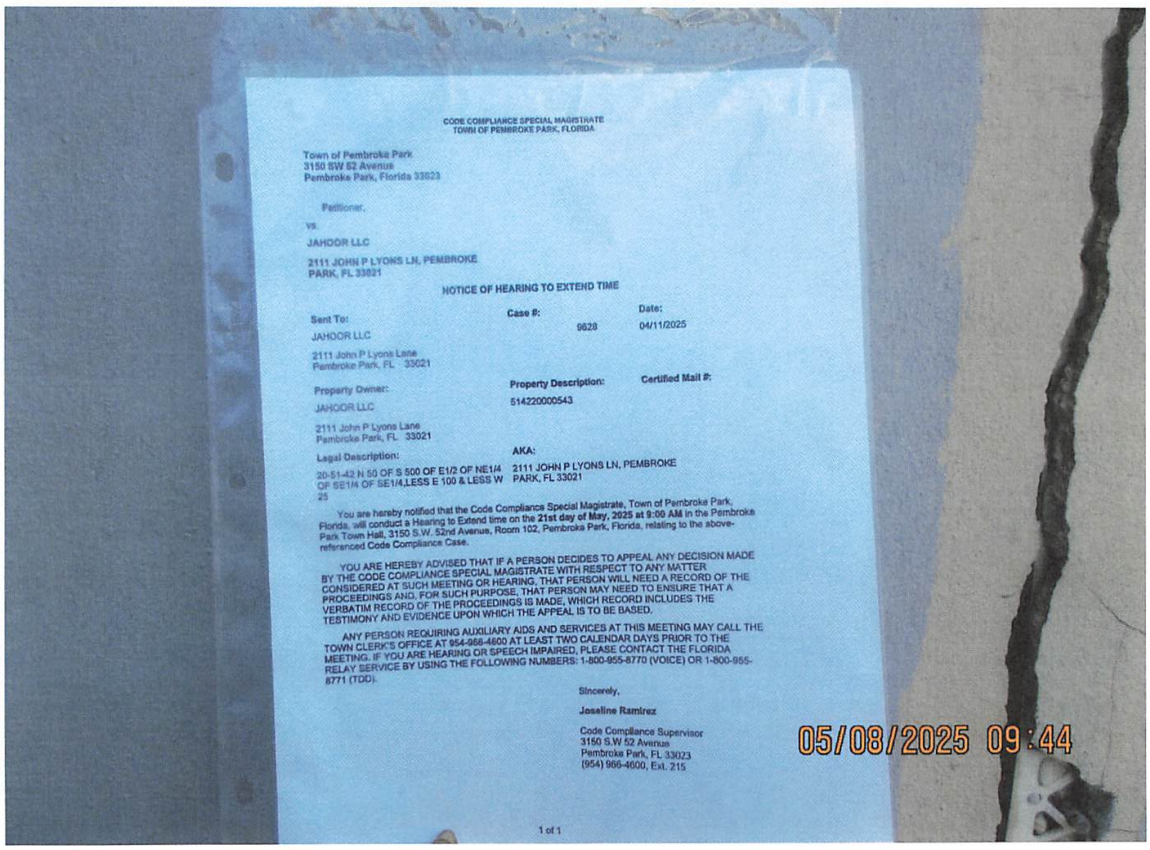
05/08/2025 09:44


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
JAHOOR LLC
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
NOTICE OF HEARING TO EXTEND TIME
Sent To:
JAHOOR LLC
2111 John P Lyons Lane
Pembroke Park, FL 33021
Case #:
9828
Date:
04/11/2025
Property Owner:
JAHOOR LLC
2111 John P Lyons Lane
Pembroke Park, FL 33021
Property Description:
514220000543
Certified Mail #:
Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25
AKA:
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 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
05/08/2025 09:44

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JAHOOR LLC	9628	04/11/2025
2111 John P Lyons Lane Pembroke Park, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
JAHOOR LLC	514220000543	
2111 John P Lyons Lane Pembroke Park, FL 33021		

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

May HRG

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 03/31/25 Phone: 954-966-5900

Email: kennys2301@gmail.com

Property Address: 2111 JOHN P. LYONS LANE, HALLANDALE FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, MARLENE SOOKDEO (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9628 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the APRIL 16TH 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 15TH JAN 2025 imposing the fine of $ 200.00 per day for violation(s)of the Town's Code of Ordinances:

5-105, 5-17, 15-17, 15-175, 15-28 and 15-40(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.

MARLENE SOOKDEO
Petitioner's Name (Print)

Marlene Sookdeo
Petitioner's Signature

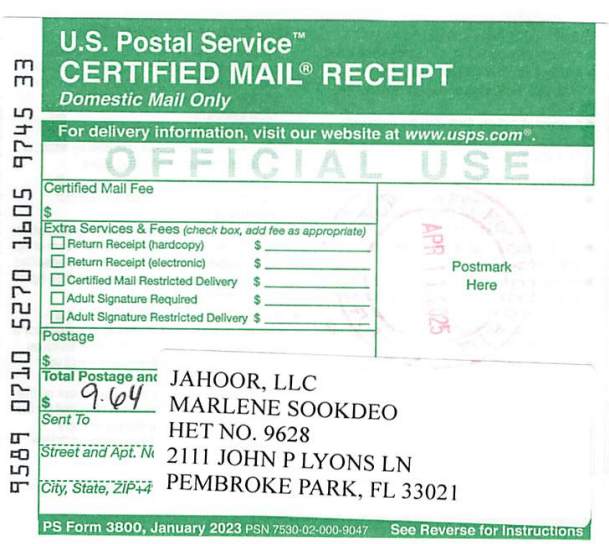
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Sookdeo, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 31 day of March, 2025.

Notary
My Commission expires 12/18/28

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1605 9745 33

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and
$ 9.64

Sent To
JAHOOR, LLC
MARLENE SOOKDEO
HET NO. 9628

Street and Apt. No.
2111 JOHN P LYONS LN

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark Here

APR 1 2025

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)
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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and
$ 9.64

Sent To
JAHOOR, LLC
MARLENE SOOKDEO
HET NO. 9628

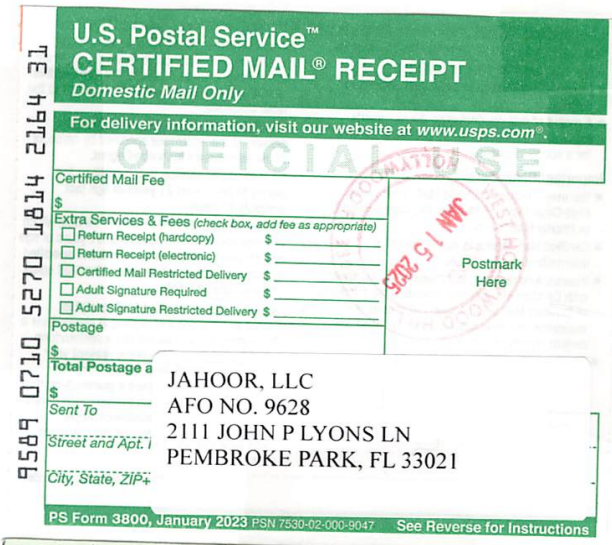
Street and Apt. No.
620 NW 66TH AVENUE

City, State, ZIP+4
PLANTATION, FL 33317

Postmark Here

APR 1 2025

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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- ☐ Adult Signature Required $
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Total Postage a
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Street and Apt. I

City, State, ZIP+

JAN 15 2025

Postmark Here

JAHOOR, LLC
AFO NO. 9628
2111 JOHN P LYONS LN
PEMBROKE PARK, FL 33021

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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Sent To

Street and Apt. N

City, State, ZIP+4

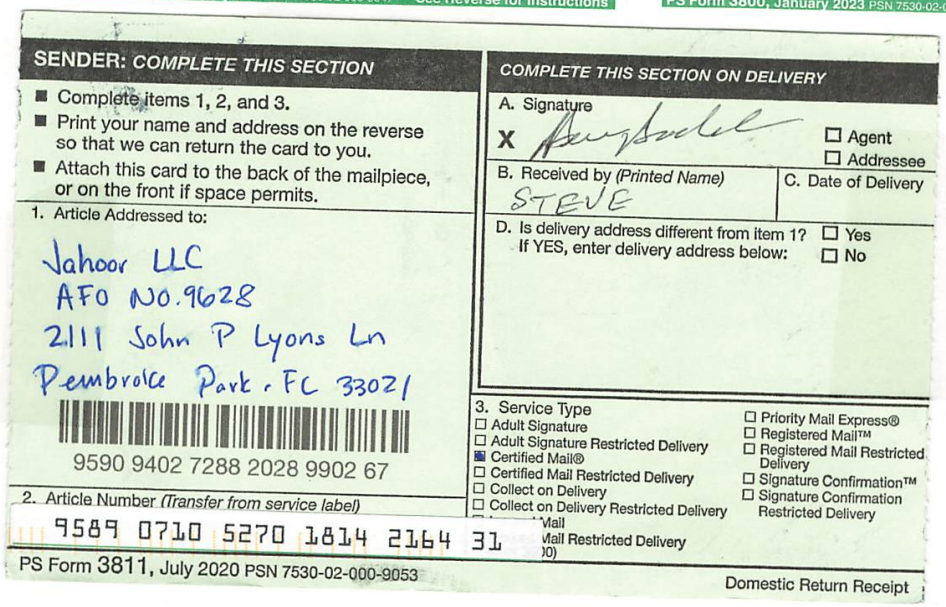
JAN 15 2025

Postmark Here

JAHOOR, LLC
MARLENE SOOKDEO
AFO NO. 9628
620 NW 66TH AVENUE
PLANTATION, FL 33317

9589 0710 5270 1814 2161 96

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jahoor LLC
AFO NO.9628
2111 John P Lyons Ln
Pembroke Park, FL 33021

9590 9402 7288 2028 9902 67

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2164 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)
STEVE

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JAHOOR LLC, Respondent(s)	Case No.: 9628

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X NO ____

SUBJECT PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: JAHOOR LLC

FOLIO NO.: 514220000543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 5-17, 15-17, 15-175, 15-28, and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17, 15-17, 15-175, 15-28, and 15-40(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200.00 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 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final 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 Amended Final Order on this 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JAHOOR LLC CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: JAHOOR LLC AT 10:04 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

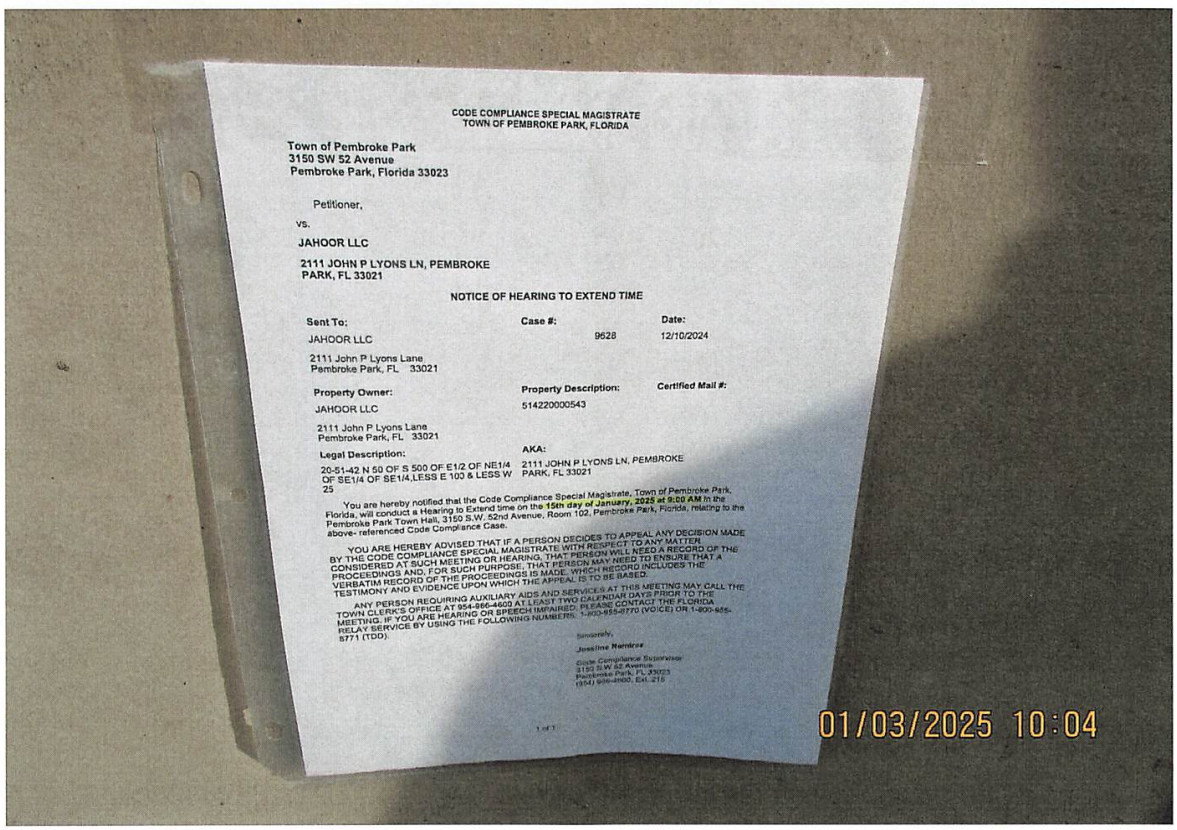
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 03 day of Jan , 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


2111
01/03/2025 10:04


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
JAHOOR LLC
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
NOTICE OF HEARING TO EXTEND TIME
Sent To:
JAHOOR LLC
2111 John P Lyons Lane
Pembroke Park, FL 33021
Case #:
9628
Date:
12/10/2024
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Property Description:
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20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 103 & LESS W 25
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2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of January, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-5771 (TDD).
Sincerely,
Jeseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
01/03/2025 10:04

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JAHOOR LLC 2111 John P Lyons Lane Pembroke Park, FL 33021	9628	12/10/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
JAHOOR LLC 2111 John P Lyons Lane Pembroke Park, FL 33021	514220000543	

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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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: Dec - ~~3RD~~ 5TH (MS) 2024 Phone: 954-966-5900

Email: Kennys2301@gmail.com

Property Address: 2111 John P Lyons Lane, Pembroke Park, FL 33009.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Sookdeo (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9628. to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the JANUARY 15th 2025 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Oct 16th 2024 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances: 5-105; 5-17; 15-175; 15-28 and 15-40(L)

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

MARLENE SOOKDEO
Petitioner's Name (Print)

Marlene Sookdeo
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Sookdeo, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 5 day of Dec., 20 24.

Nazly Daytona CA.
Notary
My Commission expires Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

9589 0710 5270 1814 1906 63

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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
$ 9.64

Total Postage an
$

Sent To
JAHOOR, LLC
HET #9628

Street and Apt. N
2111 JOHN P LYONS LN

City, State, ZIP+4
PEMBROKE PARK, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1906 87

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$ 9.64

Total Postage an
$

Sent To
JAHOOR, LLC
MARLENE SOOKDEO

Street and Apt. N
HET #9628
620 NW 66TH AVENUE

City, State, ZIP+4
PLANTATION, FL 33317

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOR, LLC
MARLENE SOOKDEO
HET #9628
620 NW 66TH AVENUE
PLANTATION, FL 33317

9590 9402 9016 4122 6512 34

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1906 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

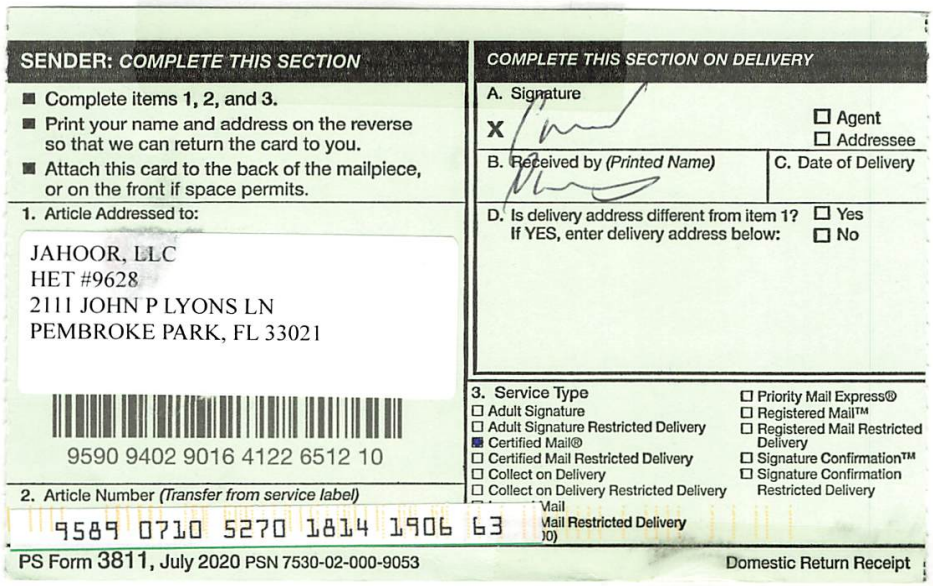
B. Received by *(Printed Name)*
MARLENE SOOKDEO

C. Date of Delivery
DEC 27 2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items **1, 2, and 3.**
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOR, LLC
HET #9628
2111 JOHN P LYONS LN
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6512 10

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1906 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

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. JAHOOR LLC Respondent(s)	Case No.: 9628

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: JAHOOR LLC

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175; 15-28 and 15-40(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-28 and 15-40(b) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of October, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2150 38

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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 $ ____

USPS NORLAND BRANCH
OCT 17 2024
MIAMI, FLORIDA 33169-9998

Postage
$ 9.64

Postmark Here

Total Postage and Fees
$ ____

Sent To JAHOOR LLC
Street and Apt. No. FO #9628
City, State, ZIP+4® 2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021

PS Form 3800, Ja

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOR LLC
FO #9628
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7709 09

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2150 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* STEVE SOOKDEO
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAHOOR LLC
SOOKDEO, MARLENE
FO #9628
620 NW 66 AVE
PLANTATION FL 33317

9590 9402 6379 0303 8599 99

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2150 21

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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.)

)

JAHOOR LLC CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOR LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JAHOOR LLC AT 10:30 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

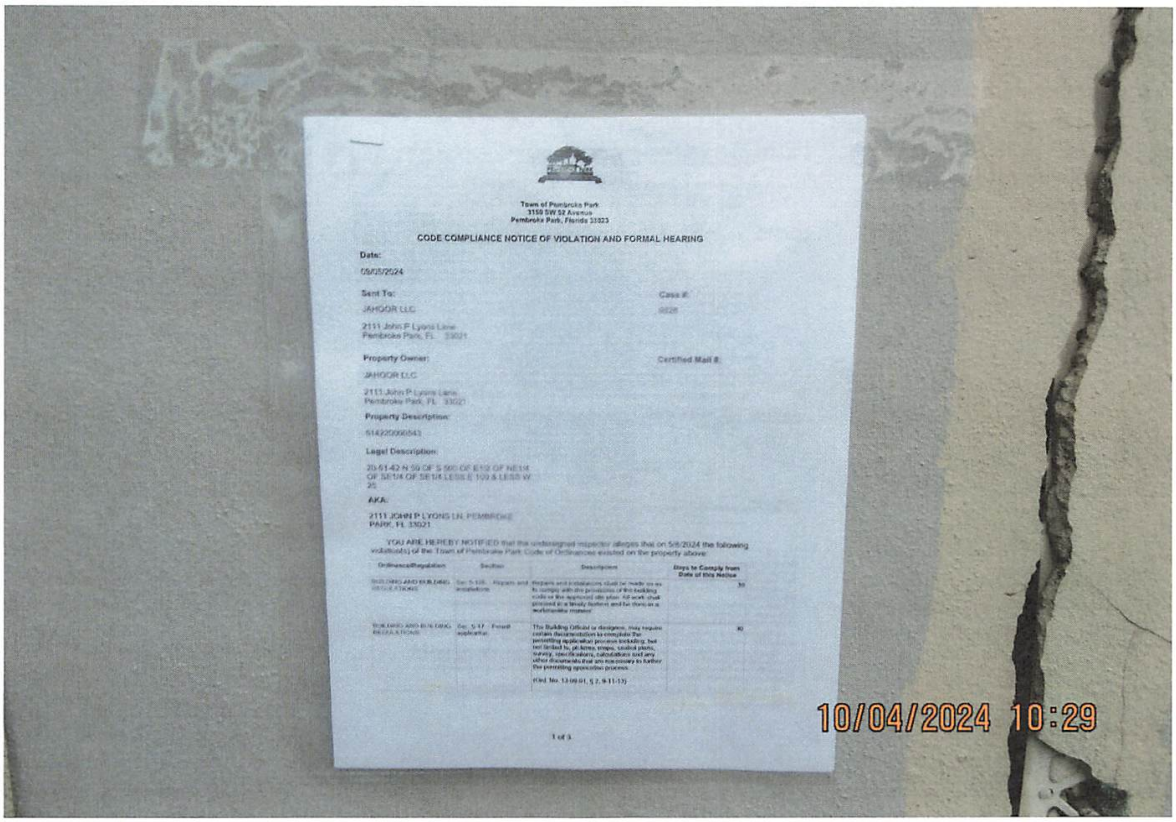
J. [signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of oct, 2024, by Joseline Ramrez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Daraca
Signature

NOTARY PUBLIC STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/25/2024
Sent To:
JAHGOR LLC
2111 John P Lyons Lane
Pembroke Park, FL 33021
Property Owner:
JAHGOR LLC
2111 John P Lyons Lane
Pembroke Park, FL 33021
Property Description:
514220000843
Legal Description:
20-51-42 N 59 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4 LESS E 109 & LESS W 25
AKA:
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec. 5-135. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions 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, plot plans, shops, sealed plans, survey, specifications, calculations and any other documentation that are necessary to further the permitting application process.
(Ord. No. 13-09.01, § 2, 9-11-13)
30
1 of 3
10/04/2024 10:29


2111
3
2
0
0
10/04/2024 10:30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Property Owner:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

AKA:

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Kenny Upholstery
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

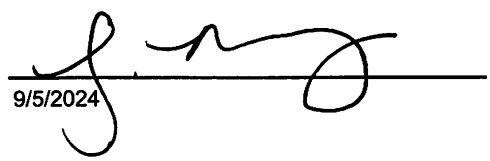
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



9/5/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Respondent(s)

Case #:

9628

On 9/5/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JAHOOR LLC
Address:	2111 John P Lyons Lane Pembroke Park, FL 33021
Folio:	514220000543
Site Address:	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description:	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/5/2024
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: 9/5/2024
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: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/5/2024
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: 9/5/2024

Notes/Means of Correction:

Kenny Upholstery
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/5/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JAHOOR LLC 2111 John P Lyons Lane Pembroke Park, FL 33021	9628	05/08/2024

Property Owner:	Property Description:	Certified Mail #:
JAHOOR LLC 2111 John P Lyons Lane Pembroke Park, FL 33021	514220000543	

Legal Description:	AKA:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Notes/Means of Correction:

Kenny Upholstery
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
JAHOOR, LLC

Filing Information

Document Number	L18000155783
FEI/EIN Number	83-1151950
Date Filed	06/25/2018
Effective Date	06/25/2018
State	FL
Status	ACTIVE

Principal Address

620 NW 66th AVenue
Plantation, FL 33317

Changed: 02/10/2024

Mailing Address

620 NW 66th Avenue
Plantation, FL 33317

Changed: 02/10/2024

Registered Agent Name & Address

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Address Changed: 02/10/2024

Authorized Person(s) Detail

Name & Address

Title MGR

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Annual Reports

Report Year	Filed Date



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	JAHOOR LLC	Millage	0613
Mailing Address	620 NW 66 AVE PLANTATION FL 33317	Use	48-01
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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*	$72,030	$307,490	$379,520	$379,520	
2023	$72,030	$134,870	$206,900	$206,900	$4,358.45
2022	$72,030	$165,990	$238,020	$231,610	$4,920.50

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$379,520	$379,520	$379,520	$379,520
Portability	0	0	0	0
Assessed/SOH	$379,520	$379,520	$379,520	$379,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$379,520	$379,520	$379,520	$379,520

Sales History

Date	Type	Price	Book/Page or CIN
12/8/2023	WD-Q	$600,000	119284796
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1240
Eff./Act. Year Built: 1953/1943		

Special Assessments

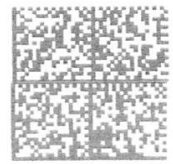
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
1240								

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

JAHOOR LLC
SOOKDEO, MARLENE
NOV #9628.
620 NW 66th AVENUE,
PLANTATION, FL 33317.





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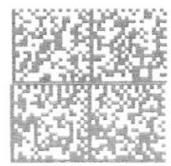
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499





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05/09/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Respondent(s)

Case #:

9628

On 7/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JAHOOR LLC
Address:	2111 John P Lyons Lane Pembroke Park, FL 33021
Folio:	514220000543
Site Address:	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description:	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

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Notes/Means of Correction:

Kenny Upholstery
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2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/25/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Jahoor llc
SOOKDEO, MARLENE
AONC #9628.

620 NW 66 AVE,
Plantation, FL 33317.

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FIRST-CLASS MAIL
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07/26/2024 ZIP 33023
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US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

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FIRST-CLASS MAIL
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07/26/2024 ZIP 33023
043M30245597
US POSTAGE

AONC

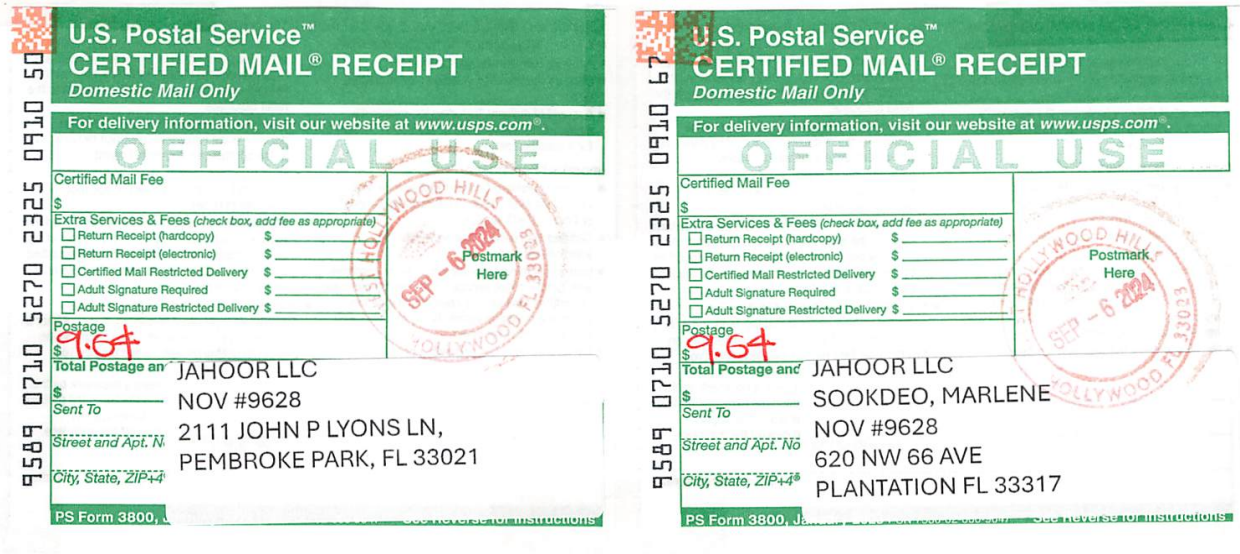
Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and
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Street and Apt. No
City, State, ZIP+4®

JAHOOR LLC
NOV #9628
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL 33021

PS Form 3800, ... See Reverse for Instructions

9589 0710 5270 2325 0910 50

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SEP - 6 2024
HOLLYWOOD FL 33023

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

JAHOOR LLC
SOOKDEO, MARLENE
NOV #9628
620 NW 66 AVE
PLANTATION FL 33317

PS Form 3800, ... See Reverse for Instructions

9589 0710 5270 2325 0910 67

Postmark Here
HOLLYWOOD HILLS
SEP - 6 2024
HOLLYWOOD FL 33023


04/23/2024 12:35


04/23/2024 12:35


04/23/2024 12:35


KENNY'S
954-966-5900
PRIVATE PROPERTY
05/20/2024 11:31


SINCE
KENNY'S
UPHOLSTERY SERVICE INC
FREE ESTIMATES
KENNY OR STEVE
954-966-5900
05/09/2024 12:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3936 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 9700 **Date Next Inspection** 5/21/2025

Notes

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/31/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025
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: 5/21/2025
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: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3936 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:12 A.M. ON THE 08 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

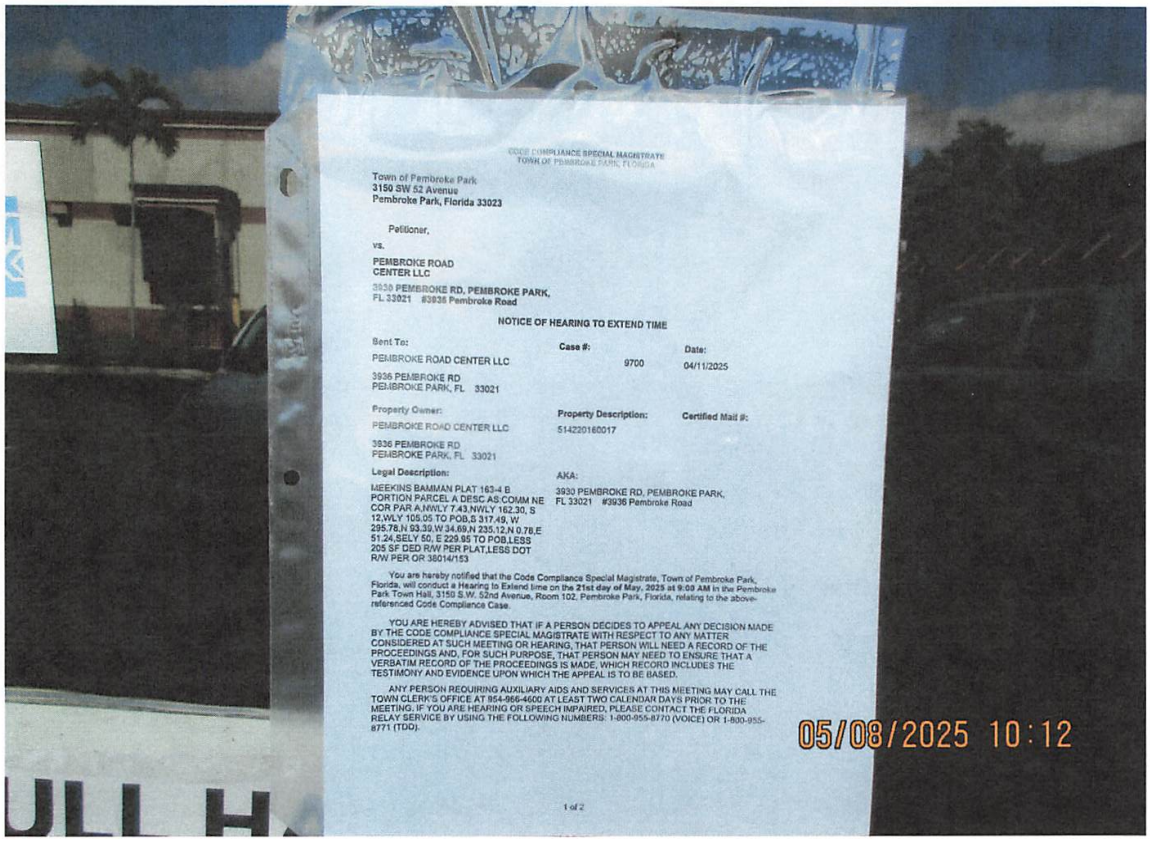
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

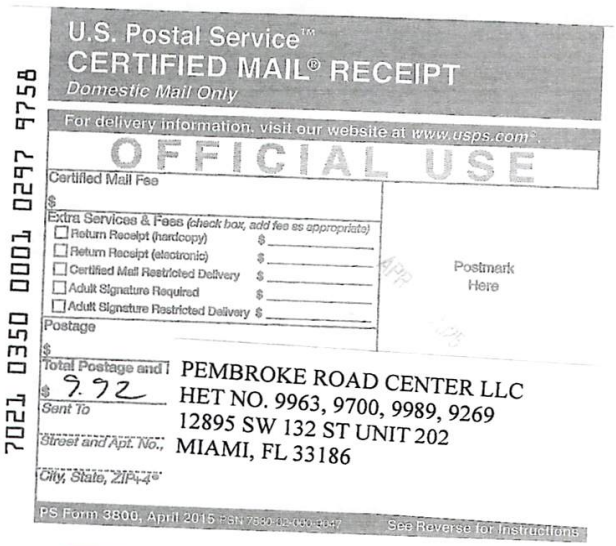
Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road
NOTICE OF HEARING TO EXTEND TIME
Sent To:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021
Case #:
9700
Date:
04/11/2025
Property Owner:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021
Property Description:
514220160017
Certified Mail #:
Legal Description:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153
AKA:
3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 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).
1 of 2
05/08/2025 10:12


3936
CARIBBEAN RESTAURANT
PULL HARD
05/08/2025 10:12



7021 0350 0001 0297 9758

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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
$ 9.92

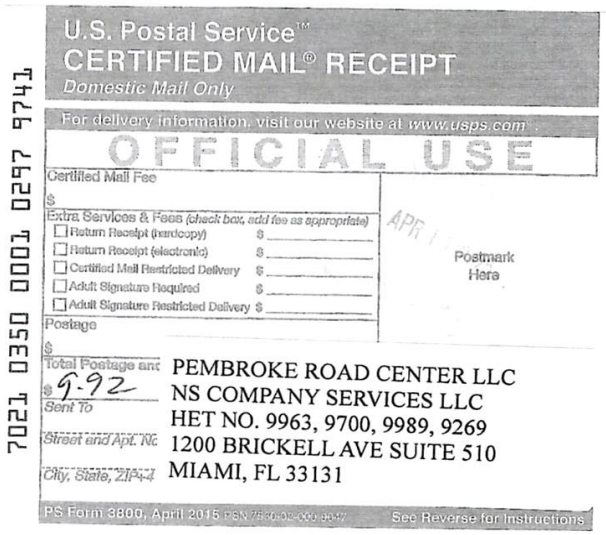
Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269

Street and Apt. No.:
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI, FL 33186

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0001 0297 9741

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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
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269

Street and Apt. No.
1200 BRICKELL AVE SUITE 510

City, State, ZIP+4
MIAMI, FL 33131

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0001 0297 9734

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9700

Street and Apt. No.,
3936 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE RO AD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

9590 9402 9016 4122 6621 79

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9741

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

APR 16 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6621 62

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9734

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

APR 22 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

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:

PEMBROK ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6616 39

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9758

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 4-15-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 17 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

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.

PEMBROKE ROAD CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	9700	04/11/2025
3936 PEMBROKE RD PEMBROKE PARK, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
3936 PEMBROKE RD PEMBROKE PARK, FL 33021		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/9/2025 Phone: 561-948-7115

Email: jaredh@smdproperty.com

Property Address: 3930-3948 Pembroke Road Pembroke Park, FL 33021

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Jared Harper (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9700 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/15/2025 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

Sections 5-103, 5-105, 15-17, 15-175, 15-177, 15-28 & 15-40

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Jared Harper
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Jared Harper, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10th day of April, 2025.

Notary

My Commission expires 08/10/2027

Madeline J. MacFarland
Notary Public
State of Florida
Comm# HH432180
Expires 8/10/2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE ROAD CENTER LLC, Respondent(s)	)	Case No.: 9700

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3936 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 514220160017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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, 15-175, 15-177, 15-28, and 15-40(c). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17, 15-175, 15-177, 15-28, and 15-40(c) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

I the undersigned, Code Compliance Clerk, 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 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2164 48

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. N
1110 BRICKELL AVE SUITE 310

City, State, ZIP+4
MIAMI, FL 33131

JAN 15 2025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2163 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
$

Total Postage an
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. No
12895 SW 132 ST UNIT 202

City, State, ZIP+4
MIAMI, FL 33186

JAN 15 2025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2163 18

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OFFICIAL USE

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Street and Apt. N

City, State, ZIP+4

JAN 15 2025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6511 28

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2163 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

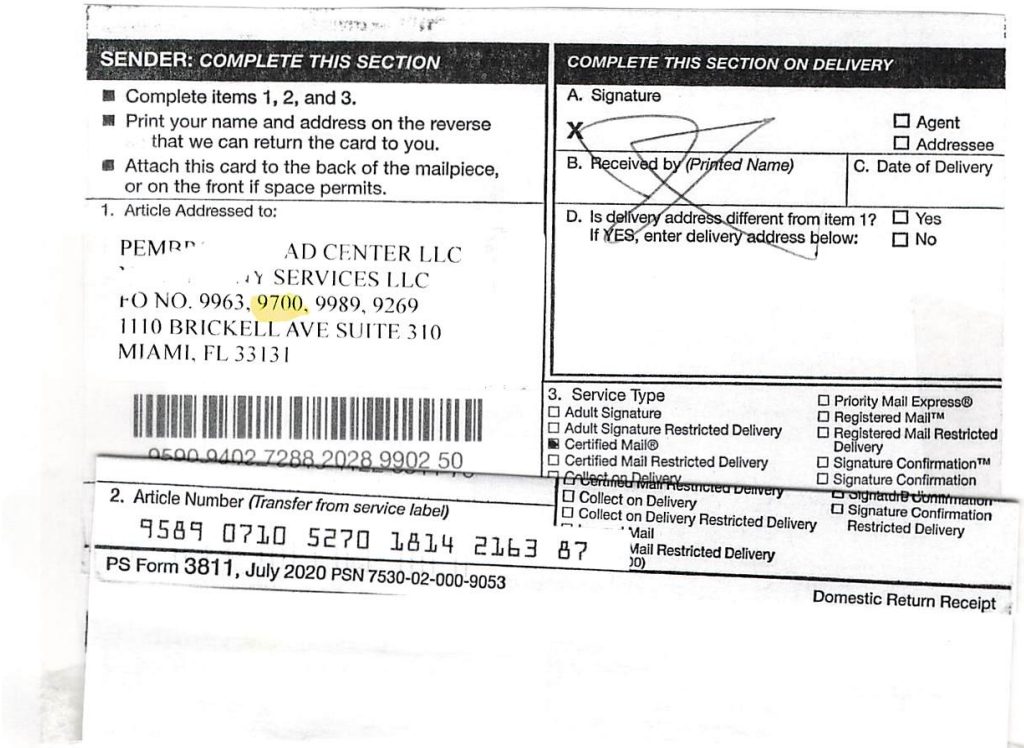
C. Date of Delivery

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

ail Restricted Delivery
0)

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 that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBR AD CENTER LLC
Y SERVICES LLC
PO NO. 9963, 9700, 9989, 9269
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 7288 2028 9902 50

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2163 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

Respondent(s)

Case #:
9700

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3936 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

12/20/24

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 12/17/2024

Notes/Means of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit. Not corrected.
2. Obtain a certificate of use. Display Certificate of Use in unit. Not corrected.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout wall. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:11 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

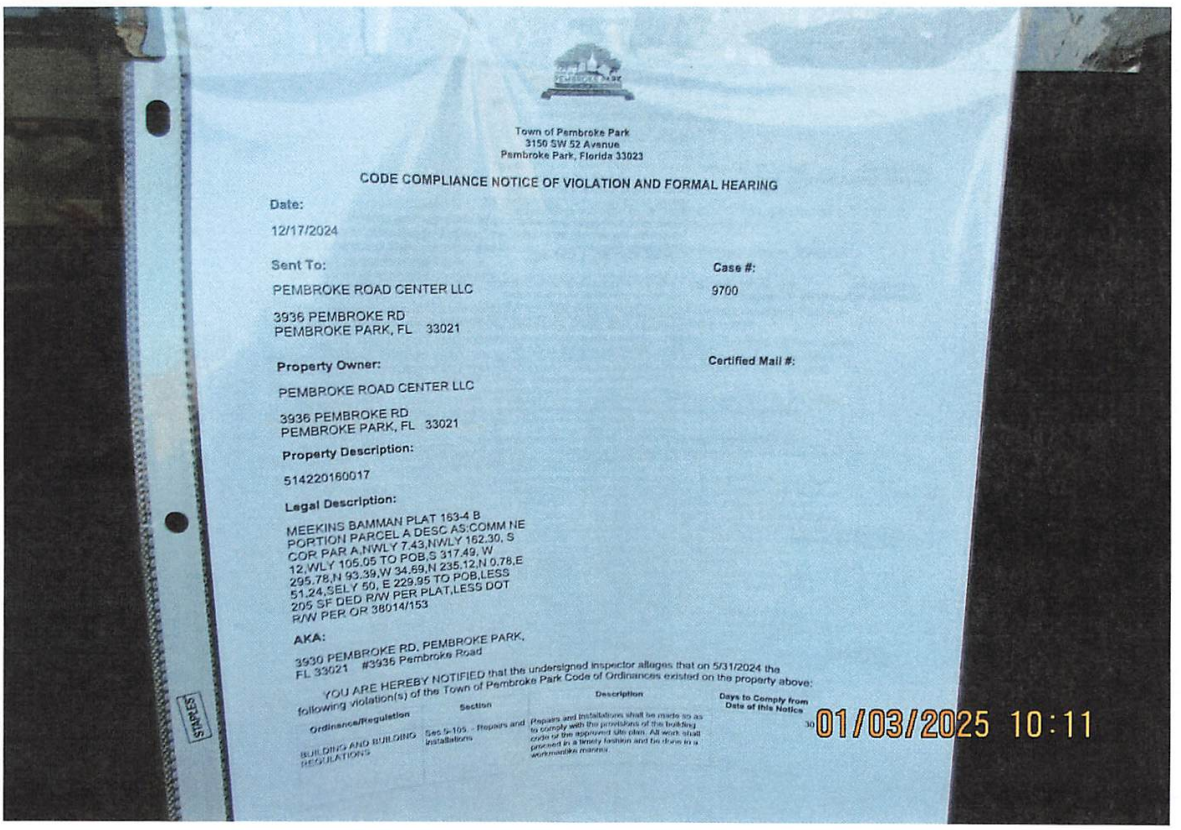
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9700

Property Owner:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9700

Property Owner:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	30

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

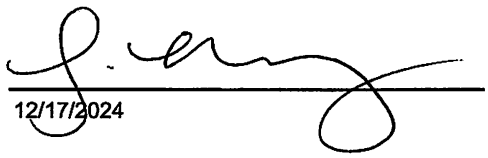
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



12/17/2024

9589 0710 5270 1814 1909 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
[redacted] NO. 9700 [redacted] FOH

Street and Apt. No.
3936 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

DEC 20 2024 Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1908 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH

Street and Apt. No.
1110 BRICKELL AVE SUITE 310

City, State, ZIP+4®
MIAMI, FL 33131

DEC 20 2024 Postmark Here

9589 0710 5270 1814 1908 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH

Street and Apt. No.
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI, FL 33186

DEC 20 2024 Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PEMBROKE ROAD CENTER LLC
[redacted] NO. 9700 FOH
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEC 27 2024

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

9590 9402 9016 4122 6500 77

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1909 08

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 9016 4122 6500 84

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1908 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
DEC 27 2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	9700	05/31/2024

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

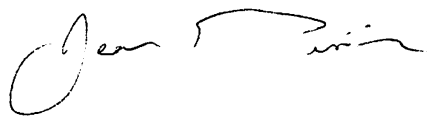
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	30

Notes/Means of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin 



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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*	$918,020	$3,680,440	$4,598,460	$4,021,430	
2023	$918,020	$3,063,440	$3,981,460	$3,655,850	$81,073.66
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,598,460	$4,598,460	$4,598,460	$4,598,460
Portability	0	0	0	0
Assessed/SOH	$4,021,430	$4,598,460	$4,021,430	$4,021,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,021,430	$4,598,460	$4,021,430	$4,021,430

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.

NOV 9700

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
05/31/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC
12895 SW 132ND ST UNIT 202
MIAMI, FL 33186

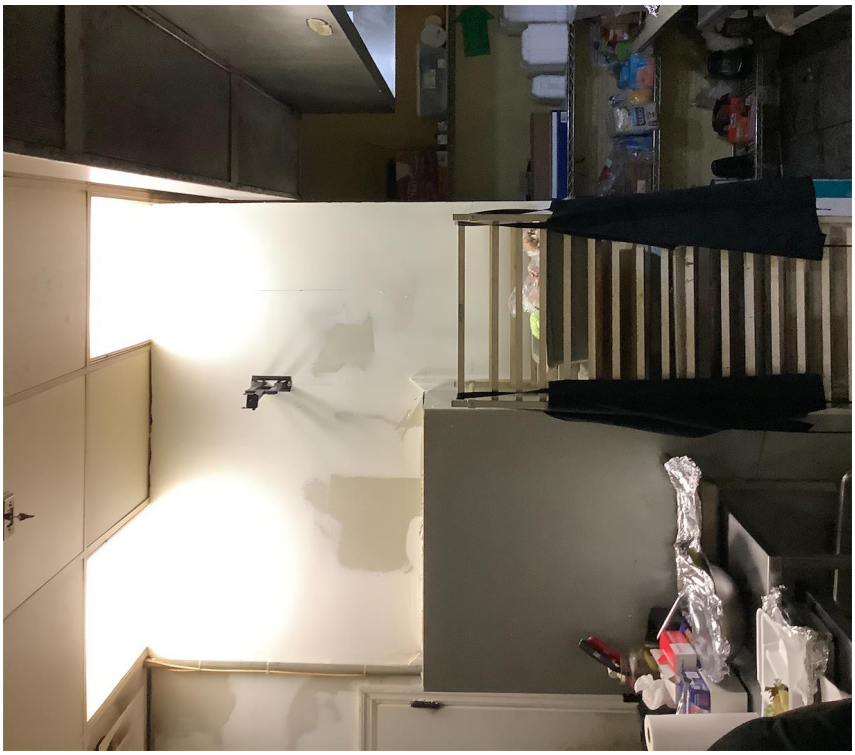
Report

Billy Joe's Conch Queen
3936 Pembroke Rd
Pembroke Park, FL 33021-8127
Occupancy ID:156610

Pembroke Park - Construction or work without permit.

Erected wall front office area from kitchen, blocking sprinkler coverage to kitchen area.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.





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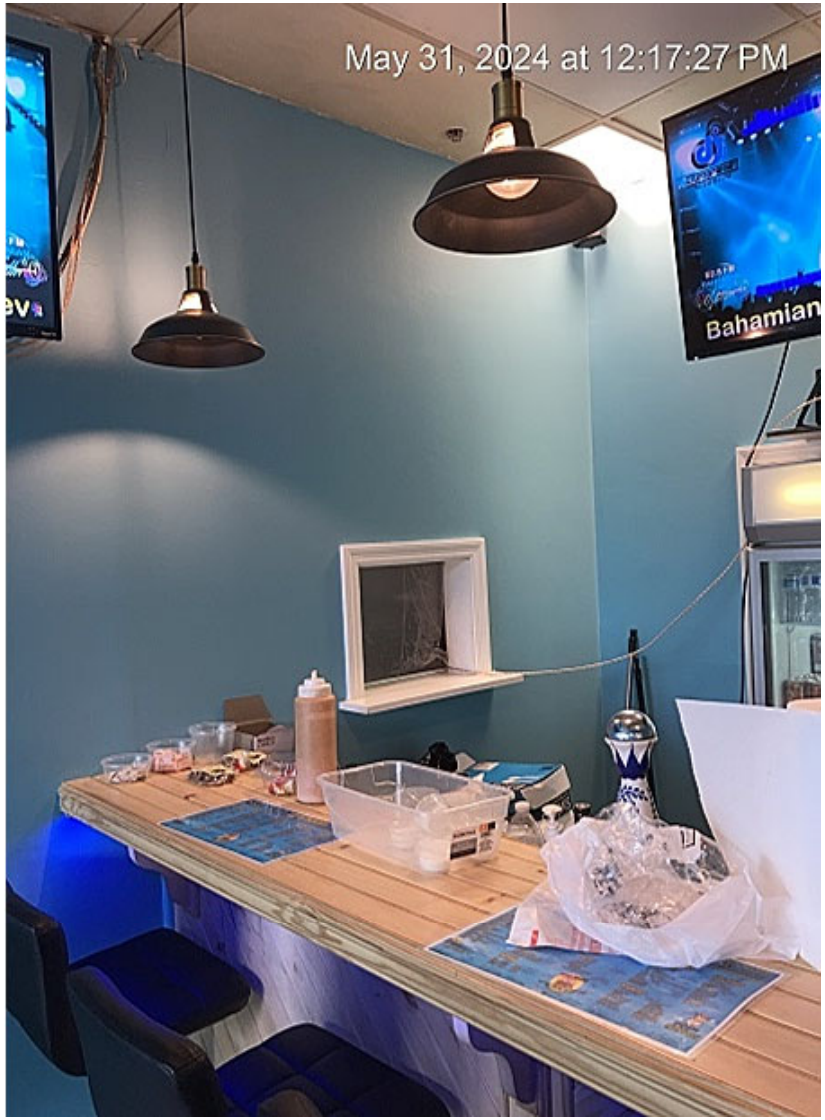
3936
CARIBBEAN RESTAURANT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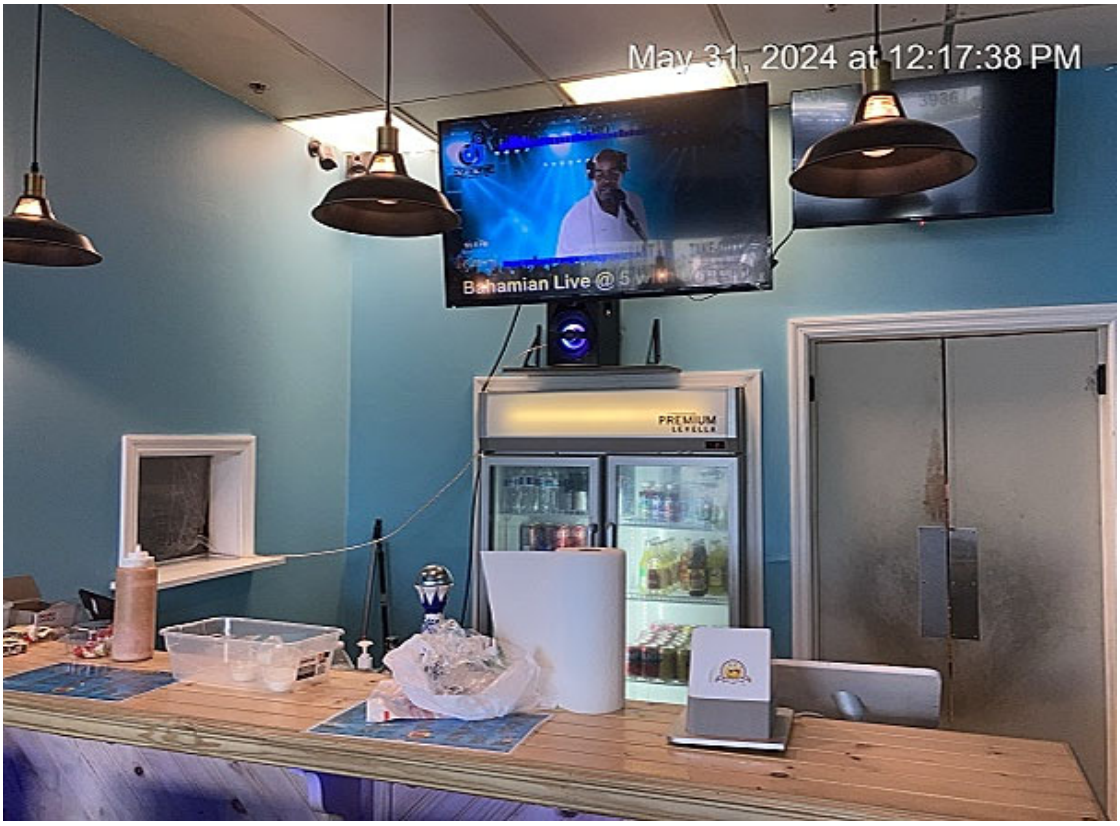
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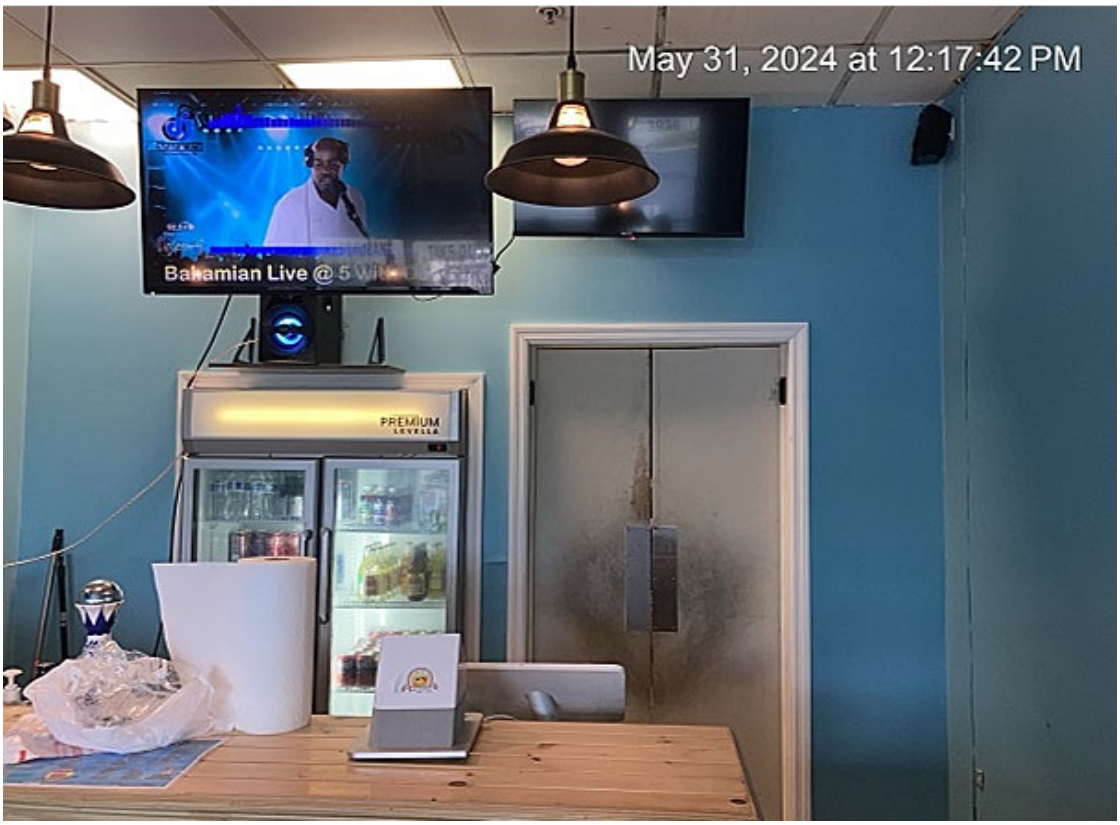
Bahamian Live @ 5
PREMIUM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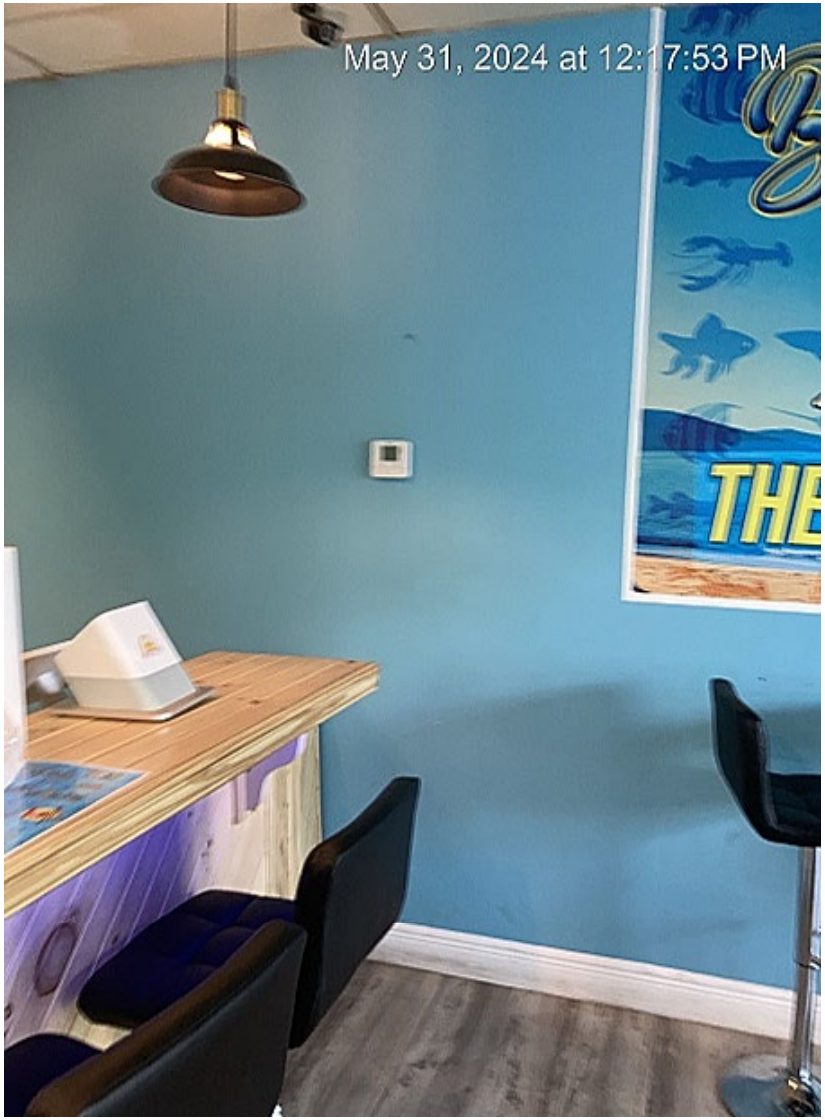
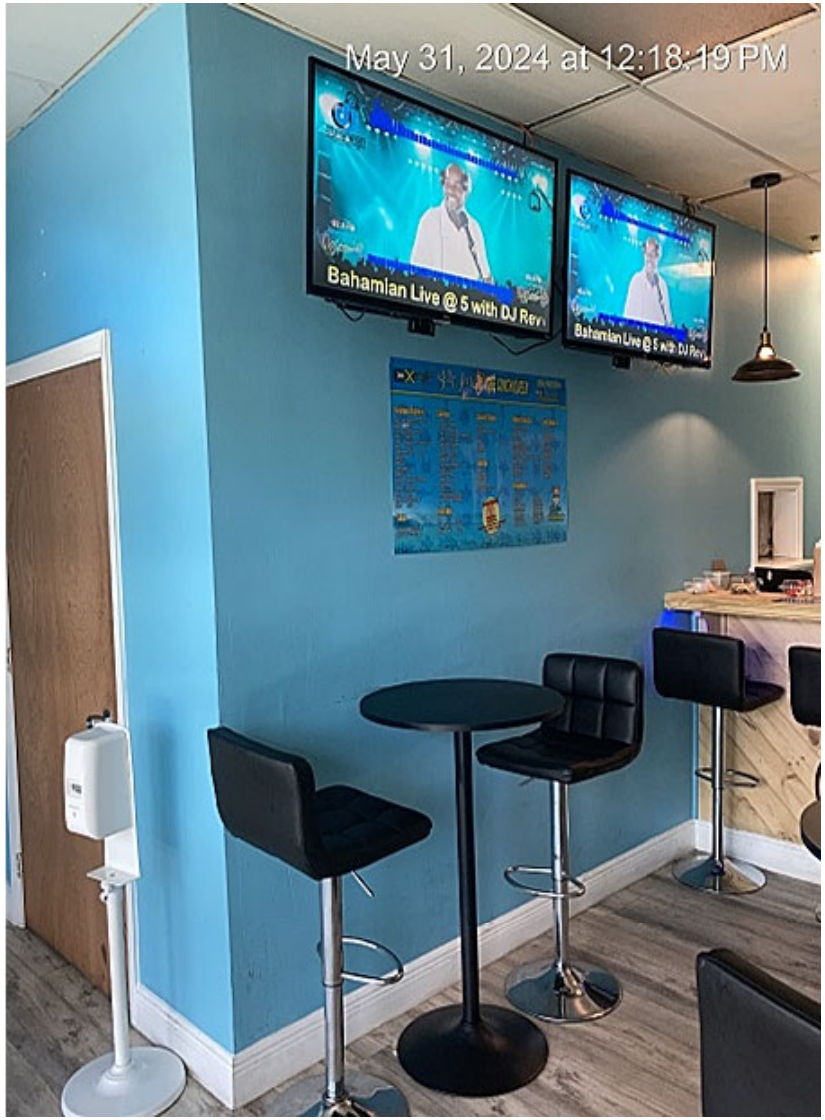
Bahamian Live @ 5
PREMIUM


May 31, 2024 at 12:17:53 PM
THE


May 31, 2024 at 12:17:57 PM
Billy Joe's
Bahamian | Jamaican
Seafood
THE CONCH QUEEN


May 31, 2024 at 12:18:07 PM
Bahamian Live @ 5 with DJ Rev


May 31, 2024 at 12:18:19 PM
Bahamian Live @ 5 with DJ Rev

May 31, 2024 at 12:19:13 PM
EXIT

May 31, 2024 at 12:19:19 PM
EXIT


May 31, 2024 at 12:19:33 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3932 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 9963 **Date Next Inspection** 5/21/2025

Notes

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/29/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9963

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:11 A.M. ON THE 08 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

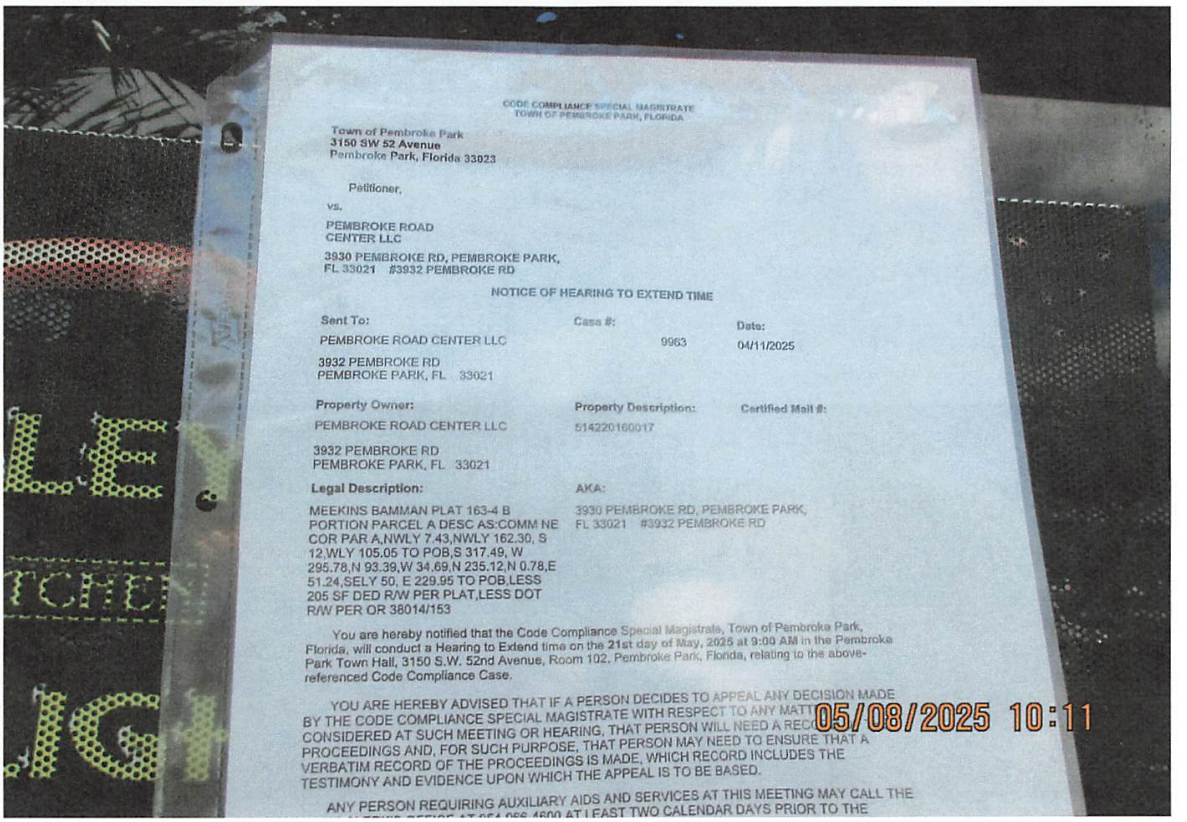
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 3932 PEMBROKE RD PEMBROKE PARK, FL 33021	9963	04/11/2025

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 3932 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160017	

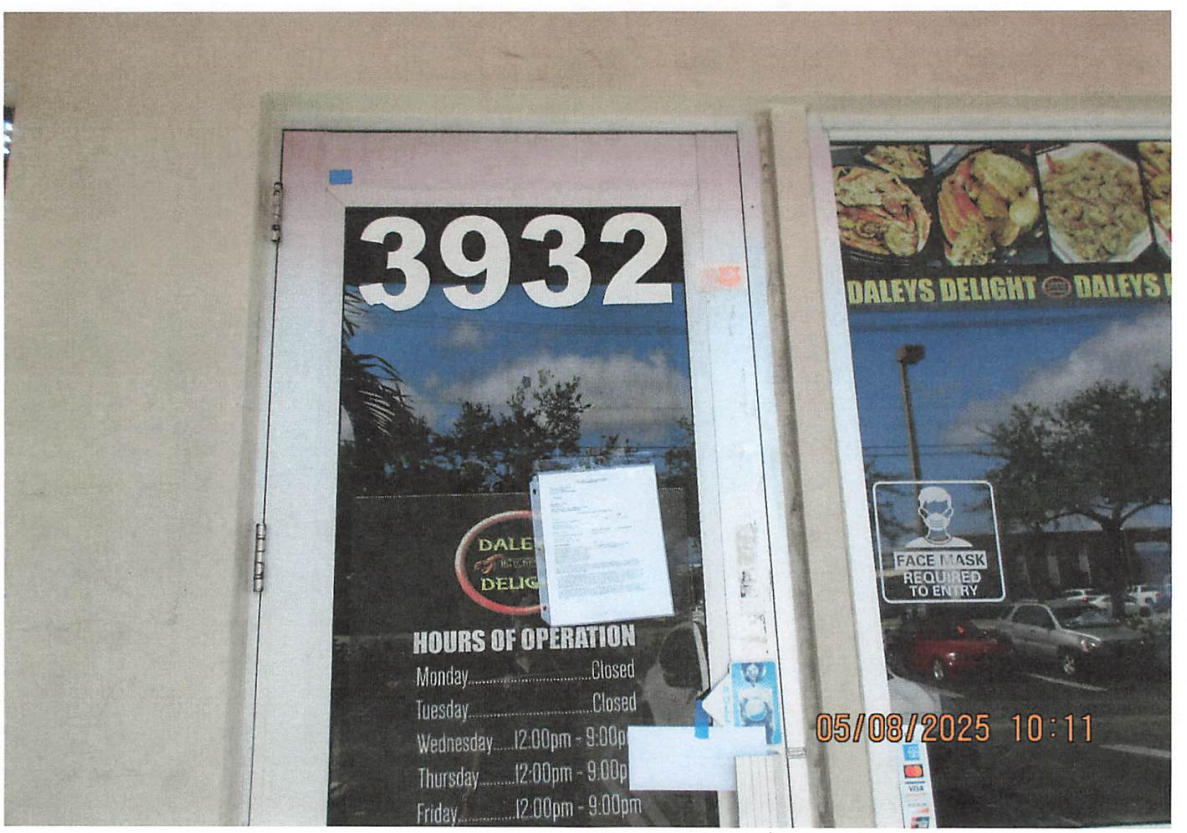
Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

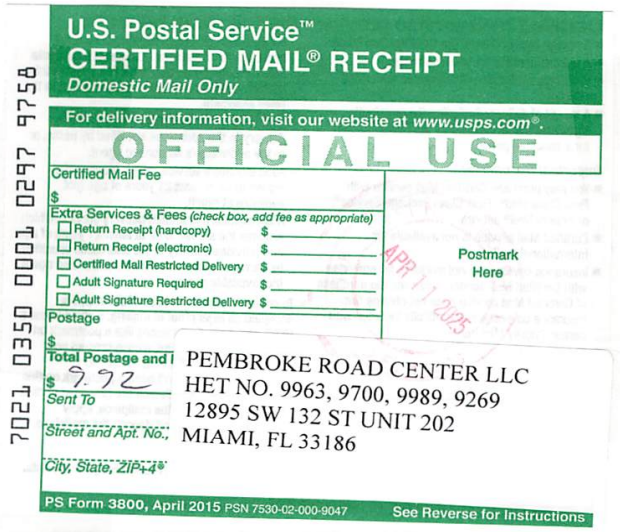
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced 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 MATT... CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A REC... PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE ... AT LEAST TWO CALENDAR DAYS PRIOR TO THE

05/08/2025 10:11





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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269

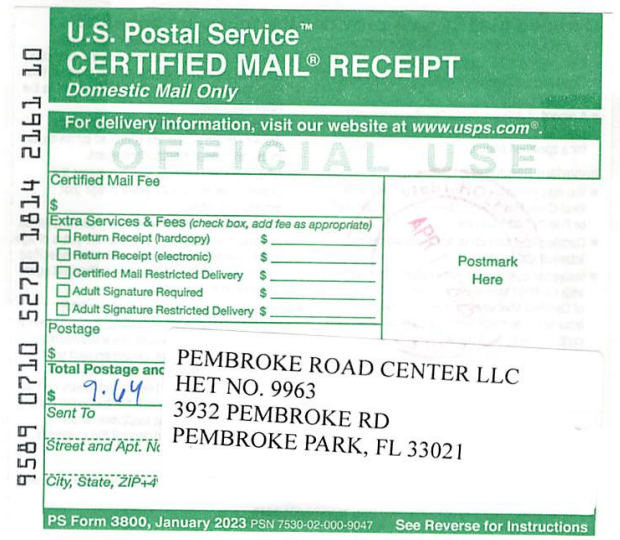
Street and Apt. No.,
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI, FL 33186

Postmark Here
APR 11 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9758



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9963

Street and Apt. No
3932 PEMBROKE RD

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2161 10



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269

Street and Apt. No
1200 BRICKELL AVE SUITE 510

City, State, ZIP+4
MIAMI, FL 33131

Postmark Here
APR 11 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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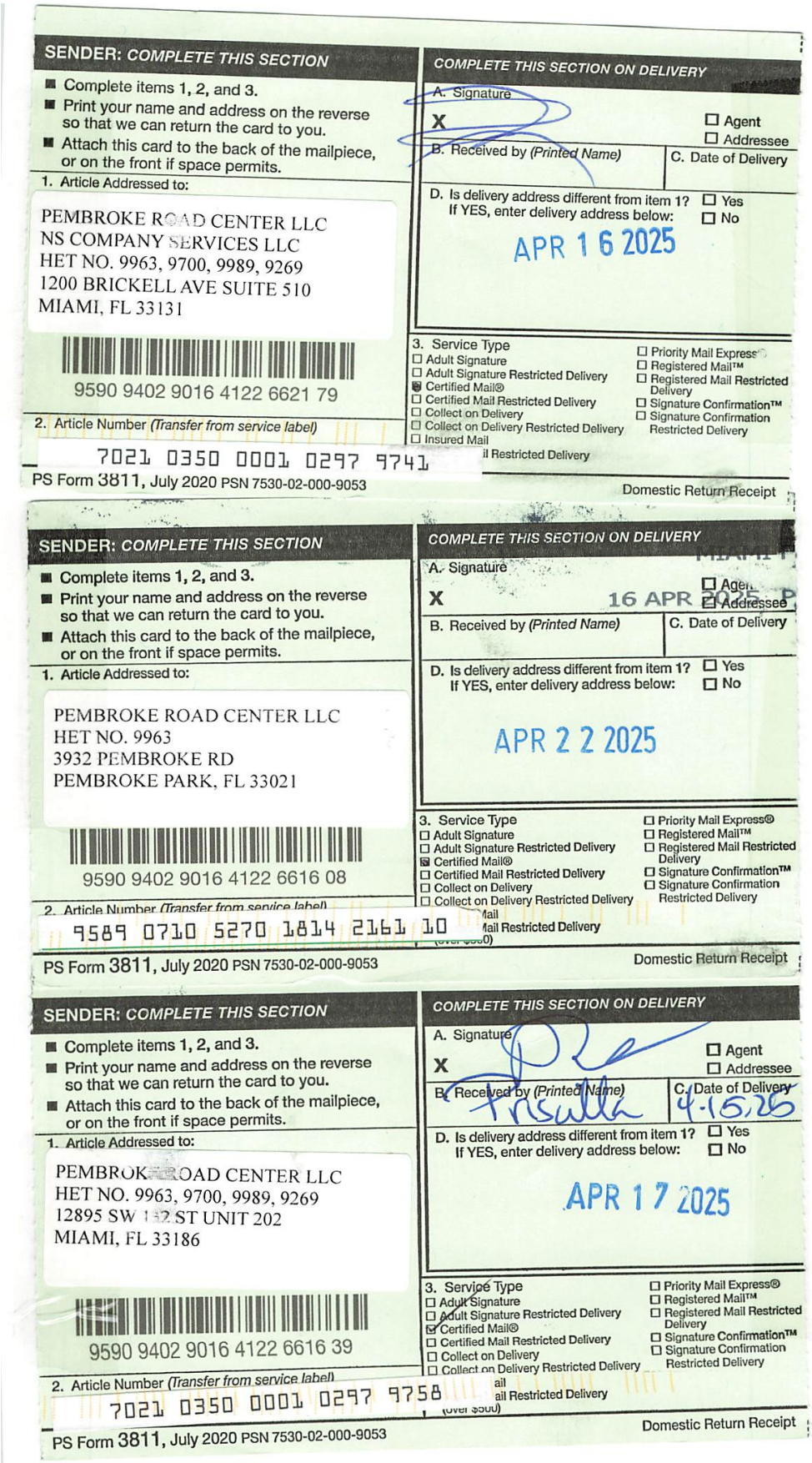

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

9590 9402 9016 4122 6621 79

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9741

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 16 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9963
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6616 08

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2161 10

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 16 APR 2025 P

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

APR 22 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6616 39

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9758

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Trisulla 4-15-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 17 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	9963	04/11/2025
3932 PEMBROKE RD PEMBROKE PARK, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
3932 PEMBROKE RD PEMBROKE PARK, FL 33021		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/09/2025 Phone: 305.968.1739

Email: Operations2@ozzysgoldeninc.com

Property Address: 3932 Pembroke Rd, Pembroke Park, FL 33021

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Graveran (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9963 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 (S.E) 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 01/15/2025 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:
Sections 5-105. and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Miguel Graveran
Petitioner's Name (Print)

Miguel Graveran
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Miguel Graveran and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 9 day of April, 20 25.

Margarita F. Monte Ruiz
Notary

My Commission expires

MARGARITA F. MONTE RUIZ
Notary Public - State of Florida
Commission # HH 392570
My Comm. Expires Apr 30, 2027
Bonded through National Notary Assn.



9589 0710 5270 1814 2164 48

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage ar
$

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. N
1110 BRICKELL AVE SUITE 310

City, State, ZIP+4
MIAMI, FL 33131

JAN 15 2025

Postmark Here

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)*
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- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage an
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. N
12895 SW 132 ST UNIT 202

City, State, ZIP+4
MIAMI, FL 33186

JAN 15 2025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2163 01

U.S. Postal Service™
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- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage an
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9963

Street and Apt. N
3932 PEMBROKE RD

City, State, ZIP+4
PEMBROKE PARK, FL 33021

JAN 15 2025

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO NO. 9963
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6510 98

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2163 01

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
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO NO. 9963, 9700, 9989, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6511 73

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2163 87

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
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBR AD CENTER LLC
Y SERVICES LLC
FO NO. 9963, 9700, 9989, 9269
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 7288 2028 9902 50

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2164 48

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®
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- ☐ 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)

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,	)	Case No.: 9963
vs.	)	
PEMBROKE ROAD CENTER LLC, Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 514220160017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No ✓

I the undersigned, Code Compliance Clerk, 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 15 day of January, 2025.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

Respondent(s)

Case #:

9963

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3932 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024

Notes/Means of Correction:

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit application in plan review# 39150545. Violation not corrected.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Violation not corrected.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating. No Business Tax Receipt application submitted.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9963

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:10 A.M. ON THE 03 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

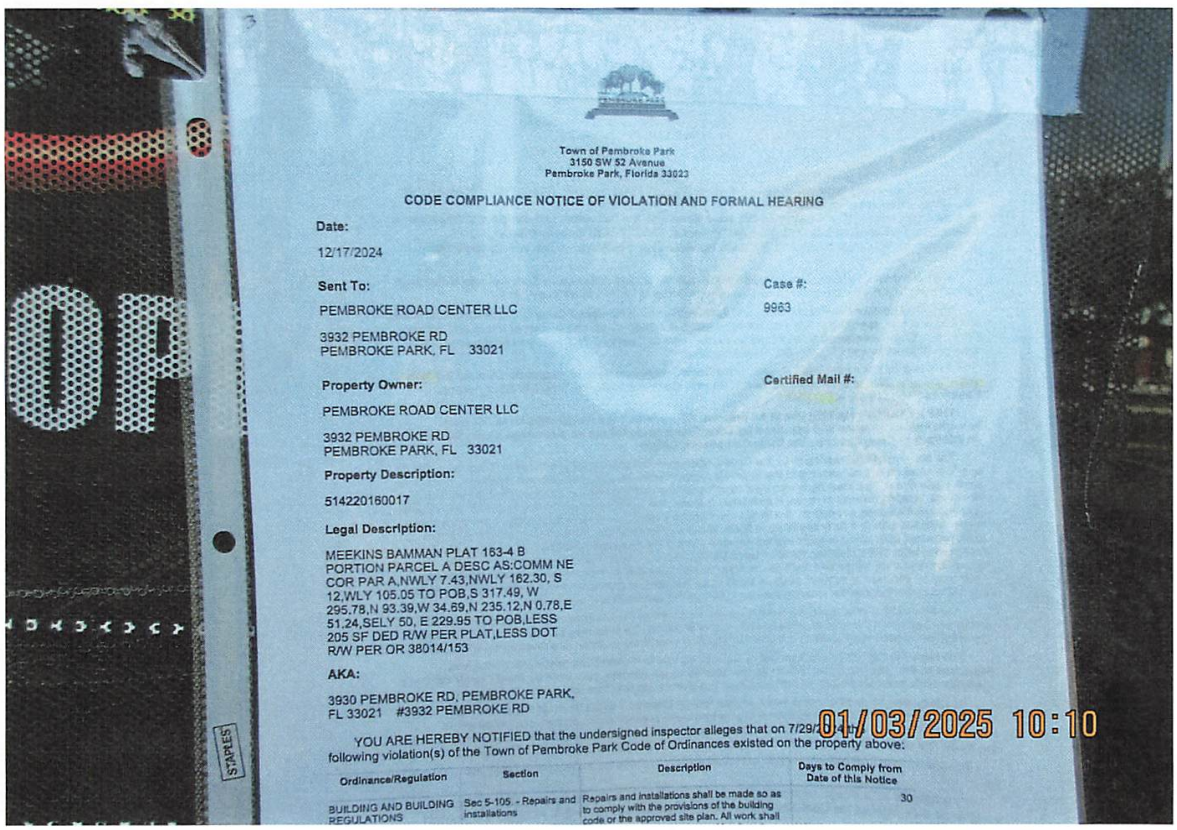
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 03 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9963

Property Owner:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 153-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 PEMBROKE RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall	30

3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9963

Property Owner:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

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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

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

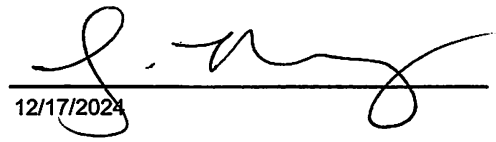
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



12/17/2024



9589 0710 5270 1814 1908 78

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

DEC 20 2024
HOLLYWOOD HILLS FL 330
Postmark Here

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963 FOH

Street and Apt. No
3932 PEMBROKE RD

City, State, ZIP+4
PEMBROKE PARK, FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1908 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

DEC 20 2024
HOLLYWOOD HILLS FL 330
Postmark Here

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH

Street and Apt. No
12895 SW 132 ST UNIT 202

City, State, ZIP+4
MIAMI, FL 33186

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1908 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

DEC 20 2024
HOLLYWOOD HILLS FL 330
Postmark Here

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH

Street and Apt. No
1110 BRICKELL AVE SUITE 310

City, State, ZIP+4
MIAMI, FL 33131

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 Foh
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 9016 4122 6500 84

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1908 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEC 27 2024

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963 Foh
3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6501 07

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1908 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEC 27 2024

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9963

Date:

07/29/2024

Property Owner:

PEMBROKE ROAD CENTER LLC

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Property Description:

514220160017

Certified Mail #:

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 PEMBROKE RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Demolition work (structural, plumbing and electrical) done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.
3. Any new business must obtain their Business Tax Receipt and certificate of use prior to operating.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

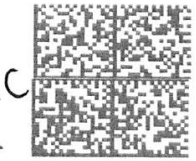
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

NS COMPANY SERVICES LLC

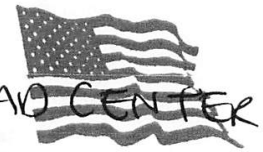
NOV #9963.

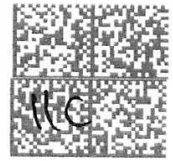
1110 BRICKELL AVE, STE 310

MIAMI, FL 33131.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
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$000.69 0
07/29/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC

NOV #9963.

3930 PEMBROKE RD,

PEMBROKE PARK, FL 33021

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/29/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To: **Case #:**

PEMBROKE ROAD CENTER LLC 9963

3932 PEMBROKE RD
PEMBROKE PARK, FL 33021

Property Owner: **Property D**

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
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07/29/2024 ZIP 33023
043M30245597
US POSTAGE

PEMBROKE ROAD CENTER LLC
NOV #9963.
12395 SW 132 ST, Unit 202
MIAMI, FL 33186.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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*	$918,020	$3,680,440	$4,598,460	$4,021,430	
2023	$918,020	$3,063,440	$3,981,460	$3,655,850	$81,073.66
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,598,460	$4,598,460	$4,598,460	$4,598,460
Portability	0	0	0	0
Assessed/SOH	$4,021,430	$4,598,460	$4,021,430	$4,021,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,021,430	$4,598,460	$4,021,430	$4,021,430

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.


3932
DALEY'S DELIGHT
HOURS OF OPERATION
Monday.....Closed
Tuesday.....Closed
Wednesday.....12:00pm - 9:00pm
Thursday.....12:00pm - 9:00pm
Friday.....12:00pm - 9:00pm
Saturday.....12:00pm - 9:00pm
Sunday.....12:00pm - 9:00pm
954.367.5550
CLOSED
FACE MASK REQUIRED TO ENTRY
07/26/2024 14:31


07/26/2024 14:18


07/26/2024 14:18


07/26/2024 14:18


07/26/2024 14:18


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H/D
S/D
W/C
07/26/2024 14:23


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07/26/2024 14:23


07/26/2024 14:23


Little Giant
LEVELER
STOP
DO NOT RETURN THIS
WATER HEATER TO
THE PLACE OF PURCHASE
1-866-279-4586
07/26/2024 14:24


07/26/2024 14:24


07/26/2024 14:24


07/26/2024 14:24


UNITED STATES
POSTAL SERVICE
07/26/2024 14:24


07/26/2024 14:24


07/26/2024 14:24


EXIT
07/26/2024 14:24


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EXIT


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07/26/2024 14:26


07/26/2024 14:26


07/26/2024 14:26


07/26/2024 14:26


07/26/2024 14:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
Marielle Tesnier/Steve Lapointe	148 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Open **Case #** 5487 **Date Next Inspection** 5/21/2025

Notes
1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/21/2020		Notice of Violation	Hand Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$94,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$94,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$94,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARIELLE TESNIER/STEVE LAPOINTE CASE NO. 5487

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIELLE TESNIER/STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MARIELLE TESNIER/STEVE LAPOINTE AT 09:08 A.M. ON THE 08 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

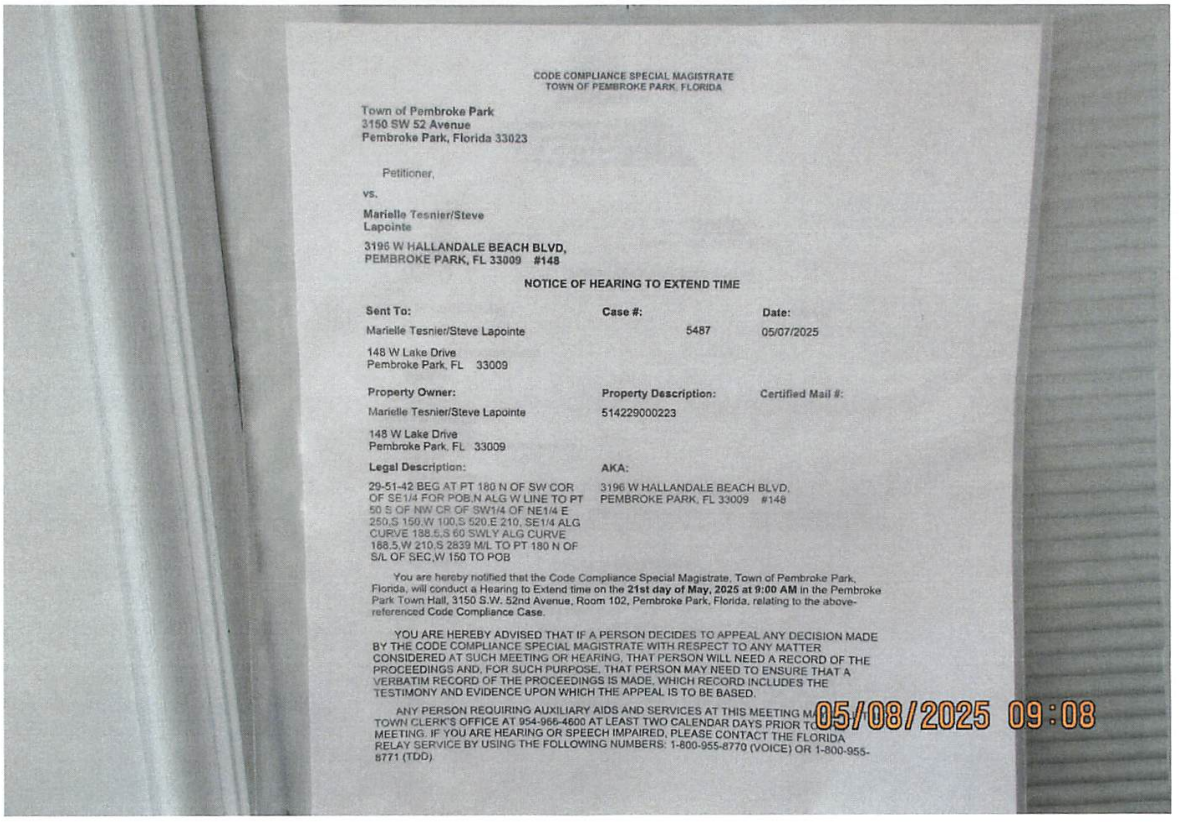
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	05/07/2025

Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 M
TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO
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).

05/08/2025 09:08



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	05/07/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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

60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MAY 6 2025 Phone: 754-244-1469

Email: dRAmis 19@yAhoo.com

Property Address: 148 W LAKE dR Pembroke PARK 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, STEVE LAPOINTE (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5487 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 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.

Steve Lapointe
Petitioner's Name (Print)

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 06 day of MAY, 2025.

Notary Public State of Florida
Donald Simard
My Commission
HH 226856
Exp. 2/10/2026

Notary
My Commission expires 02-10-2026

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	5487	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Marielle Tesnier/Steve Lapointe 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Date:

4/16/2025 12:00:00 AM

Property Owner:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

Mailing Purposes Only

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Marielle Tesnier/Steve Lapointe

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

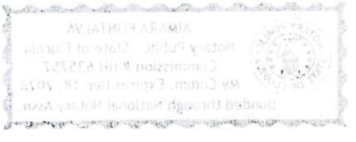
Respondent(s)

Case #:

5487

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Marielle Tesnier/Steve Lapointe
Address:	148 W Lake Drive Pembroke Park, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/16/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Means of Correction:

2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections. Violation not corrected.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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Sent To
MARIELLE TESNIER/STEVE LAPOINTE
HCF NO. 5487 & 8279

Street and Apt. No
148 W LAKE DRIVE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS
APR 17 2025

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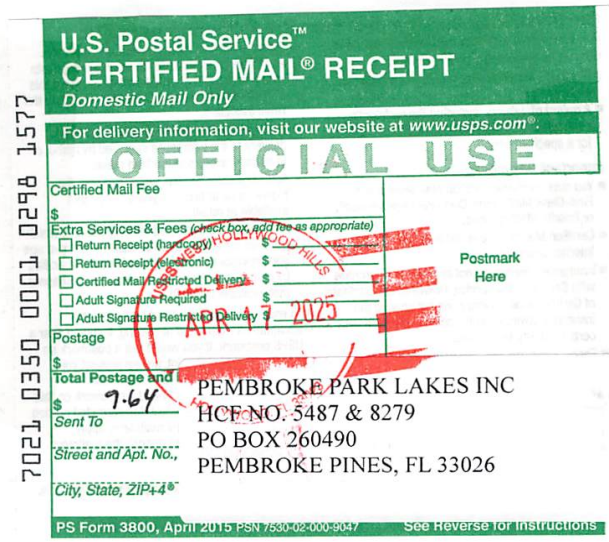
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1553



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Total Postage and
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Sent To
PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279

Street and Apt. No.,
PO BOX 260490

City, State, ZIP+4®
PEMBROKE PINES, FL 33026

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Total Postage and
$ 9.64

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PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279

Street and Apt. No
11201 SW 55TH STREET BOX 1

City, State, ZIP+4
MIRAMAR, FL 33025

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APR 17 2025

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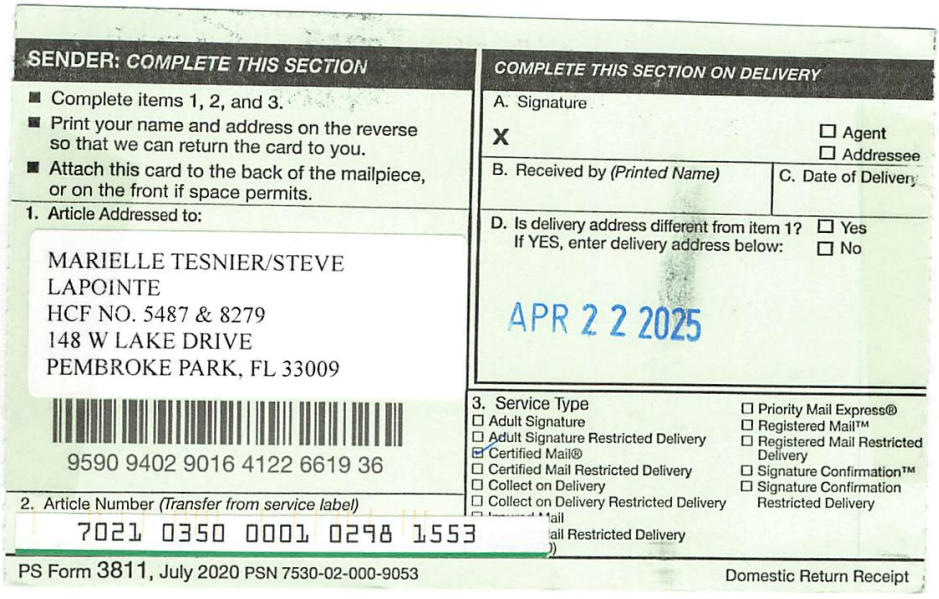

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARIELLE TESNIER/STEVE
LAPOINTE
HCF NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6619 36

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 1553

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

APR 2 2 2025

3. Service Type

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- ☐ Adult Signature Restricted Delivery
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5487
vs.	)	
MARIELLE TESNIER STEVE LAPOINTE Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 148 W LAKE DRIVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC.

FOLIO NO.: 5142 29 00 0223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

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 21st day of September 2022. 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 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

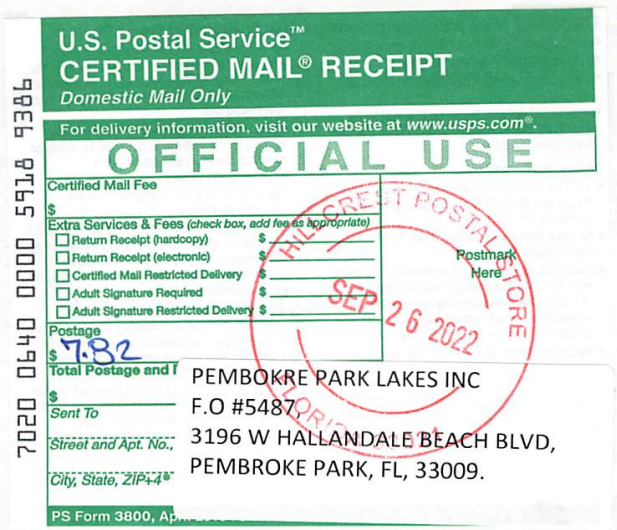
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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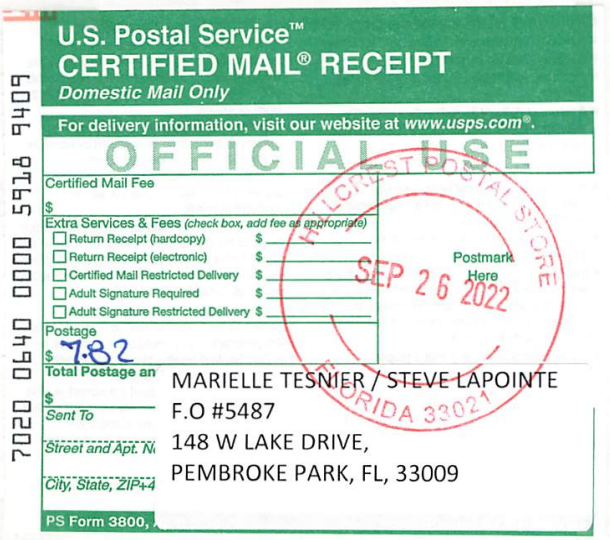
FLORIDA

PEMBOKRE PARK LAKES INC
F.O #5487,
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009.



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MARIELLE TESNIER / STEVE LAPOINTE
F.O #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009



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SEP 26 2022
FLORIDA

PEMBOKRE PARK LAKES INC
F.O #5487
PO BOX 260490,
PEMBROKE PINES, FL, 33026



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PEMBOKRE PARK LAKES INC
F.O #5487,
PO BOX 260490,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9662 03

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9393

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A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Rosa M Del Riego

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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SEP - 8 2022
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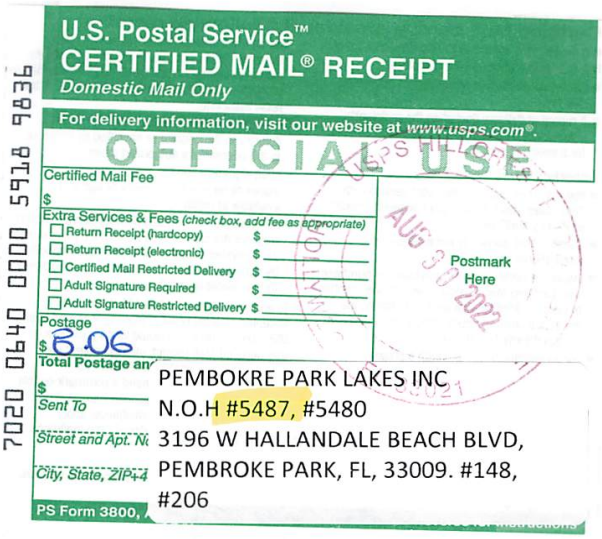
PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



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PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009. #148,
#206

7020 0640 0000 5918 9836



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Total Postage and
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AUG 2022

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
PO BOX 260490,
PEMBROKE PINES, FL, 33026

7020 0640 0000 5918 9843



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- ☐ Adult Signature Restricted Delivery $

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Total Postage and
$

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City, State, ZIP+4

PS Form 3800, A

Postmark Here
AUG 30 2022

MARIELLE TESNIER / STEVE LAPOINTE
N.O.H #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009

7020 0640 0000 5918 9829



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MARIELLE TESNIER STEVE LAPOINTE Respondent	CASE NO. 5487

AFFIDAVIT OF SERVICE

TO BE SERVED: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARIELLE TESNIER/STEVE LAPOINTE AT 09:59 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

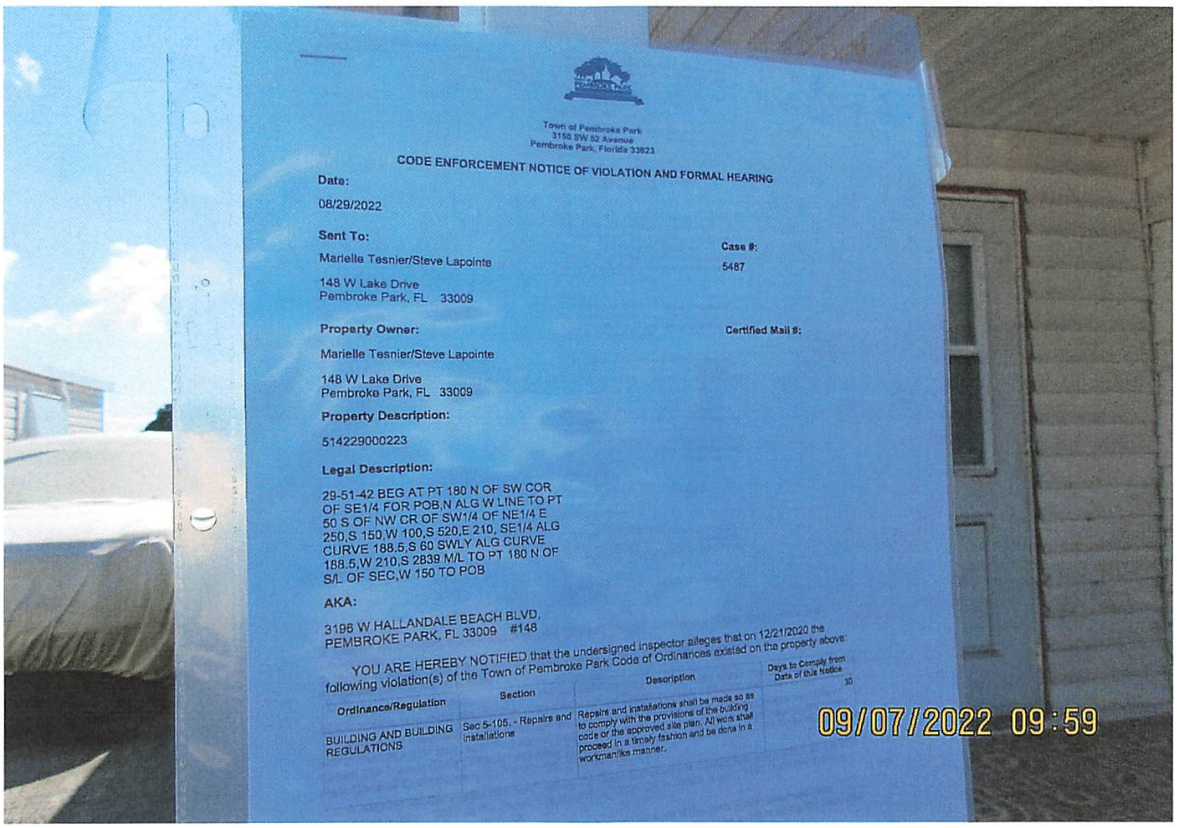
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


148
09/07/2022 09:59


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009
Case #:
5487
Property Owner:
Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000223
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
09/07/2022 09:59

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Property Owner:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	5487	12/21/2020

Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Marielle Tesnier Date 12/21/20

Site Address 148 W Lake Drive Case #
Pembroke Park, FL 33073 Sub/Park Park Lakes MHP

Permit #

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-105 5-2(a)(6)
- ☐ NFPA #
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

*Stop all work.
2. Interior renovations done without permits. (dry walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

- ☒ Structural
- ☒ Code Enforcement
- ☒ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Marielle Tesnier

Date 12/21/20

Site Address 148 W Lake Drive
Pembroke Park, FL 33023

Case # _____

Sub/Park Park Lakes MHP

Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105 5-2(a)(L)
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

1. Stop all work.
2. Interior renovations done without permits. (diy walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

☐ 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.

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Josefina Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


148
12/21/2020 15:51


12/21/2020 15:52


12/21/2020 15:52


12/21/2020 15:52


12/21/2020 15:52


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12/21/2020 16:01


12/21/2020 16:01

Code

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Marielle Tesnier/Current Owner

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Code Dept.

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

Case Overview

Property/Incident Information

Owner	Address	Site Address
CARMEN YOLANDA CAAMANO/ ESTHER ELBAZ	119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 7159 **Date Next Inspection** 4/17/2025

Notes

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
3. Installed screen room without a permit. Obtain plans for permit and inspection.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/24/2022		Notice of Violation	Regular Mail
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail
4/17/2025		Affidavit of Non-Compliance	Certified Mail
4/17/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2025
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: 4/17/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$63,500.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$63,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$63,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CARMEN YOLANDA CAAMANO CASE NO. 7159

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CARMEN YOLANDA CAAMANO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: CARMEN YOLANDA CAAMANO AT 09:18 A.M. ON THE 08 DAY OF MAY 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.

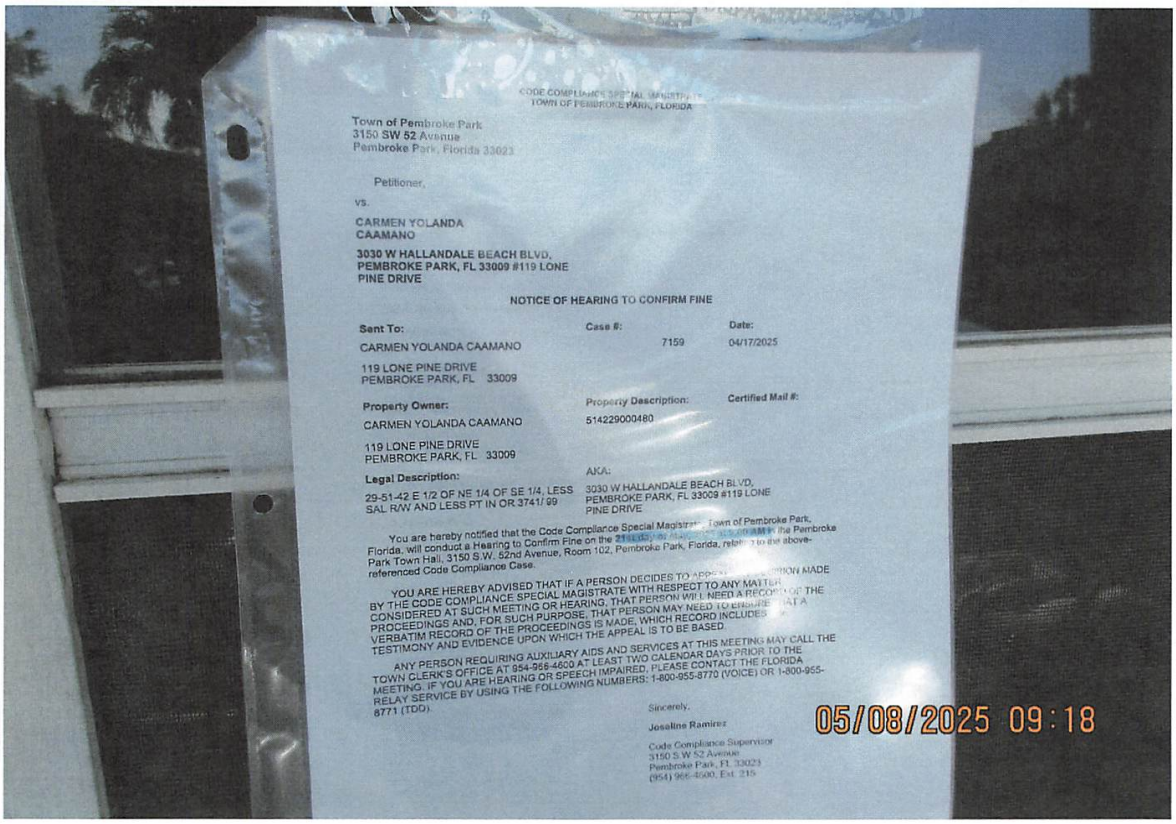
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CARMEN YOLANDA
CAAMANO

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #119 LONE
PINE DRIVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	7159	04/17/2025
Property Owner:	**Property Description:**	**Certified Mail #:**
CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	514229000480	
Legal Description:	AKA:	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE	

You are hereby notified that the Code Compliance Special Magistrate of the Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of May, 2025 at 6:30 PM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relative 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

05/08/2025 09:18



STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 2011091379
B# 1064880

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
41B5512F2N12853	1969	GRAT	HS	51'		3527925

Registered Owner:
ESTHER ELBAZ
119 LONE PINE DR
HALLANDALE, FL 33009-6053

Date of Issue 08/29/2024

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:
ESTHER ELBAZ
119 LONE PINE DR
HALLANDALE, FL 33009-6053

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

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
41B5512F2N12853	1969	GRAT	HS	51'		3527925

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	06/12/2023

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				08/29/2024

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
ESTHER ELBAZ
119 LONE PINE DR
HALLANDALE, FL 33009-6053

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 169425455

David M. Kerner
Executive Director

10 /12 169425455

VOID IF ALTERED

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_| X (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 7159
CARMEN YOLANDA CAAMANO /
ESTHER ELBAZ
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Bill To:

CARMEN YOLANDA CAAMANO /
ESTHER ELBAZ
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 06/21/2023 Admin Fee	$ 100.00	$ 100.00
640	Day(s) of Per Diem from (12/17/2024 - 05/21/2025)	$ 100.00	$ 64,000.00
		Balance	$ 64,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CARMEN YOLANDA CAAMANO

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	7159	04/17/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CARMEN YOLANDA CAAMANO

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

Respondent(s)

Case #:

7159

On 4/17/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CARMEN YOLANDA CAAMANO

Address: 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009

Folio: 514229000480

Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2025
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: 4/17/2025

Notes/Means of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection. Permit #23357485 -0 for demolition of shed not completed. Violation not corrected.
2. Started work without a permit, full interior renovation (includes removal of kitchen, subfloors and two bathrooms). Obtain plans for permit and inspections. Violation not corrected.
3. Installed screen room without a permit. Obtain plans for permit and inspection. There's no evidential support of screen room being modify, violation removed

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 4/17/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1814 1926 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$ 9.64

Sent To

Street and Apt. No.,

City, State, ZIP+4®

USPS WEST HOLLYWOOD HILLS CA APR 17 2025

Postmark Here

PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
HCF NO. 7159
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1814 1926 12

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 9.64

Sent To

Street and Apt.

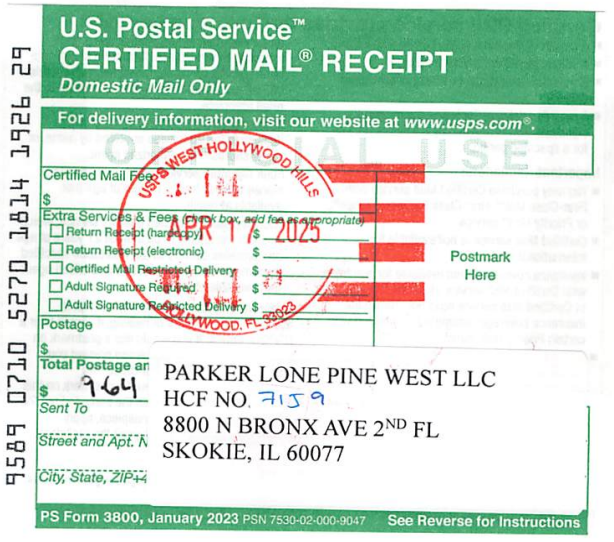
City, State, ZIP+

USPS WEST HOLLYWOOD HILLS CA APR 17 2025

Postmark Here

CARMEN YOLANDA CAAMANO
HCF NO. 7159
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 9.64

Sent To

Street and Apt. N

City, State, ZIP+4

USPS WEST HOLLYWOOD HILLS CA APR 17 2025

Postmark Here

PARKER LONE PINE WEST LLC
HCF NO. 7159
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

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:

PARKER LONE PINE WEST LLC
HCF NO. 7159
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

9590 9402 9016 4122 6617 52

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1926 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
HCF NO. 7159
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 9016 4122 6617 69

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1926 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Alice Mallard | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAY 05 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
☐ 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. CARMEN YOLANDA CAAMANO Respondent(s)	Case No.: 7159

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 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: 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33023

MOBILE HOME PROERTY OWNER: CARMEN YOLANDA CAAMANO

FOLIO NO.: 5142 29 00 0480

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

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.	)
	)
CARMEN YOLANDA CAAMANO	CASE NO. 7159
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: CARMEN YOLANDA CAAMANO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARMEN YOLANDA CAAMANOAT 10:41 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

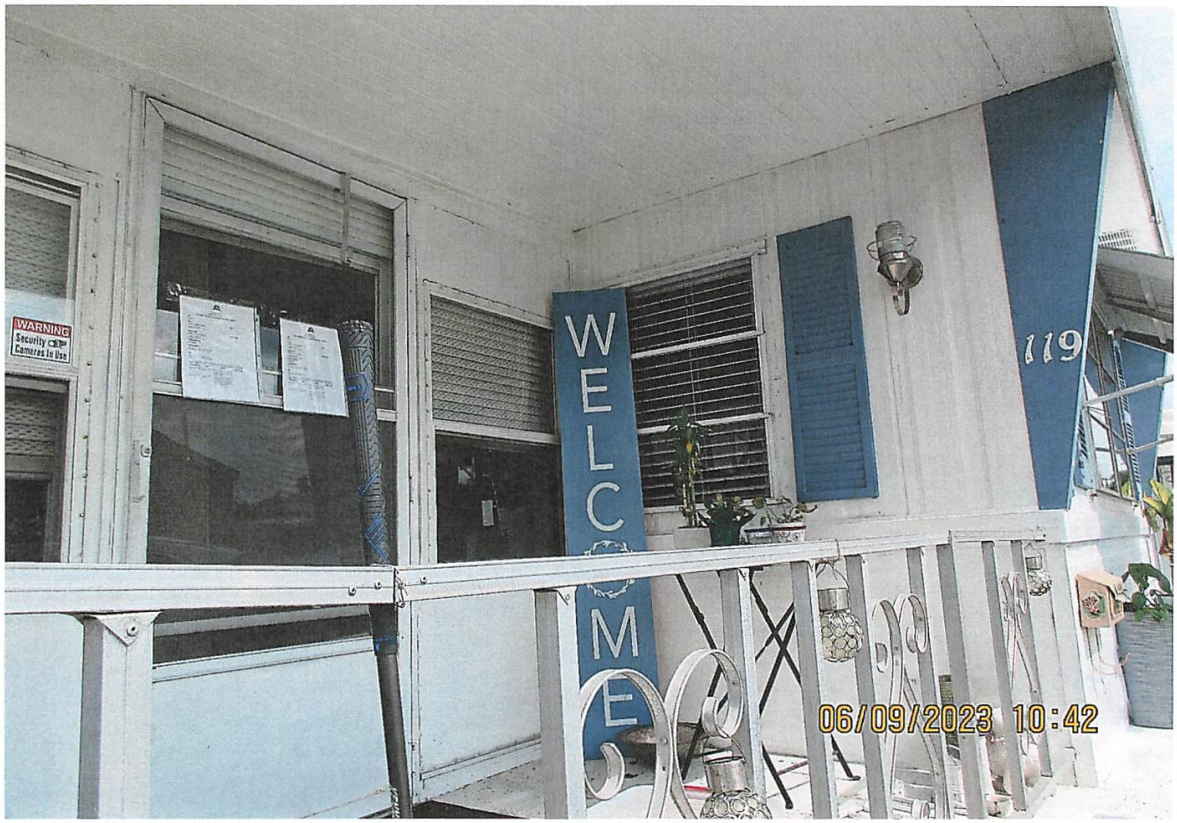
6/13/23
AFFIANT

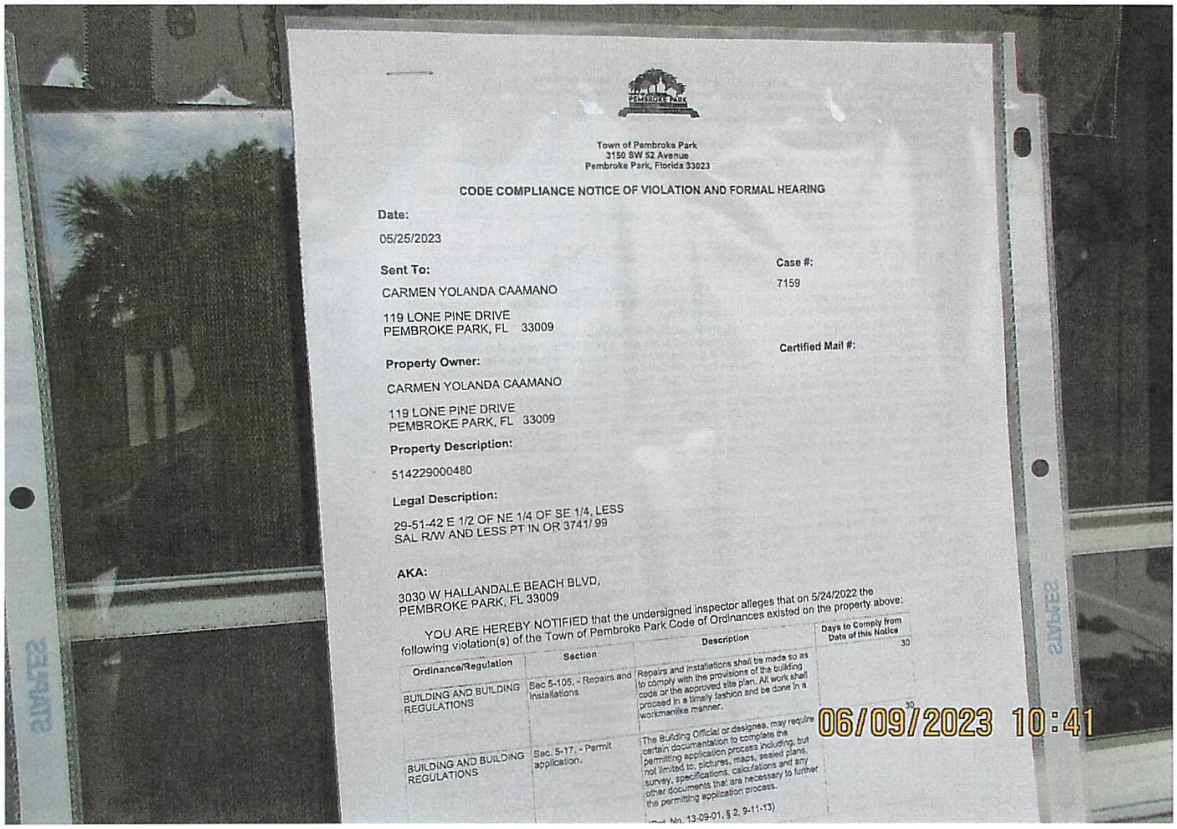
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of June, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2023

Case #:
7159

Sent To:
CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Property Description:
514229000480

Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

06/09/2023 10:41

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7159

Property Owner:

CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
3. Installed screen room without a permit. Obtain plans for permit and inspection.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

5/25/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CARMEN YOLANDA
CAAMANO

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7159

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CARMEN YOLANDA CAAMANO

Address: 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009

Folio: 514229000480

Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Means of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection. Only yellow shed requires permit. The white shed has been existing since 2006, permit requirement cannot be determined at that time. No permit has been applied for or obtained.
2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
3. Installed screen room without a permit. Obtain plans for permit and inspection. Screen room has been existing since 2006, permit requirement cannot be determined at that time.

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 5/25/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
NOH #8107, #7159
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 2481 6306 5316 78

2. Article Number *(Transfer from service label)*

7008 1140 0003 2128 2739

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Cruz

C. Date of Delivery 5.30.23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
NOH #8107, #7159
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 2481 6306 5316 61

2. Article Number *(Transfer from service label)*

7008 1140 0003 2128 2722

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N F

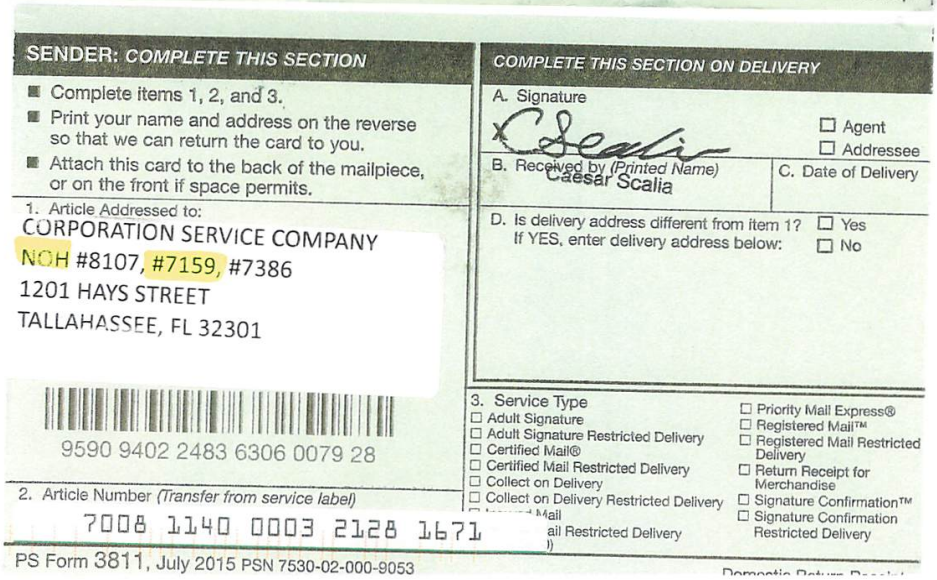
C. Date of Delivery 5/30

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH #8107, #7159, #7386
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 2483 6306 0079 28

2. Article Number *(Transfer from service label)*

7008 1140 0003 2128 1671

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C Scalia

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Caesar Scalia

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARKER LONE PINE WEST LLC/ CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	7159	05/24/2022

Property Owner:	Property Description:	Certified Mail #:
PARKER LONE PINE WEST LLC/ CARMEN YOLANDA CAAMANO 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
2. Started work without a permit, full interior renovation (includes removal of kitchen, subfloors and two bathrooms). Obtain plans for permit and inspections.
3. Installed screen room without a permit. Obtain plans for permit and inspection.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$6,146,540	$312,980	$6,459,520	$6,071,830	
2022	$6,146,540	$312,980	$6,459,520	$5,519,850	$122,349.42
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$6,071,830	$6,459,520	$6,071,830	$6,071,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,071,830	$6,459,520	$6,071,830	$6,071,830

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7159, 8107

Hasler FIRST-CLASS MAIL
01/27/2023
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Parker-Lone Pine West LLC
3030 W. Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7159, 8107

Hasler FIRST-CLASS MAIL
01/27/2023
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:
CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:
7159

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7159, 3107

Hasler FIRST CLASS MAIL
01/27/2023
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Parker Lane Pine West LLC
3800 N. Bronx Ave 2nd FL
Skokie, IL 60077

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Carmen Yolanda Caamano

Date 5/24/22

Site Address 119 Lone Pine Drive Pembroke Park, FL

Case #

Sub/Park Parker Lone Pine Lane

Permit #

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA #

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Installation of Sheds(2) without a permit. Full interior renovation done without a permit. Bathroom renovation.

Corrective Action(s)

Obtain plans for inspections and permits

- ☒ Structural
- ☒ Code Enforcement
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☒ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to the property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARKER LONE PINE WEST LLC/ CARMEN YOLANDA CAAMANO 119 LONE PINE LANE PEMBROKE PARK, FL 33009	7159	05/24/2022

Property Owner:	Property Description:	Certified Mail #:
PARKER LONE PINE WEST LLC/ CARMEN YOLANDA CAAMANO 119 LONE PINE LANE PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
2. Started work without a permit, full interior renovation (includes removal of kitchen, subfloors and two bathrooms). Obtain plans for permit and inspections.
3. Installed screen room without a permit. Obtain plans for permit and inspection.
Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,146,540	$312,980	$6,459,520	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$6,459,520	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$6,459,520	$5,519,850	$5,519,850

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7159

Hasler FIRST-CLASS MAIL
06/06/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO

119 LONE PINE LANE
PEMBROKE PARK, FL 33009

7159

Property Owner: **Property D-**

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #7159

Hasler FIRST-CLASS MAIL
06/06/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Parker Lone Pine West LLC
3030 Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV# 7154

Hasler
06/06/2022
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Parker Lone Pine West LLC
8800 N BRONX Ave 2nd FL
Skokie, IL 60077



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MAY 26 2023
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
PARKER LONE PINE WEST LLC
NOH #8107, #7159
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
PS Form 3800, A
7008 1140 0003 2128 2722



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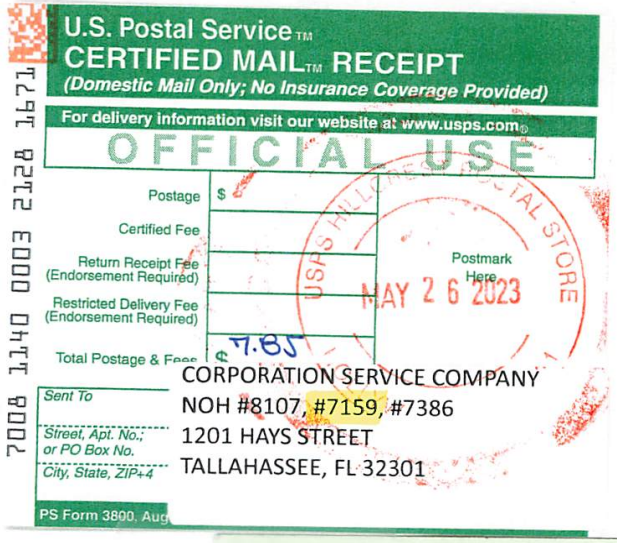
MAY 26 2023
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
CARMEN YOLANDA CAAMANO
NOH #8107, #7159
119 LONE PINE DRIVE,
PEMBROKE PARK, FL 33009
PS Form 3800, Aug
7008 1140 0003 2128 2746



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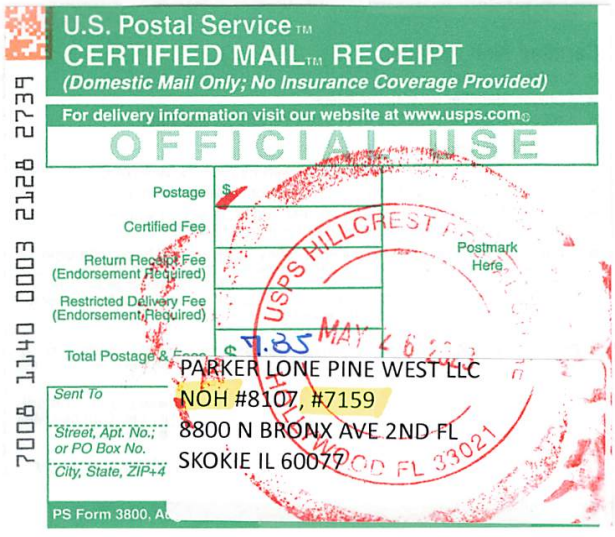
USPS HILLCREST STATION HOLLYWOOD FL
MAY 26 2023
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
CORPORATION SERVICE COMPANY
NOH #8107, #7159, #7386
1201 HAYS STREET
TALLAHASSEE, FL 32301
PS Form 3800, Aug
7008 1140 0003 2128 1671



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.85
Postmark Here
USPS HILLCREST STATION HOLLYWOOD FL 33021
MAY 26 2023
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
PARKER LONE PINE WEST LLC
NOH #8107, #7159
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077
PS Form 3800, A
7008 1140 0003 2128 2739



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
CARMEN YOLANDA CAAMANO
NOH #8107, #7159
119 LONE PINE DRIVE,
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0079 11

2. Article Number (Transfer from service label)
7008 1140 0003 2128 2746

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name) N.F
C. Date of Delivery 5/26
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

MWM
Transmittal Number: 27039397

Rejection of Service of Process

Return to Sender Information:

Town Of Pembroke Park null
Town Of Pembroke Park
3150 Sw 52nd Avenue
Pembroke Park, FL 33023

Date:	06/03/2023
Party Served:	Carmen Yolanda Caamano
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, Fl 33009
Case/Reference No:	7159

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

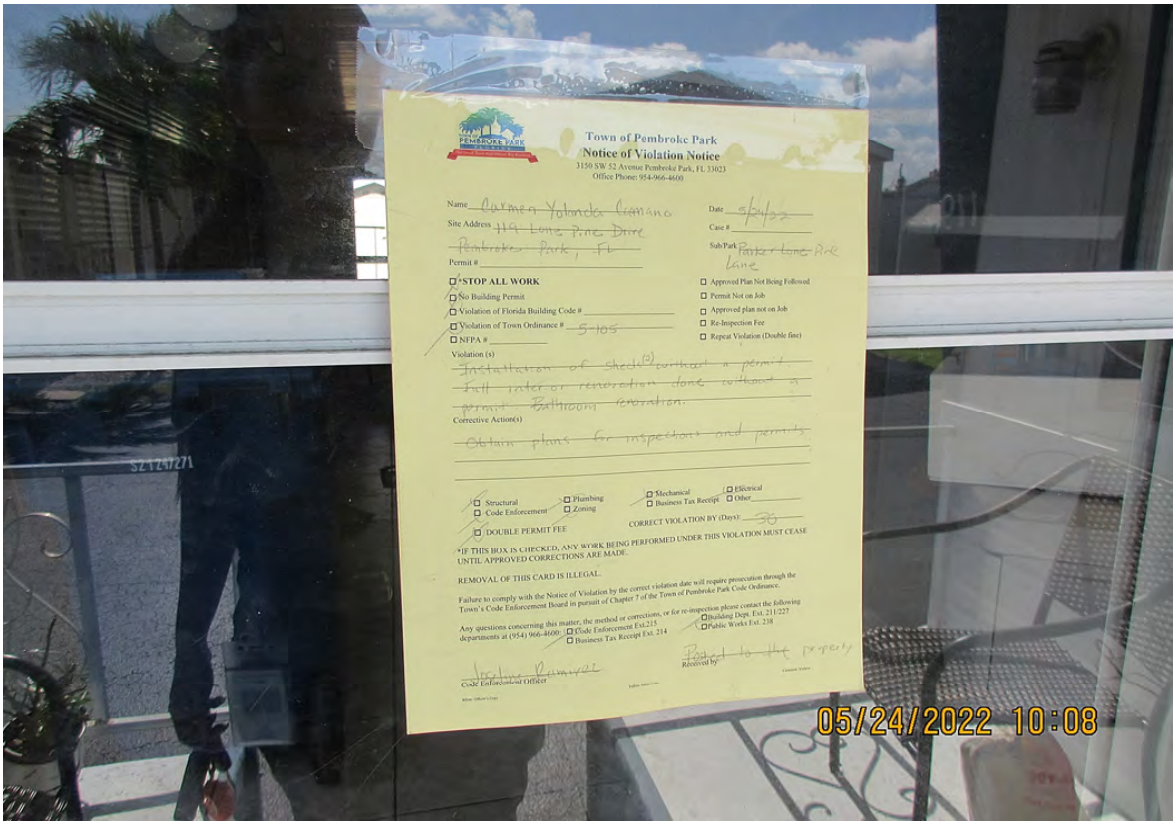
- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name Carmen Yolanda Camano
Site Address 119 Long Pine Drive
Pembroke Park, FL
Permit #
Date 5/24/22
Case #
Sub/Park Parker Lane Park Lane
STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance # 5-105
NFPA #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Violation (s)
Installation of shed(s) without a permit.
Full interior renovation done without a permit. Bathroom renovation.
Corrective Action(s)
Obtain plans for inspections and permits.
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days): 30
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
Code Enforcement Ext.215
Business Tax Receipt Ext. 214
Building Dept. Ext. 211/227
Public Works Ext. 238
Posted to the property
Code Enforcement Officer
Received by
05/24/2022 10:08


119
05/24/2022 09:59


05/24/2022 09:59


05/24/2022 09:59


05/24/2022 09:59


05/24/2022 09:59


05/24/2022 09:59


05/24/2022 10:00


119
119
05/24/2022 10:00


05/24/2022 10:01


05/24/2022 10:01

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL,STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Folio

514230240054

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB
AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Case Status Open **Case #** 7382 **Date Next Inspection** 5/21/2025

Notes

Repeat Violation
1. Replace meter without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$93,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$93,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$93,800.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E	7382	05/07/2025
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 05/07/25 Phone: 954 6375602

Email: eugene.mmcgill@gmail.com

Property Address: 3911 SW 52 AVE B5-04

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, EUGENE M. MCGILL (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7382 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105 ; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

EUGENE M. MCGILL
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Eugene Marsham Mc. Gill and acknowledged that he did execute the foregoing Request for Hearing. DL M240-213-62-347-0

SWORN TO AND SUBSCRIBED before me on 07 day of May, 2025.

Aimara Fontalva
Notary

My Commission expires 12/18/28

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MCGILL, STEPHON E EST CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MCGILL, STEPHON E EST

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MCGILL, STEPHONE E EST AT 10:02 A.M. ON THE 07 DAY OF MAY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

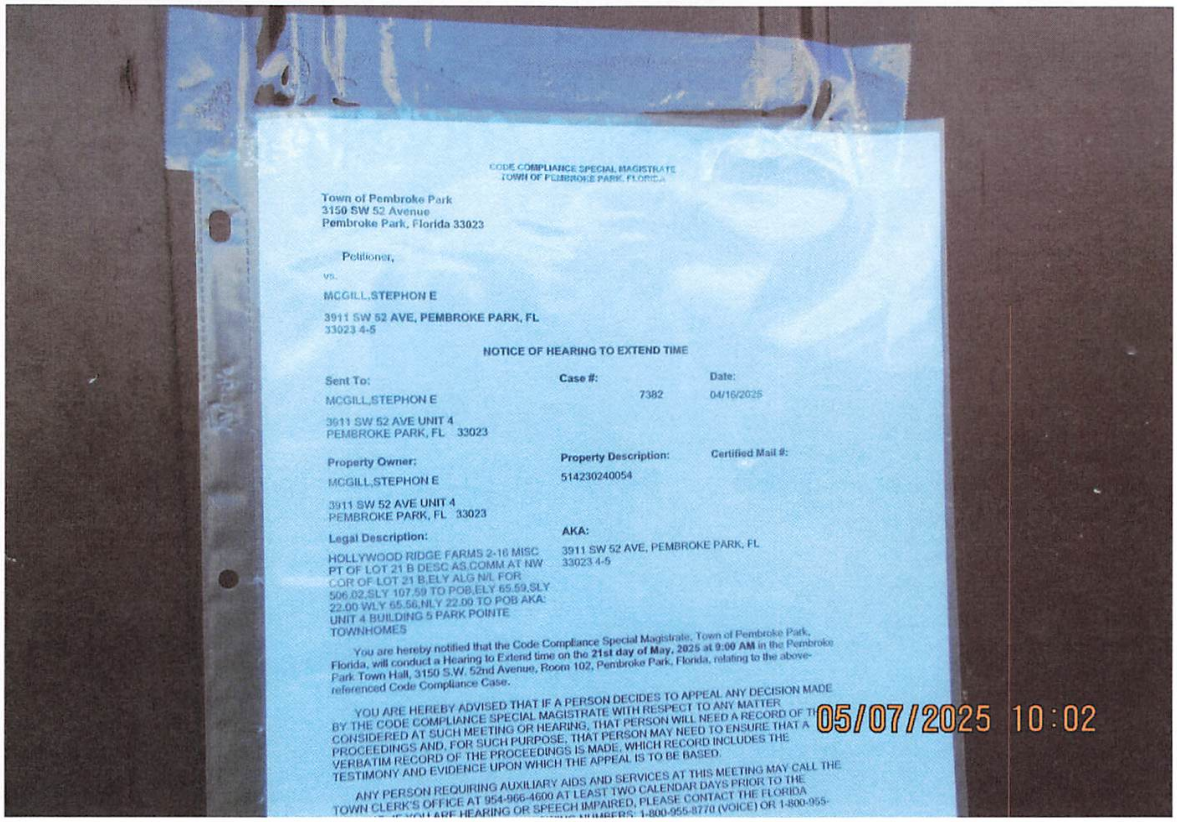
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [4 physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MCGILL,STEPHON E	7382	04/16/2025
3611 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		
Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5	

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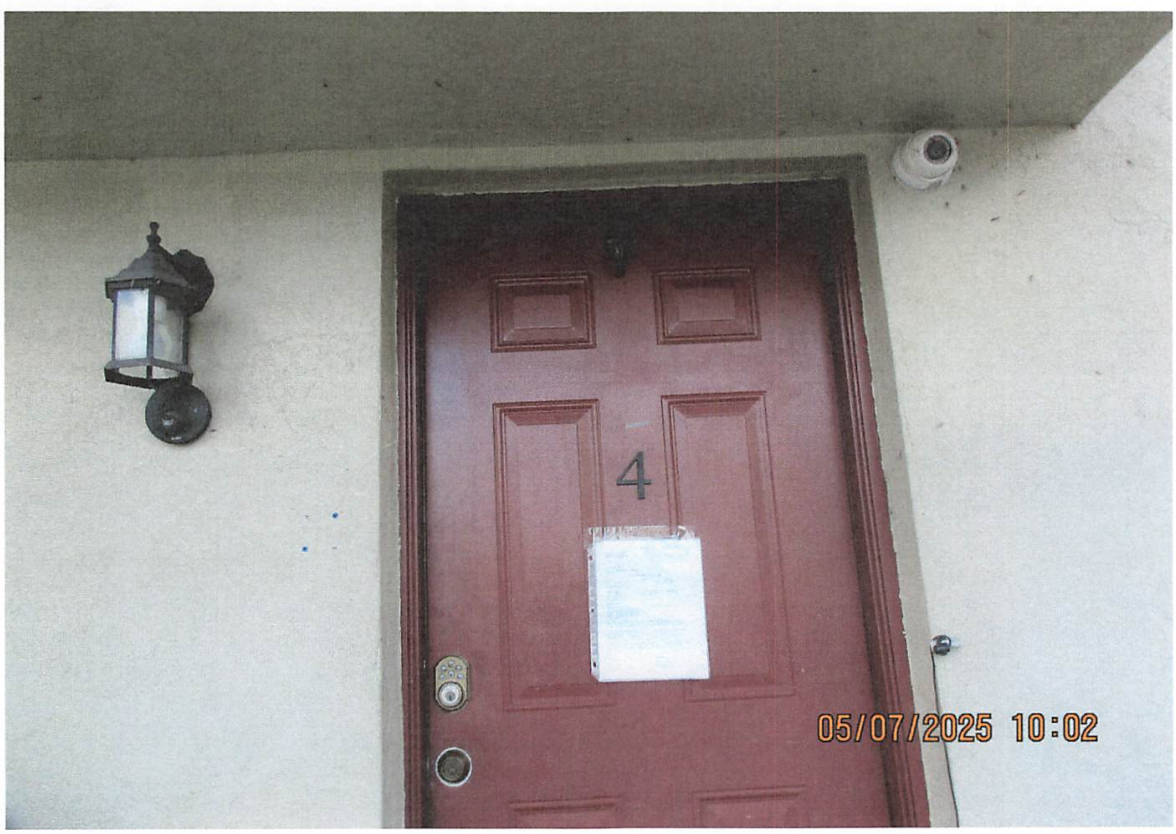
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE [illegible] HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA [illegible] NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

05/07/2025 10:02



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	7382	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	514230240054	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E	7382	04/16/2025
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Respondent(s)

Case #: 7382

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MCGILL,STEPHON E

Address: 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023

Folio: 514230240054

Site Address: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
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: 5/21/2025

Notes/Means of Correction:

1. Replace meter without a permit. Obtain plans for permit and inspections. Violation not corrected. 2110778-0 | 3911 SW 52 AVE, Unit 4 Bldg 5 | STEPHON MCGILL | Expired

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 9.64

Sent To

Street and Apt. N

City, State, ZIP+4

USPS WEST HOLLYWOOD HILLS
APR 17 2025
HOLLYWOOD, FL 33023

Postmark Here

MCGILL, STEPHONE
HCF NO. 7382
3911 SW 52 AVE UNIT #4-5
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1546

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

MCGILL,STEPHON E
Respondent(s)

Case No.: 7382

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3911 SW 52 AVE #4-5, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: MCGILL,STEPHON E

FOLIO NO.: 5142 30 24 0054

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. 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 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To MCGILL, STEPHON E
Street and Apt. No., F.O #7382
City, State, ZIP+4® 3911 SW 52 AVE UNIT 4,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7020 0640 0000 5918 9157

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Sent To MCGILL, STEPHON E
Street and Apt. No., F.O #7382
City, State, ZIP+4® 3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7020 0640 0000 5918 9133

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$ 7.82

Total Postage and Fee
$

Sent To
MCGILL, STEPHON E

Street and Apt. No., or
N.O.H #7382
3911 SW 52 AVENUE #4-5,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

PS Form 3800, April

Postmark Here

7021 1970 0000 4565 3659



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #4-5, PEMBROKE PARK FL 33023	ID #	5142 30 24 0054
Property Owner	MCGILL, STEPHON E	Millage	0613
Mailing Address	3911 SW 52 AVE UNIT 4 PEMBROKE PARK FL 33023-6947	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10,100	$197,680	$207,780	$70,310	
2021	$10,100	$145,740	$155,840	$68,270	$655.69
2020	$10,100	$144,190	$154,290	$67,330	$652.29

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$207,780	$207,780	$207,780	$207,780
Portability	0	0	0	0
Assessed/SOH 10	$70,310	$70,310	$70,310	$70,310
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$20,310	0	$20,310	$20,310
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$45,310	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
9/28/1995	WD	$61,500	24167 / 521

Land Calculations

Price	Factor	Type
$7.00	1,443	SF

Adj. Bldg. S.F. (Card, Sketch)	1292
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1995/1994	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MCGILL,STEPHON E CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MCGILL, STEPHON E AT 09:09 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

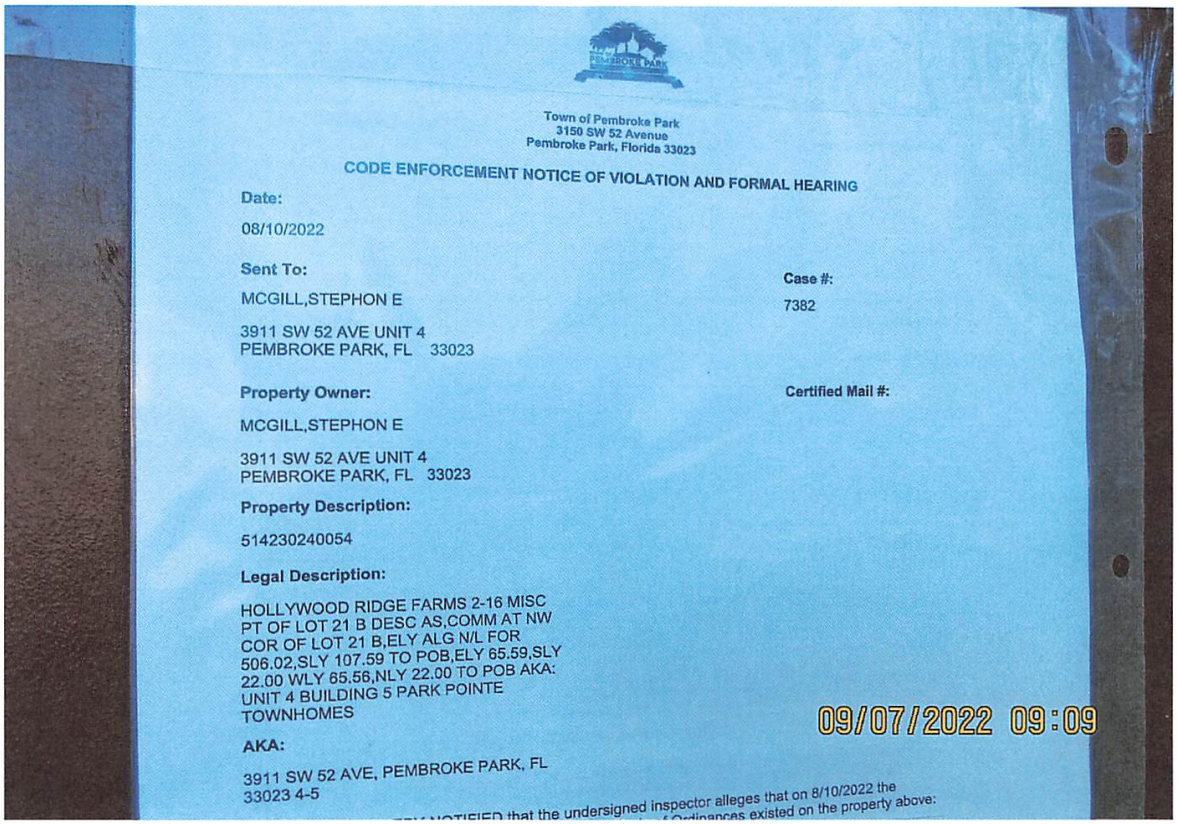
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
506.02,SLY 107.59 TO POB,ELY 65.59,SLY
22.00 WLY 65.56,NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

09/07/2022 09:09

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the
of Ordinances existed on the property above:



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Repeat Violation
1. Replace meter without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

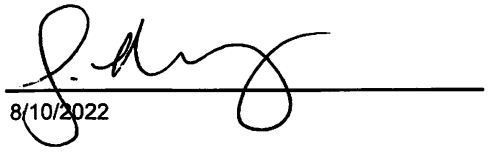
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/10/2022


08/08/2022 14:37


3
4
08/08/2022 14:37


5
08/08/2022 14:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	5325 SW 32 STREET PEMBROKE PARK, FL 33023	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Folio

514230180040

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Case Status Closed **Case #** 7393

Notes

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.

Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
1/25/2023		Affidavit of Compliance	Regular Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/25/2023

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/25/2023	$1,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
10/5/2022	Credit	$103.00
1/4/2023	Credit	$103.00
	Total Payments	**$206.00**
	Fees Outstanding	**$994.00**

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 8, 2025
INVOICE NO.: 001
FOR:

Case No.: 7393
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/21/2022 Admin Fee *Paid on 10/05/2022*	$ 100.00	$ -
1	Final Order 12/21/2022 Admin Fee *Paid on 01/04/2023*	$ 100.00	$ -
5	Day(s) of Per Diem from (01/20/2023 - 01/25/2023)	$ 250.00	$ 1,250.00
		Balance	$ 1,250.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5352 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 09:32 A.M. ON THE 07 DAY OF MAY 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.

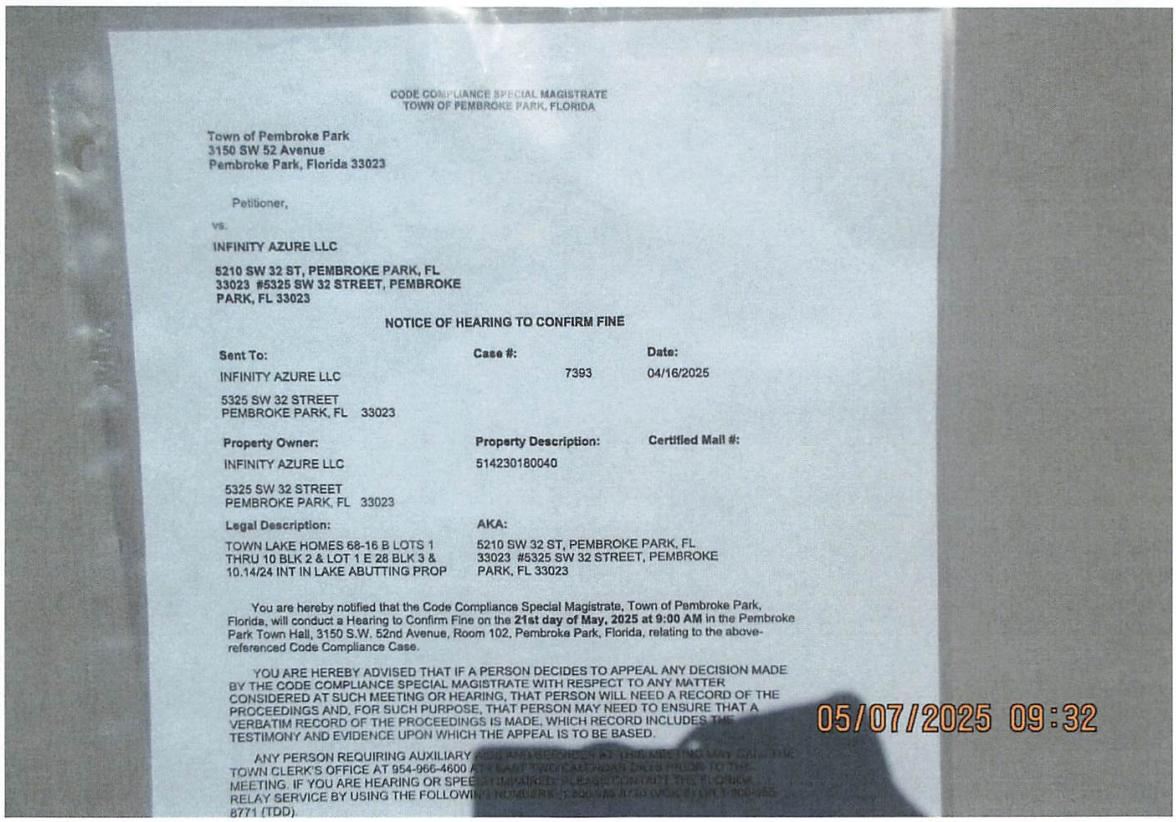
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [4 physical presence or [ ] online notarization this 07 day of May 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	7393	04/16/2025

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	514230180040	

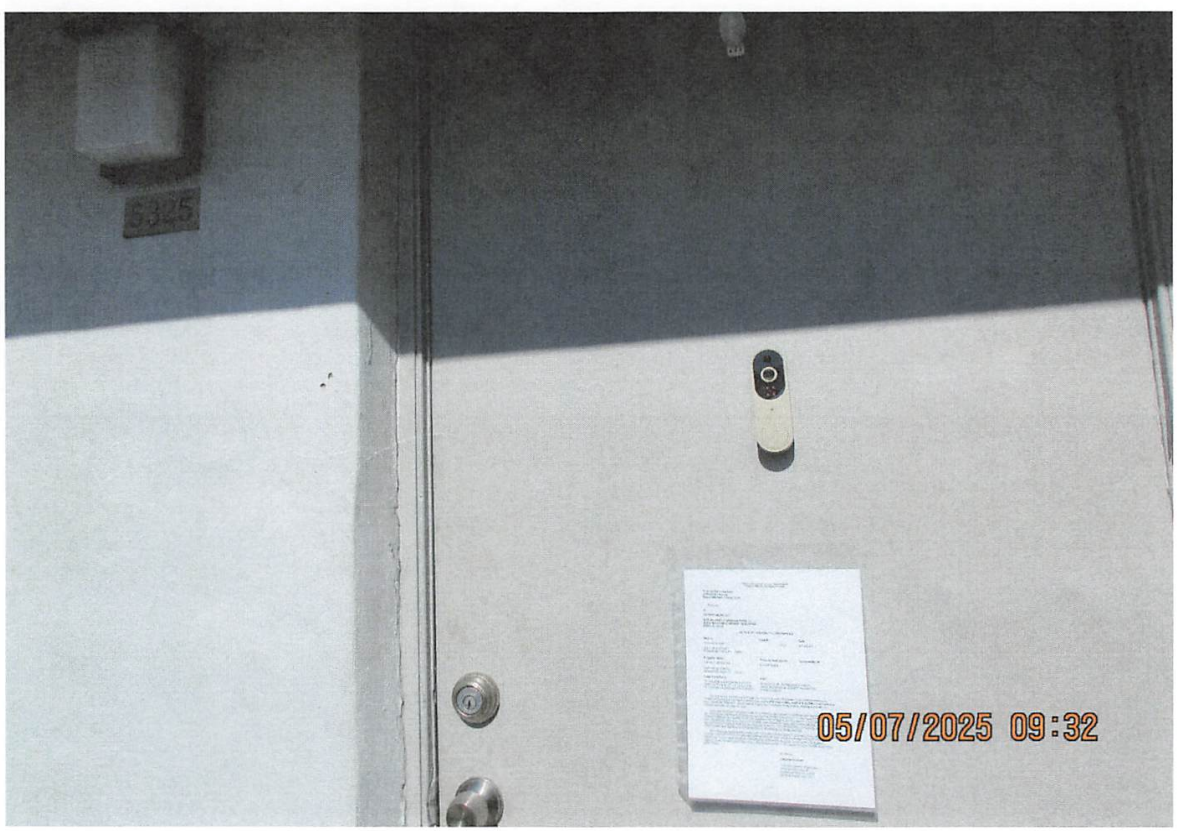
Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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 [illegible] AT THE MEETING MAY CONTACT 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).

05/07/2025 09:32



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	7393	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	514230180040	

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 9.64
Sent To
Street and Apt. I
City, State, ZIP+
USPS WEST HOLLYWOOD HILLS
APR 17 2025
Postmark Here
INFINITY AZURE LLC
LAW OFFICES OF ISAAC BENMERGUI,
P.A. – HCF NO. 7393 NOH 10110
10800 BISCAYNE BLVD STE 650
NORTH MIAMI, FL 33161
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1539



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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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☐ Adult Signature Restricted Delivery $
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$
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$ 9.64
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Street and Apt. No
City, State, ZIP+4
USPS WEST HOLLYWOOD HILLS
APR 17 2025
Postmark Here
INFINITY AZURE LLC
HCF NO. 7393 NOH 10110
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1522



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Certified Mail Fee
$
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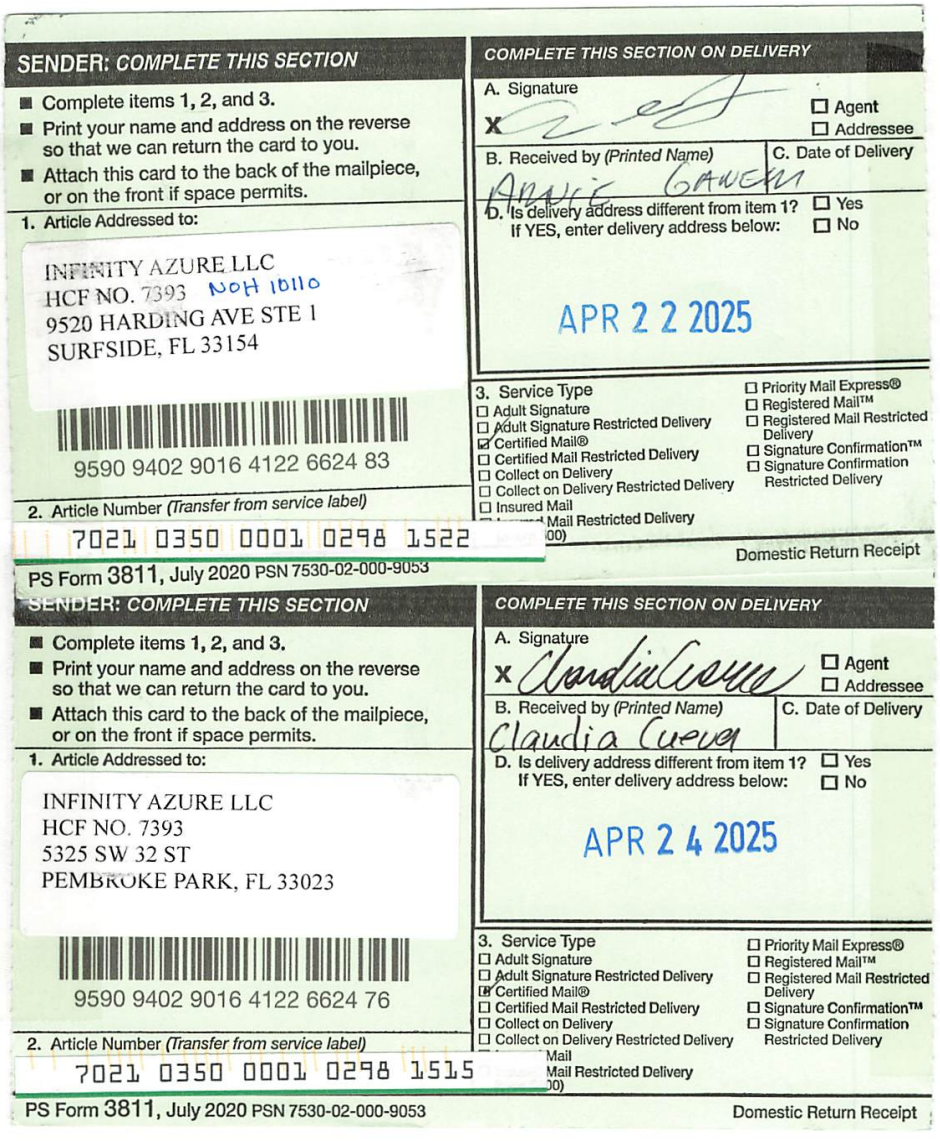
Street and Apt. No.
City, State, ZIP+4
USPS WEST HOLLYWOOD HILLS
APR 17 2025
Postmark Here
INFINITY AZURE LLC
HCF NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1515



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
HCF NO. 7393 NOH 10110
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 9016 4122 6624 83

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1522

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Annie Ganem

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 2 2 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
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
HCF NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6624 76

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1515

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Claudia Cuevas

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 2 4 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
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

INFINITY AZURE LLC
Respondent(s)

Case No.: 7393

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Building Official does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Clara Contreras
3726 SW 52nd Ave
Pembroke Park, FL 33023

Site Address:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Date 1/4/2023 10:46:02 AM
Invoice # 26717
For Code Enforcement Case# 7393

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

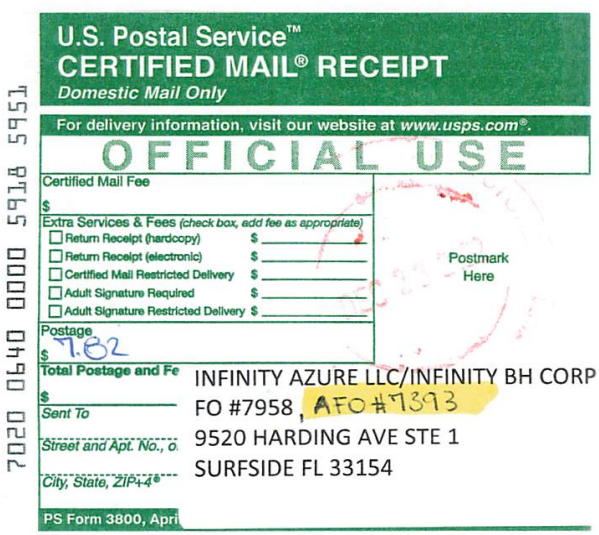
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	1/21/2023		$250.00	0	$0.00
Admin Fixed	9/22/2022		$100.00	0	$100.00
Admin Fixed	12/22/2022		$100.00	0	$100.00
Total					$200.00

Payments

Date	Type	Amount
10/5/2022	Credit	$103.00
1/4/2023	Credit	$103.00
Total		$206.00

Balance **($103.00)**



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To
INFINITY AZURE LLC/INFINITY BH CORP

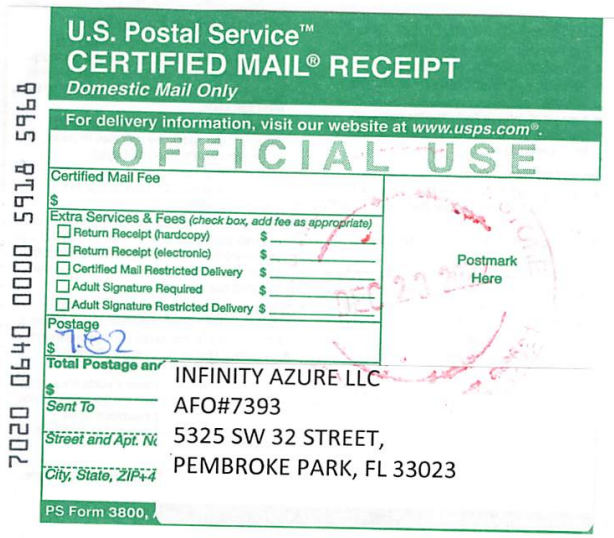
Street and Apt. No., o
FO #7958 , AFO#7393
9520 HARDING AVE STE 1

City, State, ZIP+4®
SURFSIDE FL 33154

PS Form 3800, Apri

Postmark Here

7020 0640 0000 5918 5951



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To
INFINITY AZURE LLC

Street and Apt. N
AFO#7393
5325 SW 32 STREET,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here

7020 0640 0000 5918 5968



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4

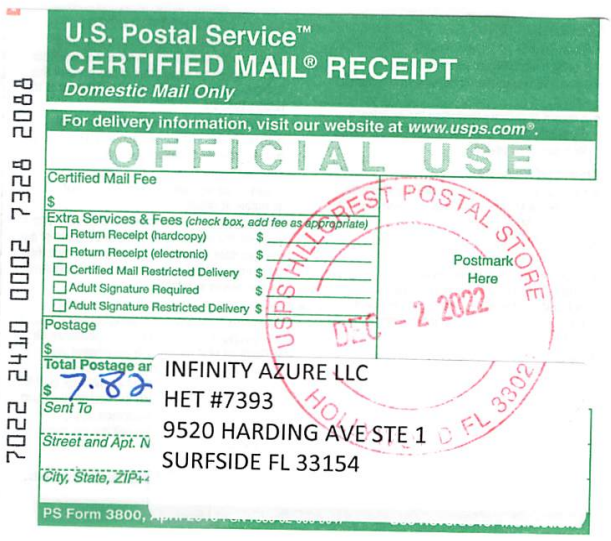
Postmark Here

DEC 2 2022

INFINITY AZURE LLC
HET#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023

PS Form 3800,

7022 2410 0002 7328 2071



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ar
$ 7.82

Sent To

Street and Apt. N

City, State, ZIP+4

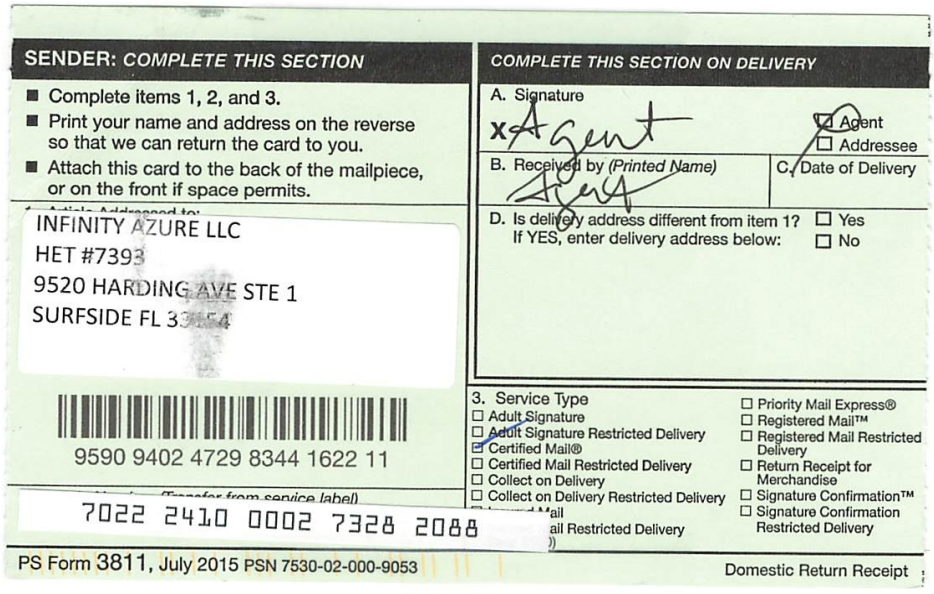
Postmark Here

DEC - 2 2022

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800,

7022 2410 0002 7328 2088



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 4729 8344 1622 11

7022 2410 0002 7328 2088

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Agent
☑ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:31 A.M. ON THE 8 DAY OF DECEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

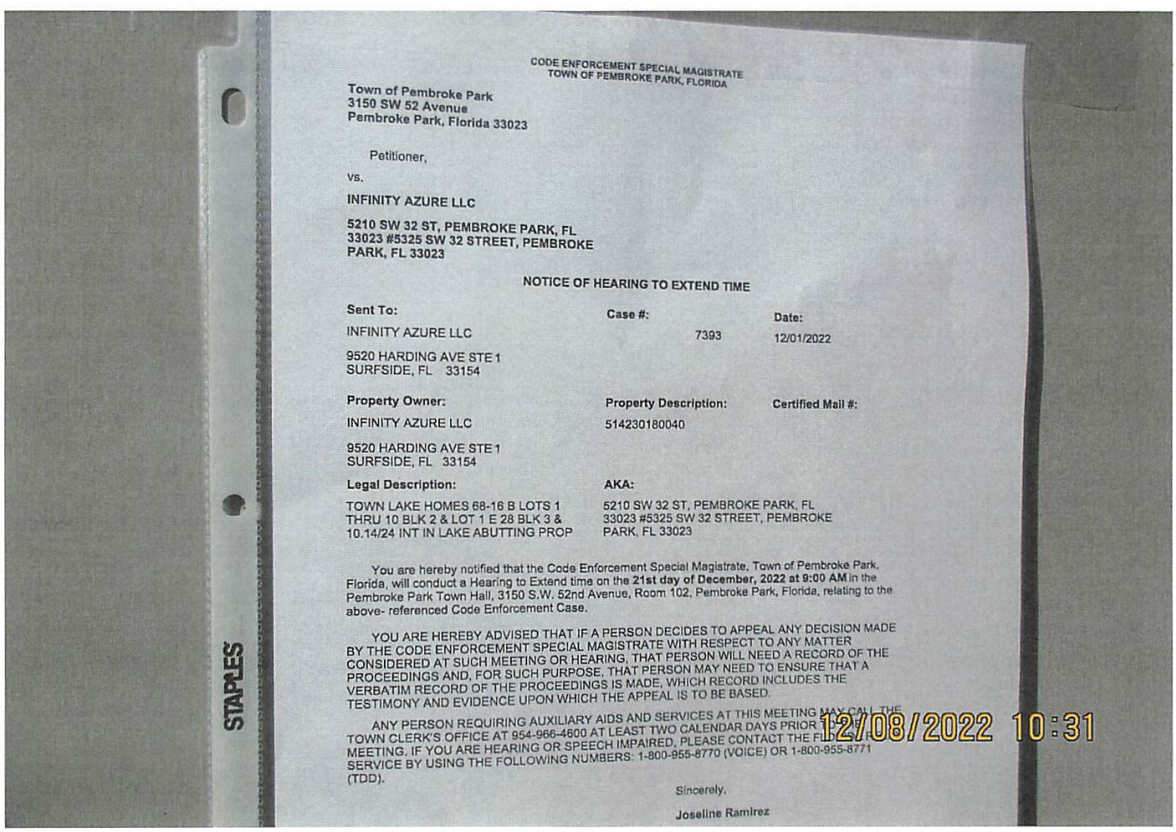
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7393	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180040	

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7393	12/01/2022
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
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9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/28/2022 Phone: 954-983-7050

Email: AZUREMANAGERC@infinitybh.com

Property Address: 335W 52nd Av. PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, GINA CORTES (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7393 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the DEC 21, 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $250.00 per day for violation(s)of the Town's Code of Ordinances:

5.105

5.17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

GINA CORTES
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Gina Cortes-Ortega and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 29 day of November, 2022.

Notary
My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Clara Contreras
3276 SW 52nd Avenue
Pembroke Park, FL 33023

Site Address:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Date 10/5/2022 2:02:44 PM
Invoice # 26410
For Code Enforcement Case# 7393

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/22/2022		$250.00	0	$0.00
Admin Fixed	9/22/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
10/5/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

7020 0640 0000 5918 9188

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To INFINITY AZURE LLC

Street and Apt. No., o F.O #7393
5210 SW 32 STREET,

City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Apri

Postmark Here
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9201

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To INFINITY AZURE LLC

Street and Apt. No., F.O #7393
5325 SW 32 STREET,

City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9195

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To INFINITY AZURE LLC
GOLDFARB, IGHAL

Street and Apt. No., F.O #7393
9520 HARDING AVE STE 1,

City, State, ZIP+4® SURFSIDE, FL, 33154

PS Form 3800, Apr

Postmark Here
SEP 26 20

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, IGHAL
F.O #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9659 23

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9195

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 1970 0000 4565 3680

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To INFINITY AZURE LLC
N.O.H #7393

Street and Apt. No., 5210 SW 32 STREET,

City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here

7021 1970 0000 4565 3697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393

Street and Apt. No., 9520 HARDING AVE STE 1,

City, State, ZIP+4® SURFSIDE, FL, 33154

PS Form 3800, Ap

Postmark Here

AUG 1 1 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:

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9652 51

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3697

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Agent C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED AUG 15 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7020 0640 0000 5922 2786

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To INFINITY AZURE LLC
N.O.H #7393

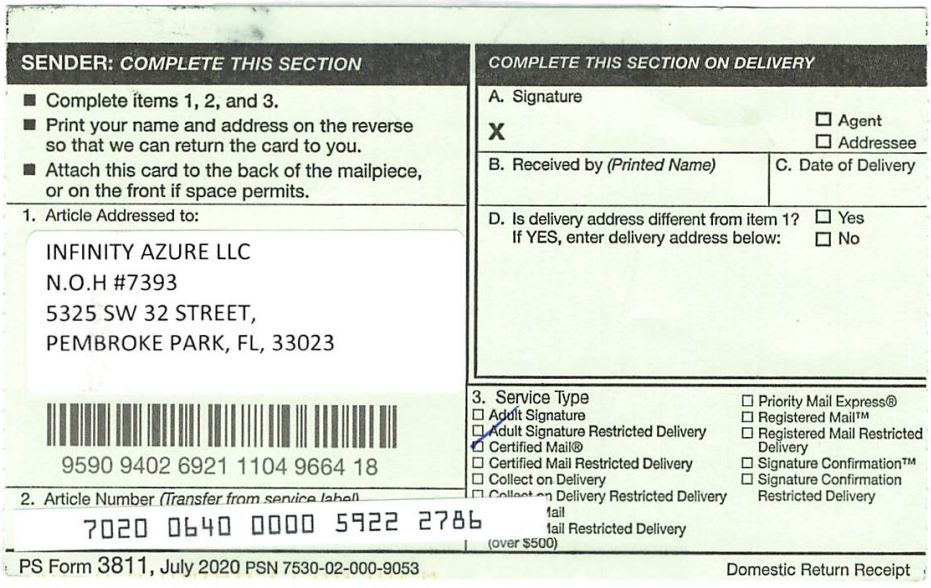
Street and Apt. N 5325 SW 32 STREET,

City, State, ZIP+ PEMBROKE PARK, FL, 33023

PS Form 3800, April 2015

BOYNTON BEACH, FL 33437
SEP - 8 2022
US POSTAL SERVICE

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:

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9664 18

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2786

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	)	Case No.: 7393

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$71,340	$2,345,230	$2,416,570	$2,416,570	
2021	$54,190	$1,037,060	$1,091,250	$1,079,020	$23,282.93
2020	$54,190	$926,740	$980,930	$980,930	$21,170.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Portability	0	0	0	0
Assessed/SOH	$2,416,570	$2,416,570	$2,416,570	$2,416,570
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	$2,416,570	$2,416,570	$2,416,570	$2,416,570

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	35,672	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:05 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

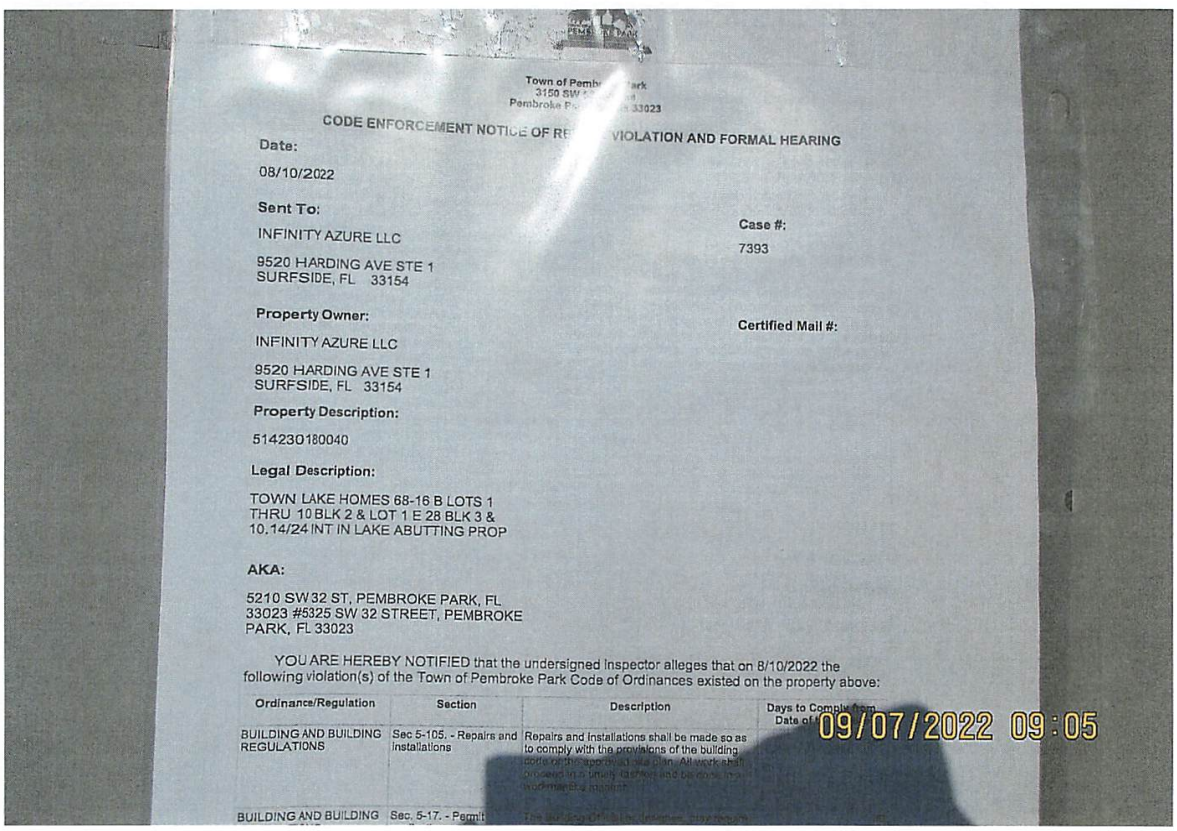
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW [illegible]
Pembroke Park, FL 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/10/2022 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
BUILDING AND BUILDING REGULATIONS	Sec. 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code and the approved plans. All work shall be performed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING	Sec. 5-17. - Permit	[illegible]	

09/07/2022 09:05

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/10/2022


5325
08/01/2022 10:12


08/01/2022 10:13

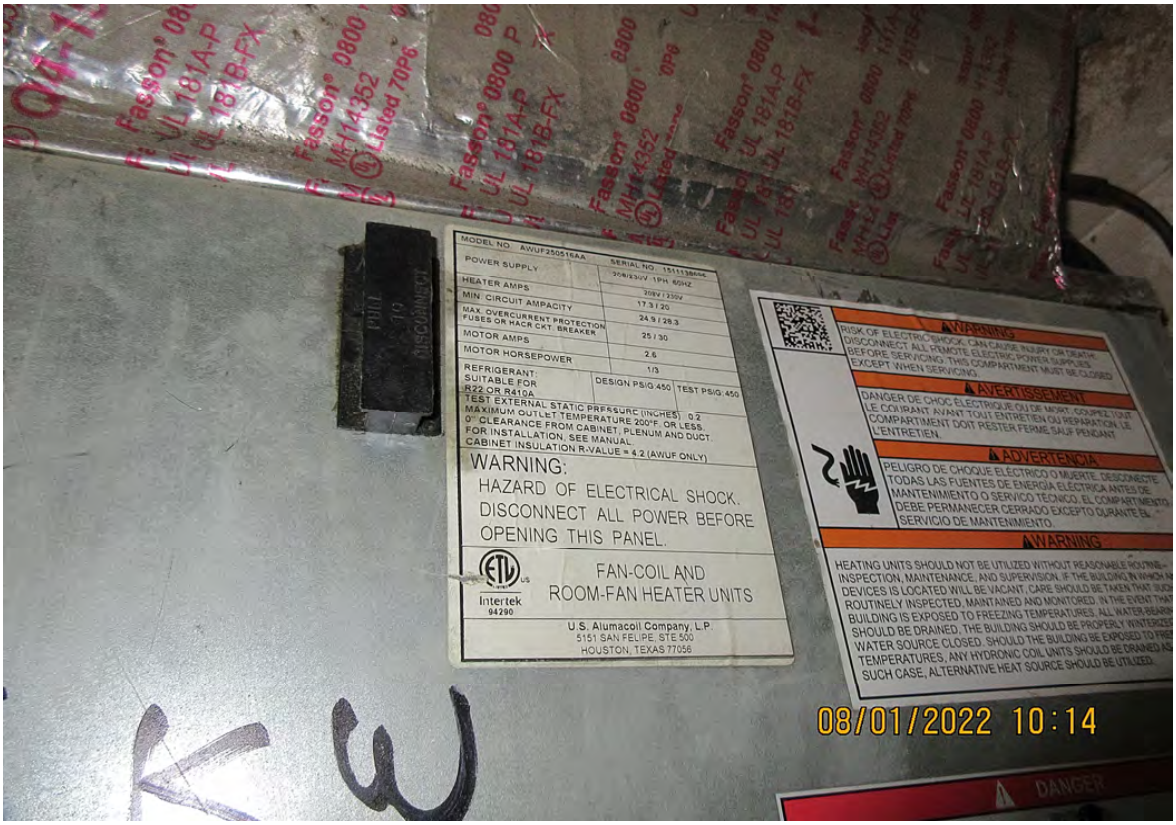

08/01/2022 10:14

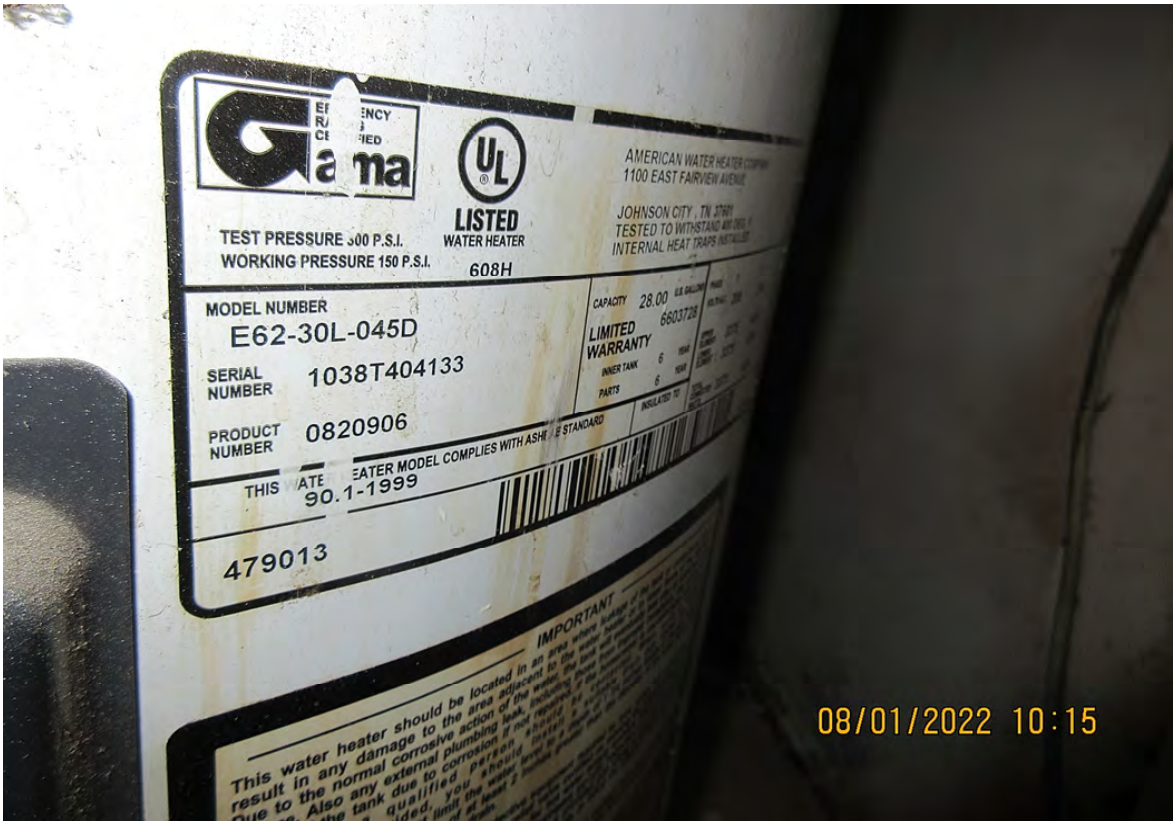

08/01/2022 10:14


08/01/2022 10:14


PremierPlus
ENERGY EFFICIENT WATER HEATER
ENERGYGUIDE
08/01/2022 10:14


5 KW
08/01/2022 10:14


MODEL NO. AWUF250516AA
SERIAL NO. 1511138694
POWER SUPPLY 208/230V 1PH 60HZ
HEATER AMPS 208V / 230V
MIN. CIRCUIT AMPACITY 17.3 / 20
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER 24.9 / 28.3
MOTOR AMPS 25 / 30
MOTOR HORSEPOWER 2.6
REFRIGERANT: SUITABLE FOR R22 OR R410A 1/3
DESIGN PSIG:450
TEST PSIG:450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200°F, OR LESS.
0" CLEARANCE FROM CABINET, PLENUM AND DUCT.
FOR INSTALLATION, SEE MANUAL.
CABINET INSULATION R-VALUE = 4.2 (AWUF ONLY)
WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
FAN-COIL AND
ROOM-FAN HEATER UNITS
Intertek
94290
U.S. Alumacoil Company, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TEXAS 77056
WARNING
AVERTISSEMENT
ADVERTENCIA
WARNING
08/01/2022 10:14
KW


LISTED
WATER HEATER
608H
AMERICAN WATER HEATER COMPANY
1100 EAST FAIRVIEW AVENUE
JOHNSON CITY, TN 37601
TEST PRESSURE 300 P.S.I.
WORKING PRESSURE 150 P.S.I.
MODEL NUMBER
E62-30L-045D
SERIAL NUMBER
1038T404133
PRODUCT NUMBER
0820906
CAPACITY 28.00
LIMITED WARRANTY
INNER TANK 6
PARTS 6
479013
IMPORTANT
08/01/2022 10:15


03/06/2023 17:34



Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2565 S PARK LN PEMBROKE PARK , FL 33009	2565 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000055

Legal Description

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195
AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Open **Case #** 7734 **Date Next Inspection** 5/21/2025

Notes

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Town Hall to obtain BTR/CU at 954-966-4600, ext. 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/20/2022		Notice of Violation	Regular Mail
3/29/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/29/2023		Affidavit of Non-Compliance	Hand
4/19/2023	4/19/2023	Final Order	Certified Mail
2/21/2025		Affidavit of Non-Compliance	Certified Mail
2/21/2025	3/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	Order of Continuance	Certified Mail
4/25/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

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: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$371,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$371,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$371,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN LLC CASE NO. 7734

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE CROWN LLC AT 09:30 A.M. ON THE 08 DAY OF MAY 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.

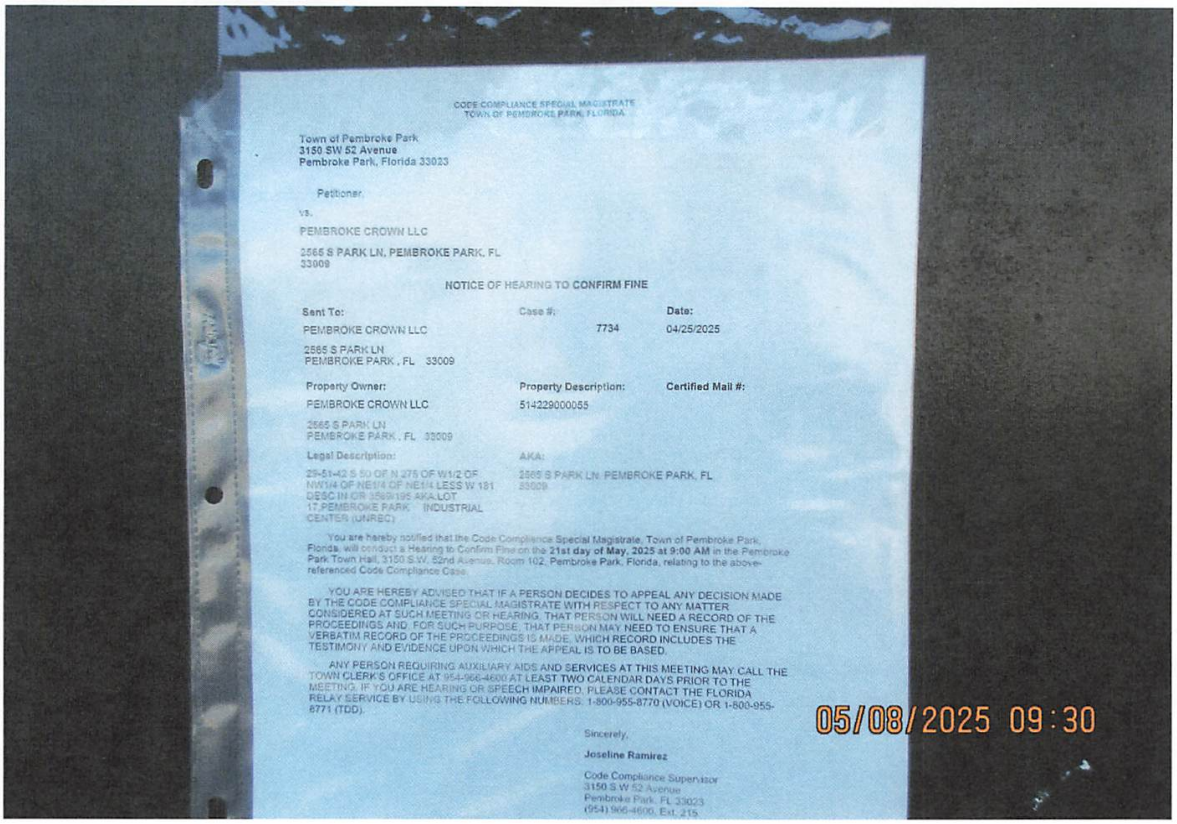
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC	7734	04/25/2025
2565 S PARK LN PEMBROKE PARK , FL 33009		

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC	514229000055	
2565 S PARK LN PEMBROKE PARK , FL 33009		

Legal Description:	AKA:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3569/195 AKA LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2565 S PARK 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 **21st day of May, 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.

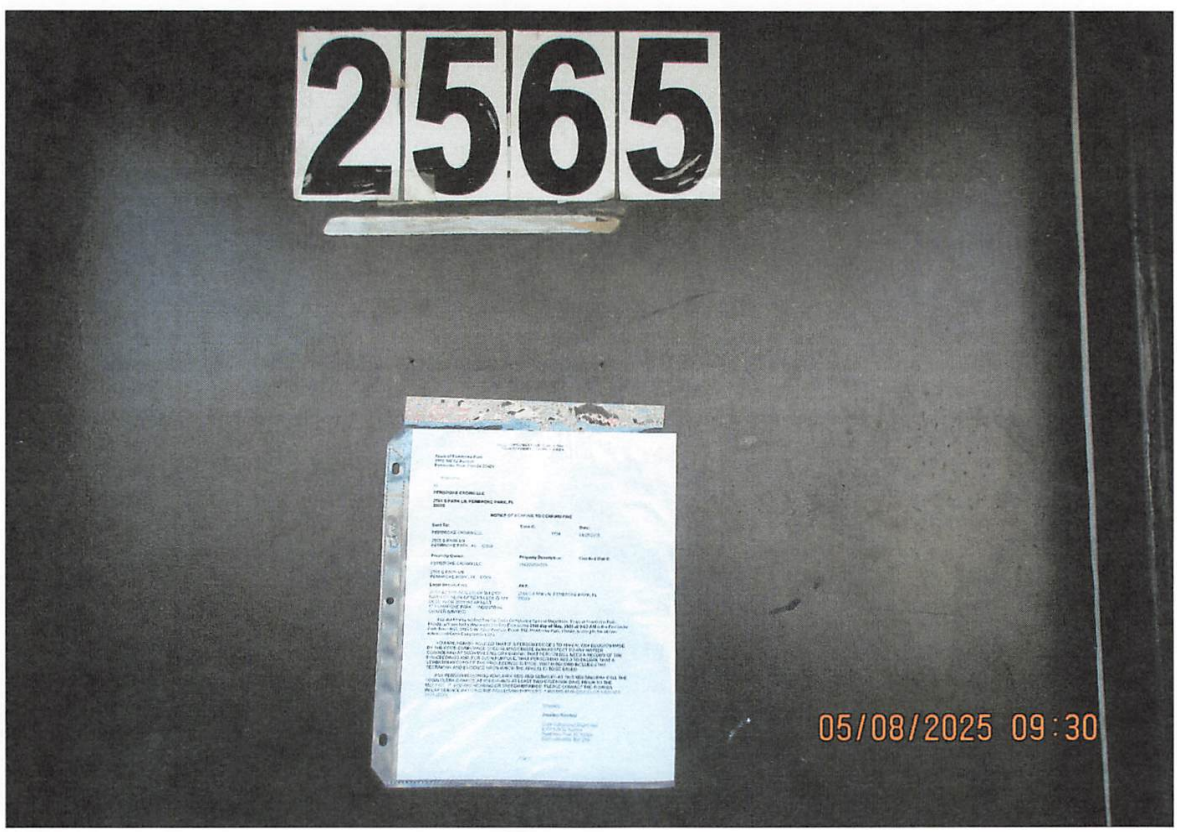
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

05/08/2025 09:30

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 7734
PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-28, and 15-40.		
1	Final Order 04/19/2023 Admin Fee	$ 100.00	$ 100.00
748	Day(s) of Per Diem from (05/04/2023 - 05/21/2025)	$ 500.00	$ 374,000.00
		Balance	$ 374,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN LLC	7734	04/25/2025
2565 S PARK LN PEMBROKE PARK , FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN LLC	514229000055	
2565 S PARK LN PEMBROKE PARK , FL 33009		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2565 S PARK LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC
2565 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:
7734

On 2/21/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN LLC
Address:	2565 S PARK LN PEMBROKE PARK , FL 33009
Folio:	514229000055
Site Address:	2565 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/21/2025
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: 2/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 2/21/2025

Notes/Means of Correction:

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

9589 0710 5270 1814 1949 75

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 $

Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

Sent To
Etan Paz / Pembroke Crown LLC HCF JR
Street and Apt. No., or PO Box No.
2673 S Park Lane 4288
City, State, ZIP+4®
Pembroke Park, FL 33009 7734

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1926 98

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

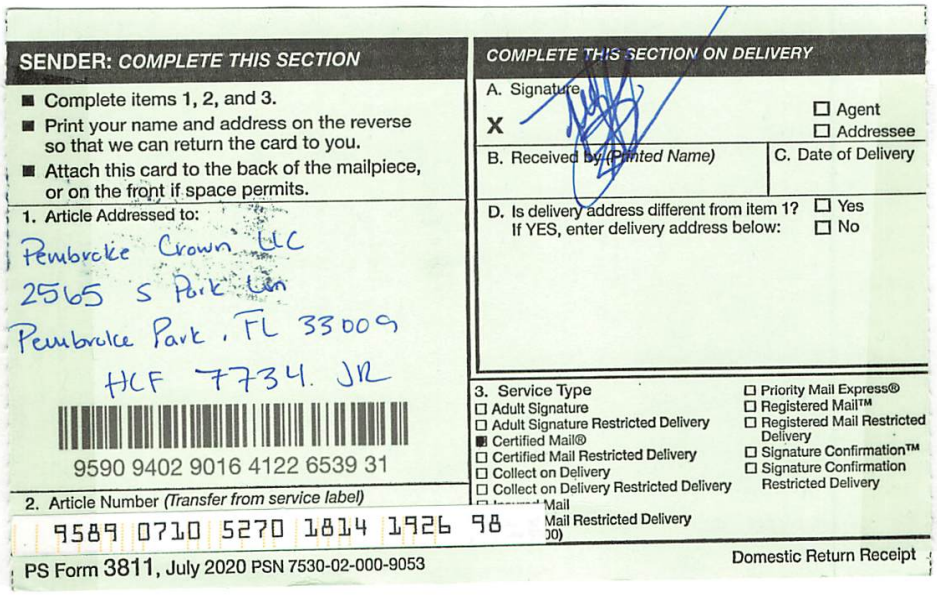
Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

Sent To
Pembroke Crown LLC HCF
Street and Apt. No., or PO Box No.
2565 S Park ln 7734
City, State, ZIP+4®
Pembroke Park, FL 33009 JR

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Crown, LLC
2565 S Park Ln
Pembroke Park, FL 33009

HCF 7734. JR

9590 9402 9016 4122 6539 31

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1926 98

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 9.64

Sent To
PEMBROKE CROWN LLC
OC NO. 7734

Street and Apt. N
2565 S PARK LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS
MAR 19 2025
Postmark Here
HOLLYWOOD, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1922 85



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 9.64

Sent To
PEMBROKE CROWN LLC
ETAN RAZ
OC NO. 7734, 8288

Street and Apt. I
2673 S PARK LANE

City, State, ZIP+
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS
MAR 19 2025
Postmark Here
HOLLYWOOD, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1922 78

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC, Respondent(s)	)	Case No.: 7734

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2565 S PARK LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC

FOLIO NO.: 5142 29 00 0055

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

An administrative hearing was held before the undersigned Special Magistrate on March 19th, 2025. 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 MAY 21ST, 2025, 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 MAY 21ST, 2025.

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 19th day of March 2025.

TOWN OF PEMBROKE PARK, FLORIDA

Andre McKenney, Special Magistrate

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 19, 2025.

Notary Public, State of Florida

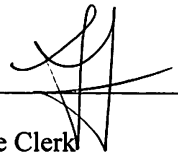
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Certificate of Service

This 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 order on this 19th day of March, 2025.



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, FL 33023

Jeremy B. Shir
JEREMY SHIR LAW FIRM, PA
1221 S 21st Ave
Hollywood, FL 33020
DIRECT (954) 662-3496
EMAIL JeremyShir@JeremyShirLawfirm.com

JEREMY SHIR LAW FIRM PA
LAND USE & ZONING PRACTICE

Jeremy Shir Law Firm, PA
Land Use & Zoning Practice

1221 S 21st Ave | Hollywood, FL 33020
Phone: (954) 662-3496
Email: JeremyShir@JeremyShirLawfirm.com

March 18, 2025

VIA EMAIL: Bsherman@gorencherof.com

Re: Requested Deferral of Cases #9850 (owned by 2099 South Park Rd LLC), #8288 and #7734 (Owned by Pembroke Crown LLC) Due to Attorney Not Being Available for Hearing

Dear Mr. Sherman:

On behalf of my client, we are requesting a deferral of cases #9850, #8288 and #7734, currently scheduled for hearing on 3/19/2025 as I am unable to attend this hearing. The below is a basic summary of my client's plan of compliance.

Case #9850: This case is at 2099 S Park Road and deals with a lift station that was overflowing sewage into a French drain. Due to the health hazard, my client was told by various Town staff as well as Broward County to take the necessary measures immediately to resolve the issue; after inspection, it was determined that it was a faulty pump, rather than the lift station itself which was the source of the issues. They were then informed verbally by Town staff that no permit was required to replace the pump. The work has been done and violation has been cured – we are respectfully asking for an inspection by the Town as soon as possible and a finding that the violation has been cured.

Case #7734: This case is at 2565 S Park Lane and relates to the operation of a business onsite without a Business Tax Receipt and Certificate of Use. This property had obtained a Business Tax Receipt every year until 2022 under the previous business name of AC Customs; in 2022, one of the partners passed away which resulted in a new entity (H&G) being formed, applying for a BTR and being denied for lack of a life safety plan. After numerous attempts by the tenant to come into compliance, last year my client (the property owner) took matters into his own hands and hired the appropriate professionals, including an architect and civil engineer to expedite the matter and obtain approval. The plan is moving along and we anticipate submittal of a new life safety plan shortly.

Case #8288: This case is at 2649 S Park Lane and relates to operating without a BTR, outdoor storage, electrical work done without a permit and having a mezzanine without a permit. Please note that the permits are in progress and we anticipate approval soon.

Should you have any questions, do not hesitate to reach out.

Sincerely,

JEREMY SHIR, P.A.



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: March 11, 2025
INVOICE NO.: 001
FOR:

Case No.: 7734
PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-28, and 15-40.		
1	Final Order 04/19/2023 Admin Fee	$ 100.00	$ 100.00
685	Day(s) of Per Diem from (05/04/2023 - 03/19/2025)	$ 500.00	$ 342,500.00
		Balance	$ 342,600.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN LLC CASE NO. 7734

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE CROWN LLC AT 11:23 A.M. ON THE 06 DAY OF MARCH 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

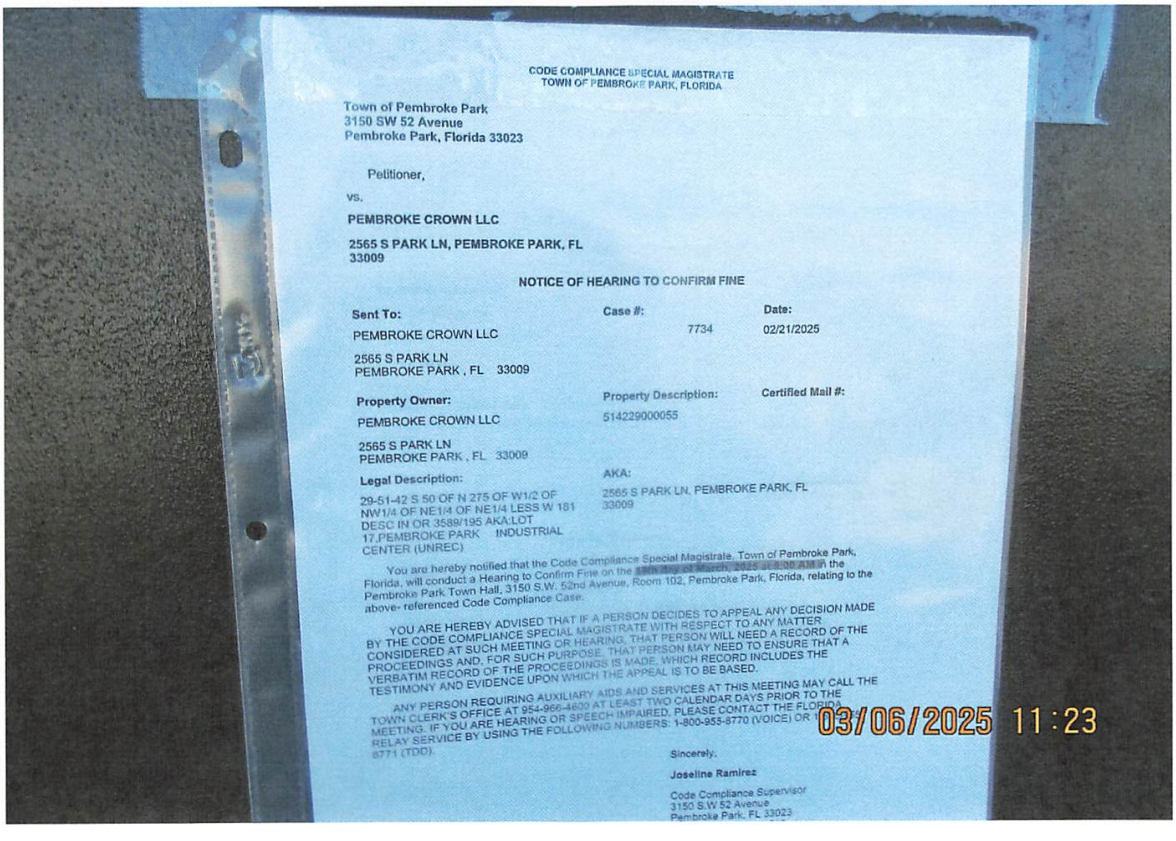
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of March, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


2565
03/06/2025 11:23


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE CROWN LLC
2565 S PARK LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK , FL 33009
Case #:
7734
Date:
02/21/2025
Property Owner:
PEMBROKE CROWN LLC
2565 S PARK LN
PEMBROKE PARK , FL 33009
Property Description:
514229000055
Certified Mail #:
Legal Description:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2565 S PARK LN, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the
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 711 8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
03/06/2025 11:23

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN LLC	7734	02/21/2025
2565 S PARK LN PEMBROKE PARK , FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN LLC	514229000055	
2565 S PARK LN PEMBROKE PARK , FL 33009		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2565 S PARK LN, PEMBROKE PARK, FL 33009

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 March, 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

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7734

On 2/21/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN LLC
Address:	2565 S PARK LN PEMBROKE PARK , FL 33009
Folio:	514229000055
Site Address:	2565 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/21/2025
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: 2/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 2/21/2025

Notes/Means of Correction:

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. Violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1814 1920 87

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
$

Total Postage ar
$ 9.68

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

PEMBROKE CROWN LLC
HCF NO. 7734
2565 S PARK LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1814 1920 94

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage
$ 9.68

Sent To

Street and Apt.

City, State, ZIP:

Postmark Here

PEMBROKE CROWN LLC
ETAN RAZ
HCF NO. 7734
2673 S PARK LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

H & G QUALITY WOODWORK - 2565 S PARK LN PEMBROKE PK, FL 33009

Status	BTR Issued
Job Type	Business Tax Permit
Master Process #	82514
Permit #	25377024-0
Plan Review	
Permit Issued	1/21/2025 3:41:19 PM
Permit Expired	
Permit Complete	

Permit Warnings 4 | Overrides 1

- Print Permit Card
- Print Permit Status
- Print Reviews
- Print Inspections
- Print Associated Permits
- Print Audit Report
- Print Screen

Fees

New Fee | Delete Fees | Pay

Amount Paid $ 863.91 | Amount Due $ 150.00 | Amount Unapplied $ 0.00

Appli…	Date	FY	Type	Work Item	Notes	Qua…	Amo…		
(OT…	9/23…		Buil… Permit (2017)	Reinspections 1st Disapproval Fee	Failed Inspection	1	$50.00		
(OT…	9/23…		Buil… Permit (2017)	Reinspections 1st Disapproval Fee	Failed Inspection	1	$50.00		
(OT…	9/22…		Buil… Permit (2017)	Reinspections 1st Disapproval Fee	Failed Inspection	1	$50.00		
(OT…	9/20…	2022	Buil… Permit (2017)	Technology Convenience Fee	Convenience Fee	25.16	$25.16	26222	
(OT…	9/20…	2022	Busi… Tax Rec…	Fire Dpt Inspection Fee - Business Tax		200	$20…	26222	
(OT…	9/20…	2022	Busi… Tax	Building Dpt Inspection Fee -		50	$50.00	26222	

			Rec…	Business Tax				
(OT…	6/26…	2022	Busi… Tax Rec…	Annual Fire Department Inspection	9/8/2021	200	$20…	26222
(OT…	3/2/…	2022	Busi… Tax Rec…	Penalty Fee / Late Charges	Mar 1-Penalty on Bal	5.75	$5.75	26222
(OT…	1/4/…	2022	Busi… Tax Rec…	Penalty Fee / Late Charges	For Jan	5.66	$5.66	26222
(OT…	12/6…	2022	Busi… Tax Rec…	Penalty Fee / Late Charges	For Dec	5.58	$5.58	26222
(OT…	11/1/…	2022	Busi… Tax Rec…	Penalty Fee / Late Charges	For Nov	5.49	$5.49	26222
(OT…	10/1…	2022	Busi… Tax Rec…	Penalty Fee / Late Charges	For Oct	5.41	$5.41	26222
(OT…	4/13…	2021	Busi… Tax Rec…	Penalty Fee / Late Charges	Mar 1-Penalty on Bal	5.33	$5.33	26222
(OT…	1/11/…	2021	Busi… Tax Rec…	Penalty Fee / Late Charges	Misc Penalty-Jan	5.25	$5.25	26222
(OT…	12/6…	2021	Busi… Tax Rec…	Penalty Fee / Late Charges	Misc Penalty-Dec	5.18	$5.18	26222
(OT…	11/3/…	2021	Busi… Tax Rec…	Penalty Fee / Late Charges	Misc Penalty-Nov	5.1	$5.10	26222
(OT…	10/1…	2021	Busi… Tax Rec…	Penalty Fee / Late Charges	Misc Penalty - Oct	10	$10.00	26222
(OT…	6/8/…	2020	Busi… Tax Rec…	Penalty Fee / Late Charges	Del. Penalty-Mar 1	4.88	$4.88	26222
(OT…	2/4/…	2020	Busi… Tax Rec…	Penalty Fee / Late Charges	Penalty-Jan 1	24.2	$24.20	26222
(OT…	6/24…	2019	Busi… Tax Rec…	Penalty Fee / Late Charges	Del. Penalty-Mar 1	31.59	$31.59	26222

(OT…	3/22…	2018	Busi… Tax Rec…	Penalty Fee / Late Charges	Del. Penalty-Mar 1	29.33	$29.33	*26222*	
(OT…	6/28…	2017	Busi… Tax Rec…	Annual Fire Department Inspection	Date of Insp-09/20/16	240	$24…	*26222*	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC Respondent(s)	)	Case No.: 7734

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: PEMBROKE CROWN LLC

PROPERTY OWNER: 2565 S PARK LN, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0055

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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) 15-17; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-28 and 15-40 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of April 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.

Nazly Dayana CA.

Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO. 7734
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 10:36 A.M. ON THE 07 DAY OF APRIL 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

4/11/23
AFFIANT

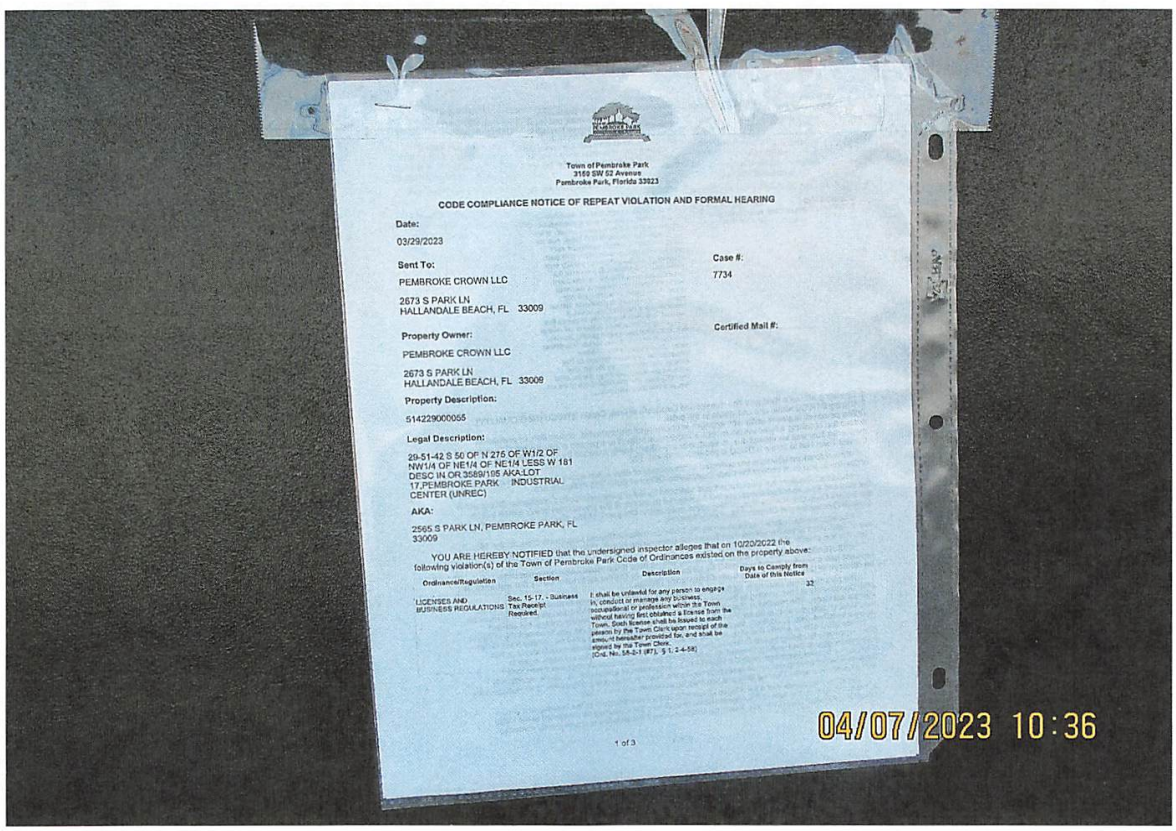
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


2565
Mail
04/07/2023 10:36


Town of Pembroke Park
3155 SW 62 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/29/2023
Case #:
7734
Sent To:
PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Owner:
PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH, FL 33009
Property Description:
514229000055
Legal Description:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2565 S PARK LN, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS
Sec. 15-17. - Business Tax Receipt Required.
It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the annual hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1; 2-4-58)
32
1 of 3
04/07/2023 10:36

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/29/2023

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

7734

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000055

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2565 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	32

LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	32
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	32

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU (H&G QUALITY).
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.
Contact Town Hall to obtain BTR/CU at 954-966-4600, ext. 182

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

3/29/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2565 S PARK LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7734

On 3/29/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN LLC
Address:	2673 S PARK LN HALLANDALE BEACH, FL 33009
Folio:	514229000055
Site Address:	2565 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/29/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 3/29/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 3/29/2023

Notes/Means of Correction:

109390 (ELE) - BTR Inspection 9/23/2022 9/23/2022 12:00 AM Joseph A Faris Jr Failed (774156) BTR ONLY
109391 (FIR) - BTR Inspection - Fire 9/22/2022 9/22/2022 12:00 AM Craig Braun Failed (774154) BTR ONLY
109392 (BUL) - BTR Business Occupancy Inspection 9/23/2022 9/22/2022 12:00 AM Miguel Nunez Failed (774155) BTR ONLY

No Current Business Tax Receipt, must pass and complete all inspections to obtain a BTR. Contact Town Hall at 954-966-4600.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/29/2023

Nazly Dardona CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Voided

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/28/2022

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

7734

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000055

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2565 S PARK LN, PEMBROKE PARK, FL 33009 #H&G QUALITY

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Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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Lisa Cannon

BTR/Code Enforcement
Officer

Lisa Cannon

10/28/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC 2673 S PARK LN HALLANDALE BEACH, FL 33009	7734	10/20/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC 2673 S PARK LN HALLANDALE BEACH, FL 33009	514229000055	

Legal Description:	AKA:
29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2565 S PARK LN, PEMBROKE PARK, FL 33009 #H&G QUALITY

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Notes/Means of Correction:

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Lisa Cannon
BTR/Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2565-2573 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0055
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LN HALLANDALE BEACH FL 33009	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$53,820	$401,130	$454,950	$454,950	
2022	$53,820	$401,130	$454,950	$454,950	
2021	$53,820	$364,950	$418,770	$418,770	$9,005.49

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$454,950	$454,950	$454,950	$454,950
Portability	0	0	0	0
Assessed/SOH	$454,950	$454,950	$454,950	$454,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$454,950	$454,950	$454,950	$454,950

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2016	WD*-E	$850,000	113679108
10/28/2013	WD*-E	$525,000	111897263
10/23/2003	SW*	$680,000	36328 / 1219
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,688	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Mailing Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Registered Agent Name & Address

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGRM

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Case# 7734

Hasler FIRST-CLASS MAIL
10/21/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

H&G QUALITY
2565 S PARK LANE
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Case # 7734

Hasler FIRST-CLASS MAIL
10/21/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

PEMBROKE CROWN LLC
2673 S PARK LN
HALLANDALE BEACH FL 33009

7020 0090 0001 3495 9997

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Pos
$
Sent To N.O.H. #7734
Street an PEMBROKE CROWN LLC
City, Stat 2676 S PARK LANE
HALLANDALE BEACH, FL 33009

Postmark Here
OCT 20 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0001 3495 9980

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Po N.O.H. 7734
H&G QUALITY
Sent To 2656 S PARK LANE
Street a PEMBROKE PARK, FL 33023
City, Sta

Postmark Here
OCT 20 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

N.O.H. #7734
H&G QUALITY
2565 S PARK LANE
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9665 93

2. Article Number *(Transfer from service label)* 7020 0090 0001 3495 9980

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

N.O.H. 7734
PEMBOKE CROWN LLC
2676 S PARK LANE
HALLANDALE BEACH, FL 33009

9590 9402 6921 1104 9665 86

2. Article Number *(Transfer from service label)* 7020 0090 0001 3495 9997

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE CROWN LLC
RAZ, ETAN
NOH #7734
2673 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7849 19

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 8549

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

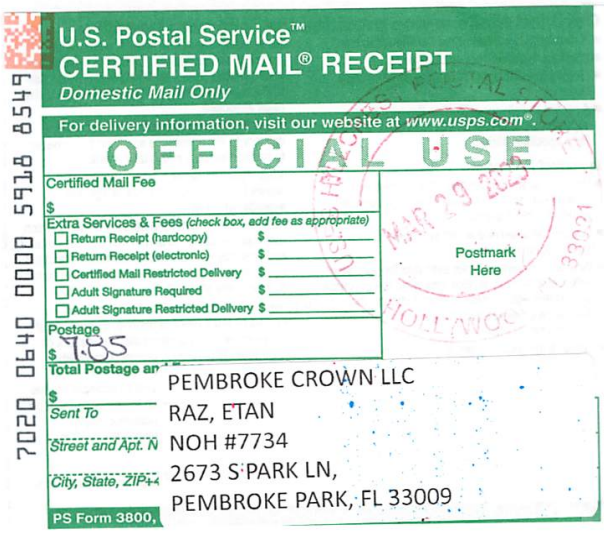
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC
RAZ, ETAN

Street and Apt. N NOH #7734

City, State, ZIP+4 2673 S PARK LN,
PEMBROKE PARK, FL 33009

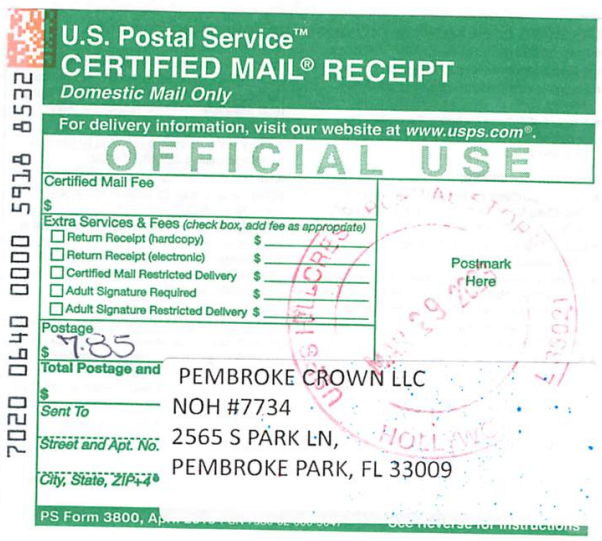
PS Form 3800,

Postmark Here

MAR 29 2023

HOLLYWOOD FL 33021

7020 0640 0000 5918 8549



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC
NOH #7734

Street and Apt. No. 2565 S PARK LN,
PEMBROKE PARK, FL 33009

City, State, ZIP+4

PS Form 3800, A

See Reverse for Instructions

Postmark Here

MAR 29 2023

HOLLYWOOD FL 33021

7020 0640 0000 5918 8532

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


2565
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
09/16/2022 12:35


Milwaukee
09/16/2022 12:38


09/16/2022 12:38


PREMIUM
LEVELLA
09/16/2022 12:38


SPLIT TYPE AIR CONDITIONER
INDOOR MODEL
OUTDOOR MODEL
PAC123355A
REFRIGERANT
COOLING CAPACITY
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE
DISCHARGE
4.2MPa
SUCTION
1.5MPa
WEIGHT/INDOOR
WEIGHT/OUTDOOR
8.7kg
25.4kg
POWER SOURCE
STANDARD RATING CONDITIONS
COOLING
HEATING
RATED CURRENT
17.5A
RATED INPUT
1750W
OUTDOOR UNIT RESISTANCE CLASS
IP24
INDOOR UPC: 715688086930
OUTDOOR UPC: 715688086947
PREMIUM
LEVELLA.
09/16/2022 12:38


09/16/2022 12:39


09/16/2022 12:39


09/16/2022 12:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2649 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

Folio

514229000050

Legal Description

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Open **Case #** 8288 **Date Next Inspection** 5/21/2025

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited.
5. Permanent window sign prohibited. Remove window sign.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections. Repeat violation, ref case 5445, 5466 and 5465.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/27/2023		Notice of Violation	Certified Mail
2/27/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail Hand
2/20/2025		Affidavit of Non-Compliance	Certified Mail
2/20/2025	3/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	Order of Continuance	Certified Mail
4/25/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025

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: 5/21/2025
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)	2/20/2025
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: 5/21/2025
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: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 5/21/2025
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...	2/20/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$176,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$176,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$176,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN LLC CASE NO. 8288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2649 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE CROWN LLC AT 09:28 A.M. ON THE 08 DAY OF MAY 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.

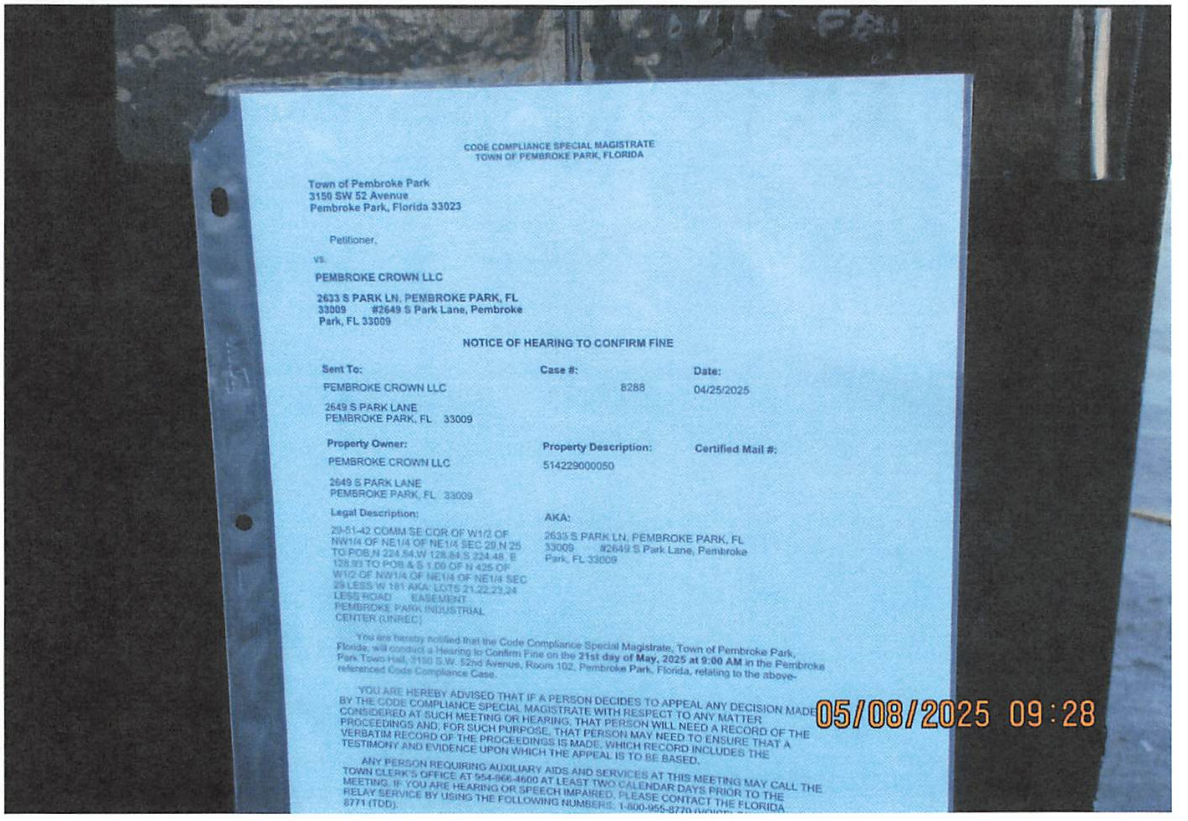
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	8288	04/25/2025

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	514229000050	

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.64,S 224.48, E 128.93 TO POB,& S 1.09 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

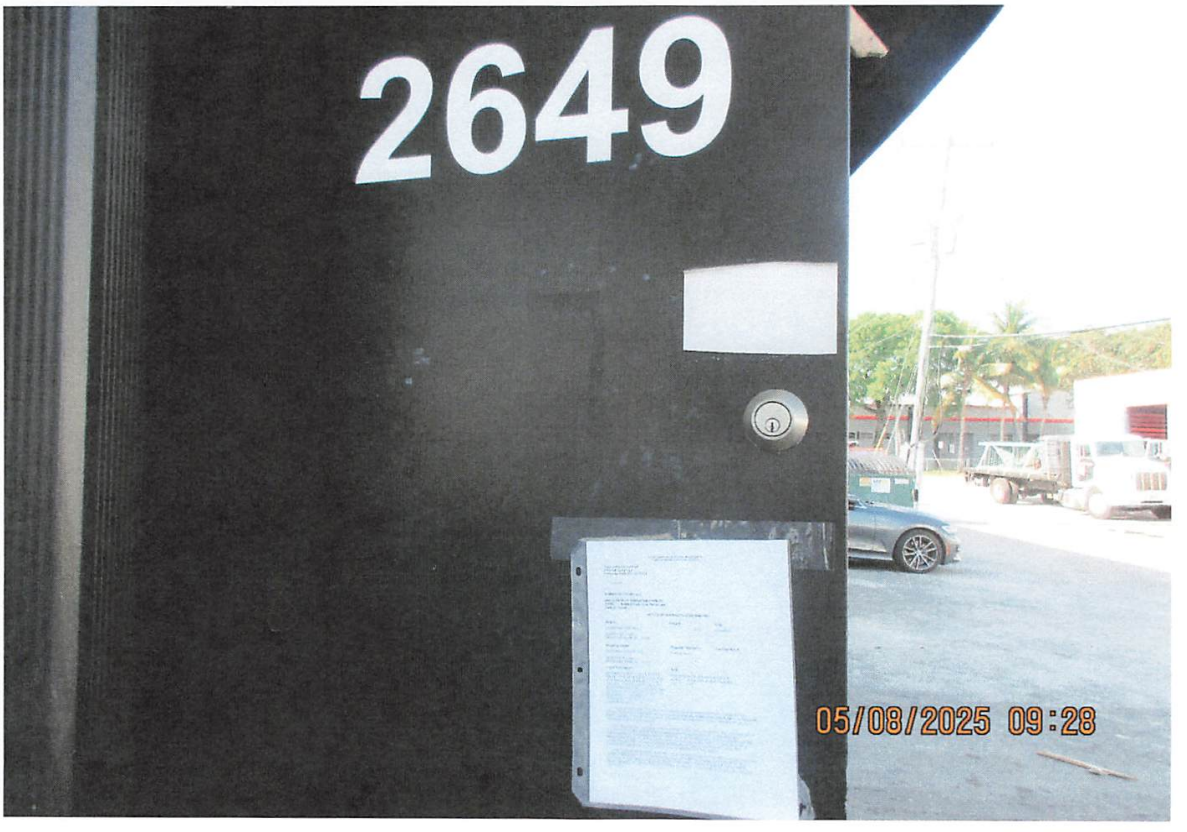
2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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) 1-800-955-8771 (TDD).

05/08/2025 09:28



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 8288
PEMBROKE CROWN LLC
2649 S PARK LN
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE CROWN LLC
2649 S PARK LN
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, 15-17, 15-175, and 15-176.		
1	Final Order 03/15/2023 Admin Fee	$ 100.00	$ 100.00
708	Day(s) of Per Diem from (06/13/2023 - 05/21/2025)	$ 250.00	$ 177,000.00
		Balance	$ 177,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	8288	04/25/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	514229000050	

Legal Description:	**AKA:**
29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

Sent To
Etan Raz / Pembroke Crown LLC HCF JR
Street and Apt. No., or PO Box No.
2673 S Park Lane 8288
City, State, ZIP+4®
Pembroke Park, FL 33009 7734

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1814 1926 67

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

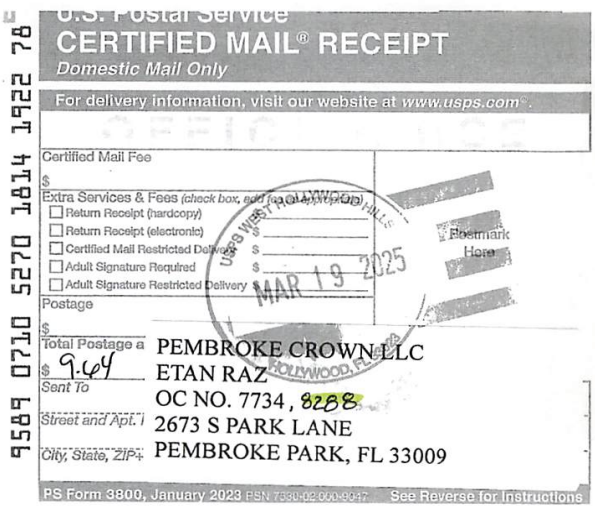
Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

Sent To
Pembroke Crown LLC HCF
Street and Apt. No., or PO Box No.
2649 S Park Lane 8288
City, State, ZIP+4®
Pembroke Park, FL 33009 JR

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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U.S. Postal Service
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 9.64

Sent To
PEMBROKE CROWN LLC
ETAN RAZ
OC NO. 7734, 8288

Street and Apt. I
2673 S PARK LANE

City, State, ZIP+
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS MAR 19 2025 HOLLYWOOD, FL

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE CROWN LLC
OC NO. 8288

Street and Apt. No
2649 S PARK LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS MAR 19 2025 HOLLYWOOD, FL

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

Respondent(s)

Case #:

8288

On 2/20/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE CROWN LLC

Address: 2649 S PARK LANE PEMBROKE PARK, FL 33009

Folio: 514229000050

Site Address: 2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

Legal Description: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/20/2025

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: 2/20/2025
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)	2/20/2025
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: 2/20/2025
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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...	2/20/2025

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall. Not corrected, outstanding annual fire inspection fees.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections. No evidential support of modification. Violation removed.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections. No permit, violation not corrected.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited. Violation corrected.
5. Permanent window sign prohibited. Remove window sign. Violation corrected.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections. No permit, violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/20/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC, Respondent(s)	)	Case No.: 8288

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2649 S PARK LN, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

An administrative hearing was held before the undersigned Special Magistrate on March 19th, 2025. 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 MAY 21ST, 2025, 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 MAY 21ST, 2025.

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 19th day of March 2025.

TOWN OF PEMBROKE PARK, FLORIDA

Andre McKenney, Special Magistrate

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 19, 2025.

Notary Public, State of Florida

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Certificate of Service

This 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 order on this 19 day of March, 2025.

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, FL 33023

Jeremy B. Shir
JEREMY SHIR LAW FIRM, PA
1221 S 21st Ave
Hollywood, FL 33020
DIRECT (954) 662-3496
EMAIL JeremyShir@JeremyShirLawfirm.com

JEREMY SHIR LAW FIRM PA
LAND USE & ZONING PRACTICE

Jeremy Shir Law Firm, PA
Land Use & Zoning Practice

1221 S 21st Ave | Hollywood, FL 33020
Phone: (954) 662-3496
Email: JeremyShir@JeremyShirLawfirm.com

March 18, 2025

VIA EMAIL: Bsherman@gorencherof.com

Re: Requested Deferral of Cases #9850 (owned by 2099 South Park Rd LLC), #8288 and #7734 (Owned by Pembroke Crown LLC) Due to Attorney Not Being Available for Hearing

Dear Mr. Sherman:

On behalf of my client, we are requesting a deferral of cases #9850, #8288 and #7734, currently scheduled for hearing on 3/19/2025 as I am unable to attend this hearing. The below is a basic summary of my client's plan of compliance.

Case #9850: This case is at 2099 S Park Road and deals with a lift station that was overflowing sewage into a French drain. Due to the health hazard, my client was told by various Town staff as well as Broward County to take the necessary measures immediately to resolve the issue; after inspection, it was determined that it was a faulty pump, rather than the lift station itself which was the source of the issues. They were then informed verbally by Town staff that no permit was required to replace the pump. The work has been done and violation has been cured – we are respectfully asking for an inspection by the Town as soon as possible and a finding that the violation has been cured.

Case #7734: This case is at 2565 S Park Lane and relates to the operation of a business onsite without a Business Tax Receipt and Certificate of Use. This property had obtained a Business Tax Receipt every year until 2022 under the previous business name of AC Customs; in 2022, one of the partners passed away which resulted in a new entity (H&G) being formed, applying for a BTR and being denied for lack of a life safety plan. After numerous attempts by the tenant to come into compliance, last year my client (the property owner) took matters into his own hands and hired the appropriate professionals, including an architect and civil engineer to expedite the matter and obtain approval. The plan is moving along and we anticipate submittal of a new life safety plan shortly.

Case #8288: This case is at 2649 S Park Lane and relates to operating without a BTR, outdoor storage, electrical work done without a permit and having a mezzanine without a permit. Please note that the permits are in progress and we anticipate approval soon.

Should you have any questions, do not hesitate to reach out.

Sincerely,

JEREMY SHIR, P.A.



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: March 11, 2025
INVOICE NO.: 001
FOR:

Case No.: 8288
PEMBROKE CROWN LLC
2649 S PARK LN
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE CROWN LLC
2649 S PARK LN
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, 15-17, 15-175, and 15-176.		
1	Final Order 03/15/2023 Admin Fee	$ 100.00	$ 100.00
645	Day(s) of Per Diem from (06/13/2023 - 03/19/2025)	$ 250.00	$ 161,250.00
		Balance	$ 161,350.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN LLC CASE NO. 8288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2649 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE CROWN LLC AT 11:21 A.M. ON THE 06 DAY OF MARCH 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.

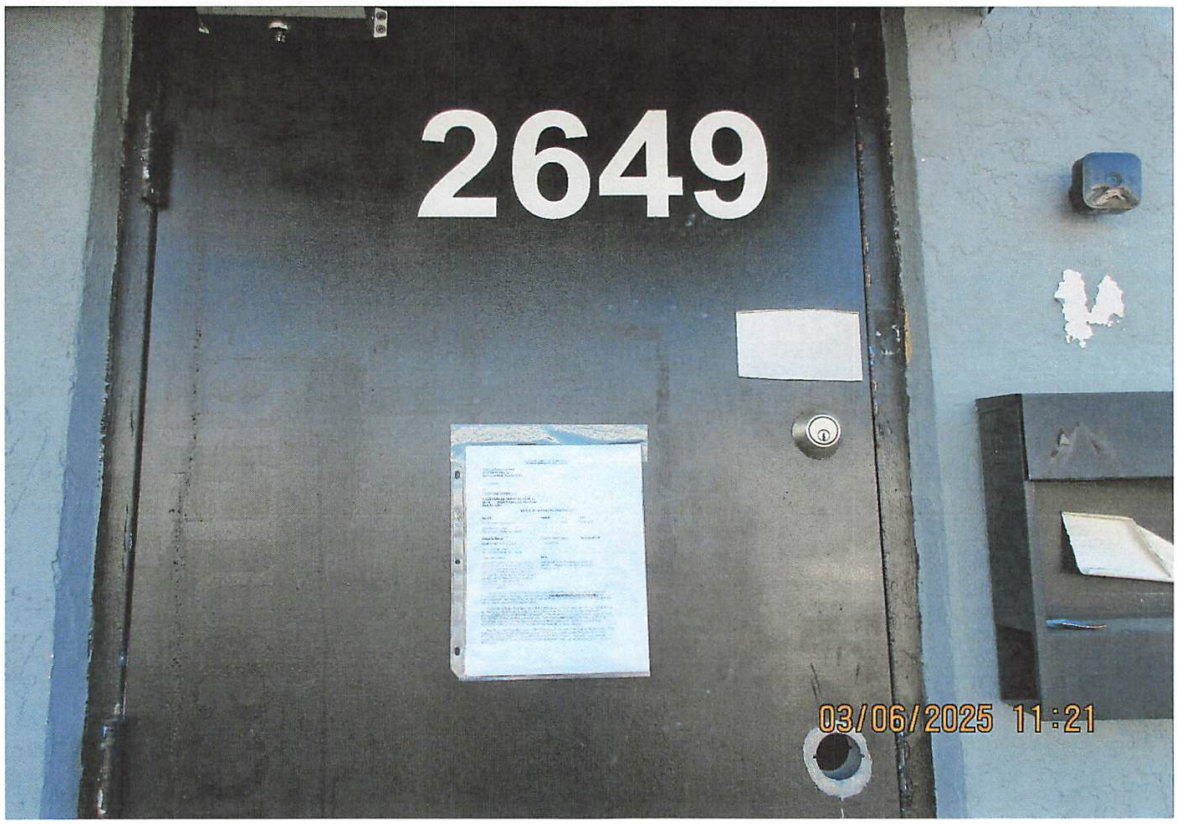
AFFIANT

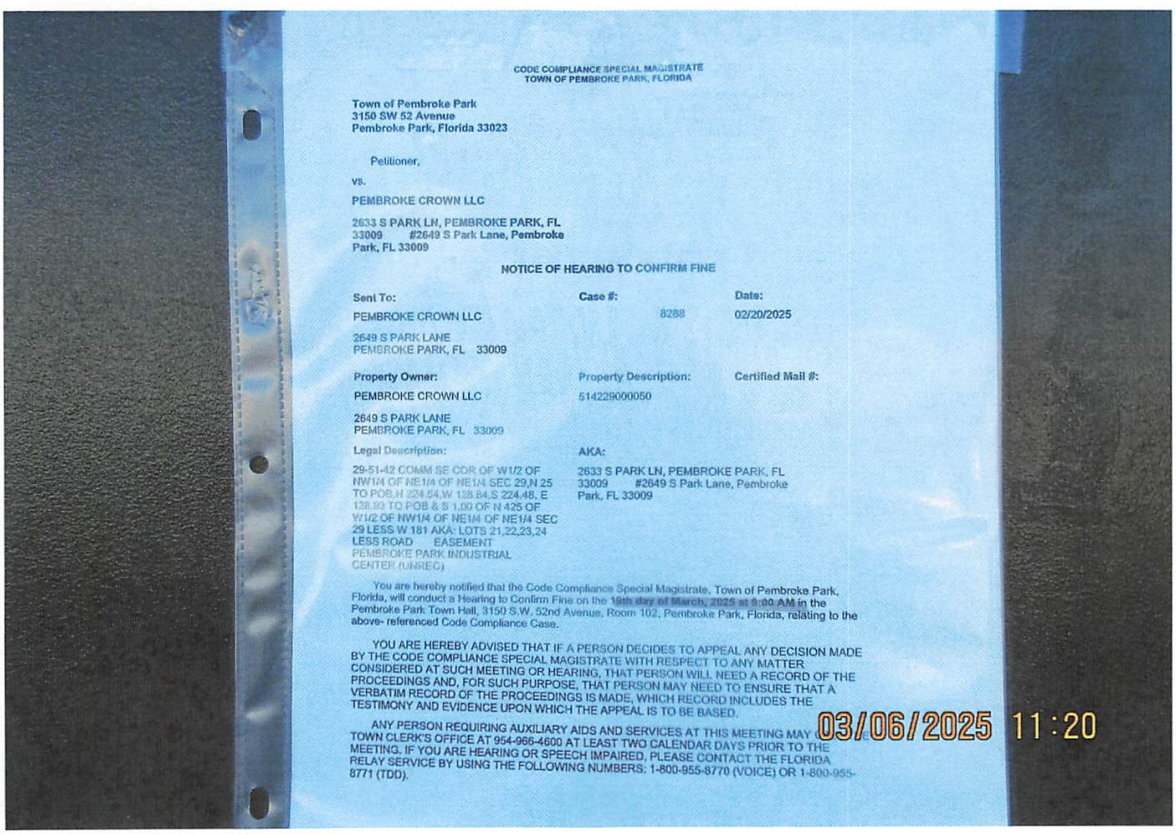
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of March, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	8288	02/20/2025

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC 2649 S PARK LANE PEMBROKE PARK, FL 33009	514229000050	

Legal Description:	AKA:
29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 138.84,S 224.48, E 138.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, 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 19th day of March, 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 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).

03/06/2025 11:20

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, 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

Petitioner,

vs.

PEMBROKE CROWN LLC

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

Respondent(s)

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Folio: 514229000050

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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...	Not in Compliance - Reinspection Date: 2/20/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 2/20/2025

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...	2/20/2025

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall. Not corrected, outstanding annual fire inspection fees.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections. No evidential support of modification. Violation removed.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections. No permit, violation not corrected.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited. Violation corrected.
5. Permanent window sign prohibited. Remove window sign. Violation corrected.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections. No permit, violation not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

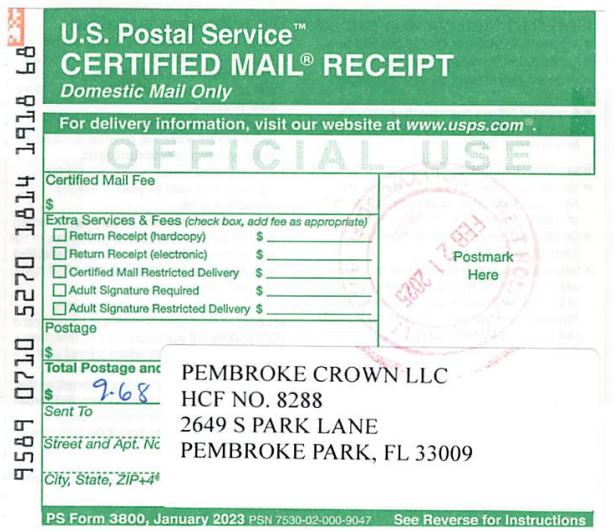
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/20/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



9589 0710 5270 1814 1918 68

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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
PEMBROKE CROWN LLC
HCF NO. 8288

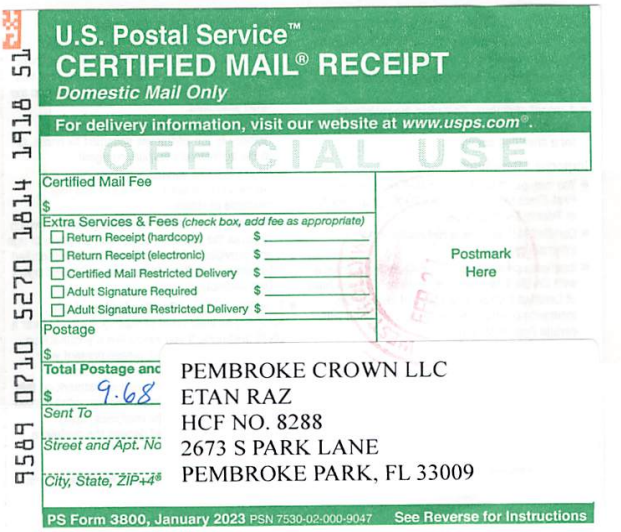
Street and Apt. No
2649 S PARK LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

FEB 21 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and
$ 9.68

Sent To
PEMBROKE CROWN LLC
ETAN RAZ
HCF NO. 8288

Street and Apt. No
2673 S PARK LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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.

PEMBROKE CROWN LLC
Respondent(s)

Case No.: 8288

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2649 S PARK LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC

FOLIO NO.: 5142 29 00 0050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48; 15-17; 15-175; 15-176 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48; 15-17; 15-175; 15-176 and 21-21(7) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of March 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above: Yes X No___

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


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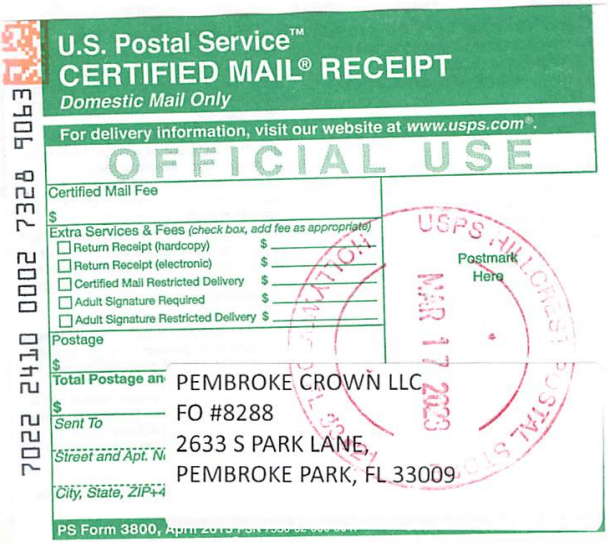
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
PEMBROKE CROWN III LLC
RAZ, ETAN
FO #5534, #8288
2673 S PARK LN,
PEMBROKE PARK, FL 33009
PS Form 3800,
7022 2410 0002 7328 8646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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
PEMBROKE CROWN LLC
FO #8288
2633 S PARK LANE,
PEMBROKE PARK, FL 33009
PS Form 3800,
7022 2410 0002 7328 9063


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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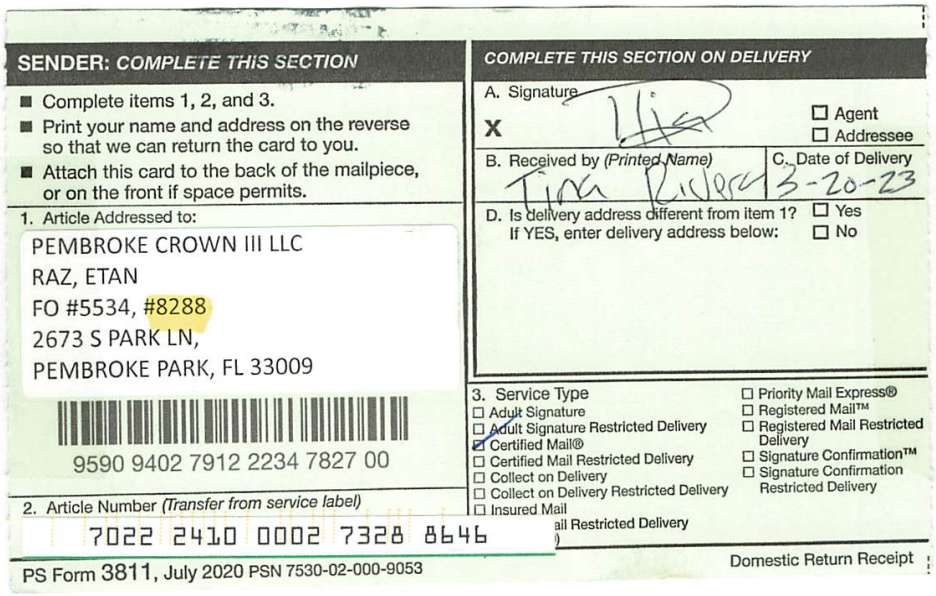
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
PEMBROKE CROWN III LLC
FO #8288
2649 S PARK LANE,
PEMBROKE PARK, FL 33009
PS Form 3800, A
7022 2410 0002 7328 8639



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE CROWN III LLC
RAZ, ETAN
FO #5534, #8288
2673 S PARK LN,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7827 00

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 8646

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 3-20-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

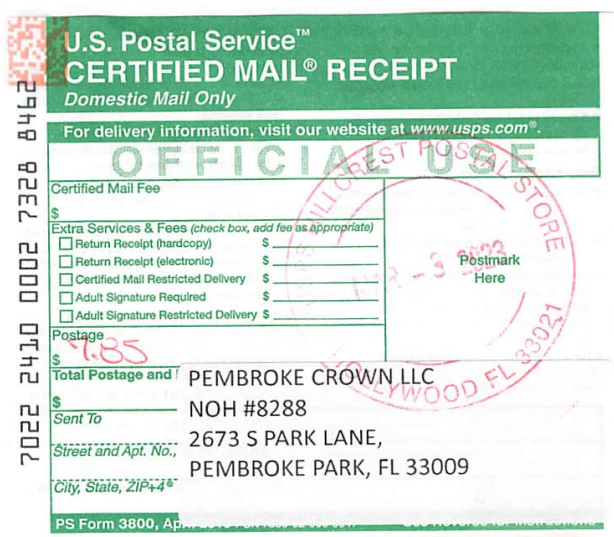
3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
ail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC

Street and Apt. No., NOH #8288
2673 S PARK LANE,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here

7022 2410 0002 7328 8462



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC

Street and Apt. No., NOH #8288
2649 S PARK LANE,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here

7022 2410 0002 7328 8



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN LLC

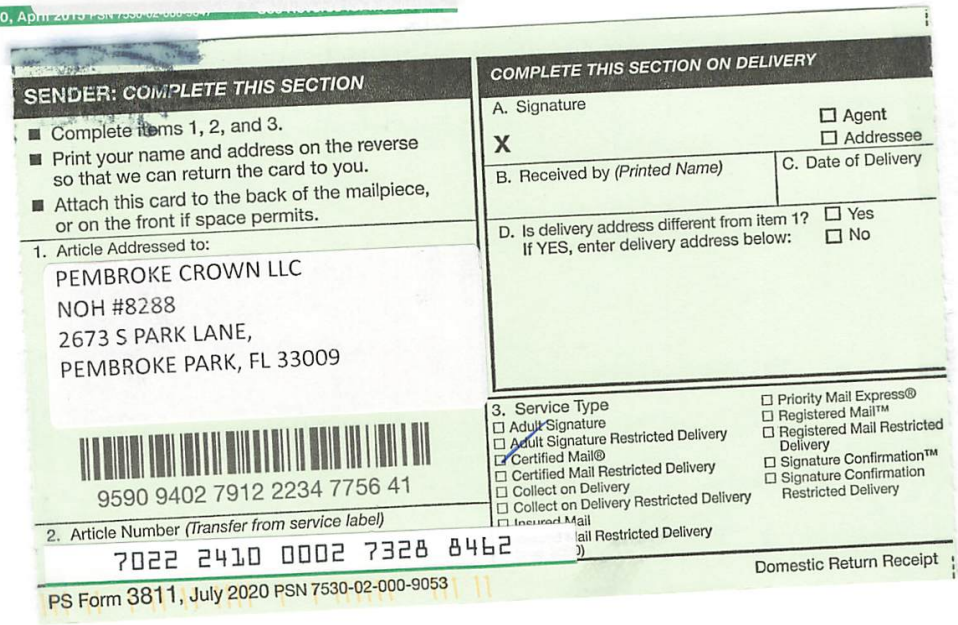
Street and Apt. No., NOH #8288
2633 S PARK LANE,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2015

Postmark Here

7022 2410 0002 7328



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE CROWN LLC
NOH #8288
2673 S PARK LANE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7756 41

2. Article Number (Transfer from service label)
7022 2410 0002 7328 8462

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

8288

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰
ZIP 33023
011D10656696

PEMBROKE CROWN LLC
NOV #8288
2633 S PARK LN,
PEMBROKE PARK, FL 33009

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO.8288
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2649 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 11:02 A.M. ON THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

3/6/23
AFFIANT

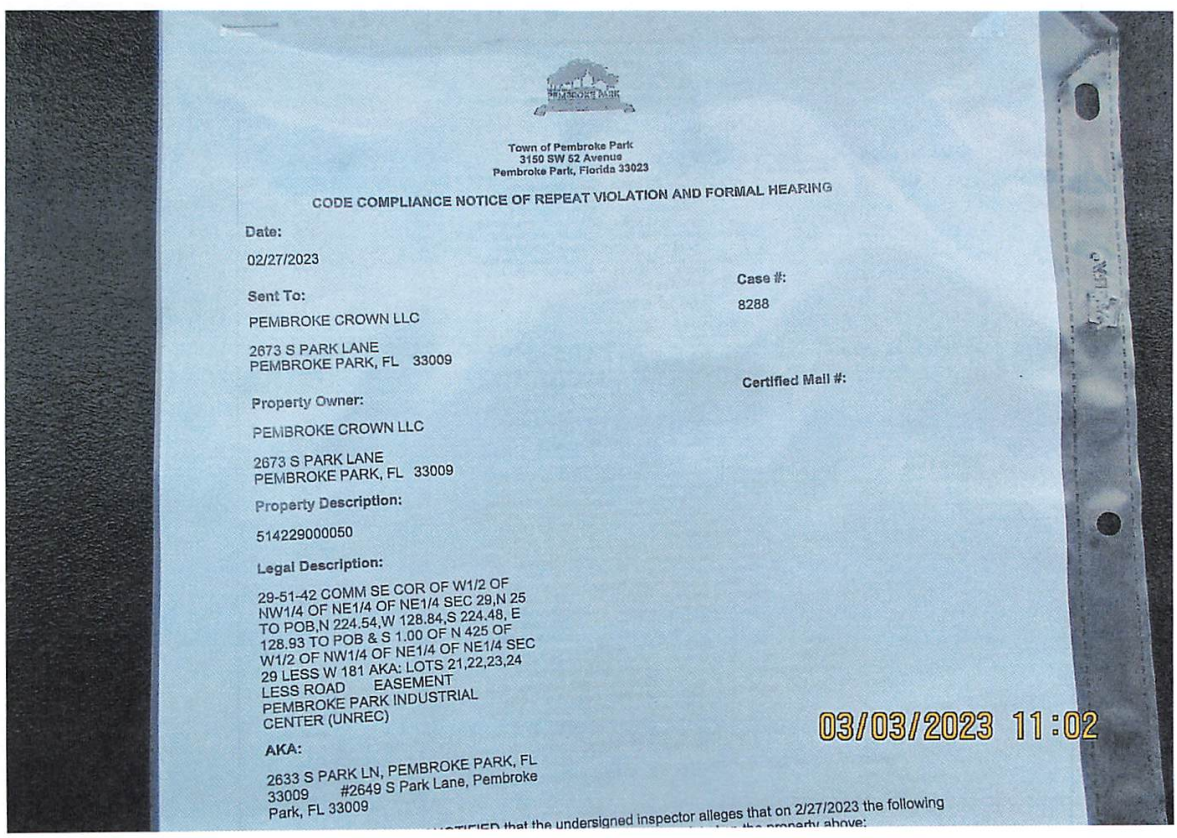
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March, ~~2022.~~ 2023 by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/27/2023

Case #:

8288

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000050

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

03/03/2023 11:02

AKA:

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/27/2023

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

8288

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000050

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2649 S Park Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	16

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	16
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	16
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	16
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	16

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	16
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	16

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall.
2. Installed mezzanie without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
4. Outdoor storage at premise, remove items for sale and store inside warehouse. Outdoor storage prohibited.
5. Permanent window sign prohibited. Remove window sign.
6. Electrical work done without a permit. obtain plans for an after the fact permit and inspections.
Repeat violation, ref case 5445, 5466 and 5465.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

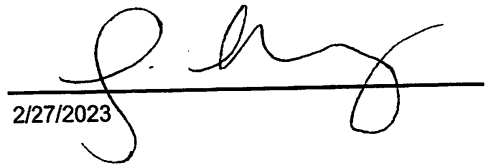
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



2/27/2023

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Mailing Address

2673 S. PARK LANE
PEMBROKE Park, FL 33009 UN

Changed: 04/20/2022

Registered Agent Name & Address

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGRM

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48-01

Abbr Legal Description	29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$202,570	$1,392,780	$1,595,350	$1,585,390	
2022	$202,570	$1,392,780	$1,595,350	$1,441,270	$31,385.99
2021	$202,570	$1,267,400	$1,469,970	$1,310,250	$29,208.52

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,595,350	$1,595,350	$1,595,350	$1,595,350
Portability	0	0	0	0
Assessed/SOH	$1,585,390	$1,595,350	$1,585,390	$1,585,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,585,390	$1,595,350	$1,585,390	$1,585,390

Sales History

Date	Type	Price	Book/Page or CIN
1/12/2004	SWD	$1,337,400	36741 / 1577
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	28,938	SF
Adj. Bldg. S.F. (Card, Sketch)		21000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

FIRST CLASS MAIL
Hasler
02/28/2023
US POSTAGE $000.60⁰
ZIP 33023
011D10656696

PEMBROKE CROWN LLC
NOV #8288
2649 S PARK LANE,
PEMBROKE PARK, FL 33009

7022 2410 0002 7328 8462

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

Street and Apt. No.,
NOH #8288
2673 S PARK LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, Ap...

7022 2410 0002 7328 8462

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

Street and Apt. No.,
NOH #8288
2649 S PARK LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, Ap...

7022 2410 0002 7328

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

Street and Apt. No.,
NOH #8288
2633 S PARK LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE CROWN LLC
NOH #8288
2673 S PARK LANE,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7756 41

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 8462

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

8288

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
02/28/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

PEMBROKE CROWN LLC
NOV #8288
2633 S PARK LN,
PEMBROKE PARK, FL 33009

Report

American Electric
2649 S Park Ln
Pembroke Park, FL 33009-3812
Occupancy ID:156944

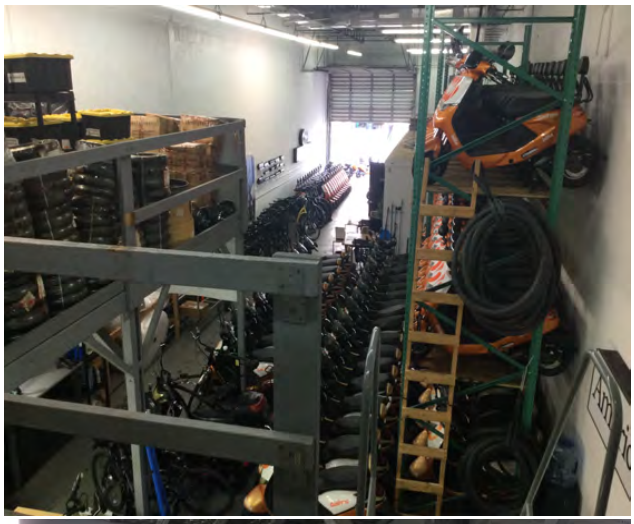
Pembroke Park - Construction or work without permit.

Mezzanine, electrical work, and commercial rack system. High pile storage observed in tenant space on commercial rack system. Possible wo(previously written in 2021 and 2922) and referred to Pembroke Park. Provide an approved plan for installation of the commercial racks. Hi storage may require automatic fire sprinkler protection or other construction changes for storage AFL greater than 12 feet.All rack storage s require a rack plan/ permit with the town of Pembroke Park.

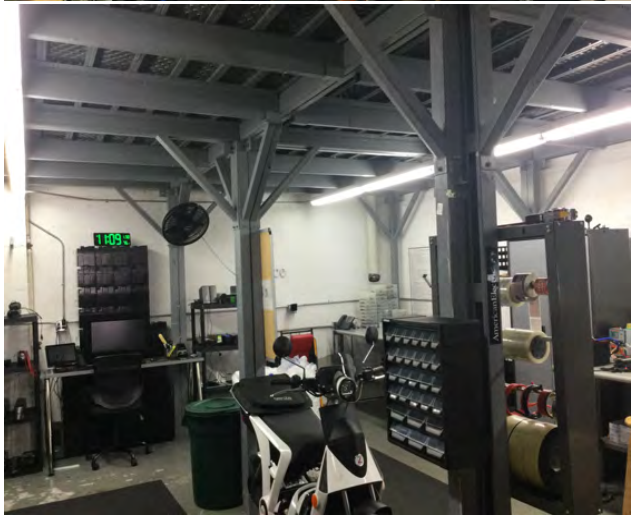
The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.











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Report

American Electric
2649 S Park Ln
Pembroke Park, FL 33009-3812
Occupancy ID:156944

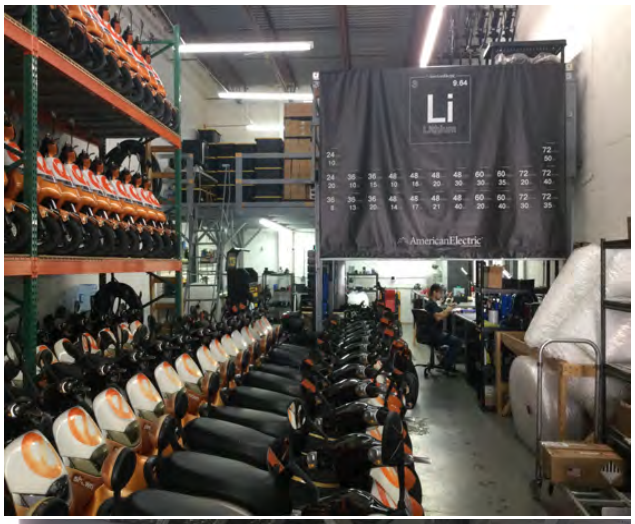
Pembroke Park - CU and or BTR required.

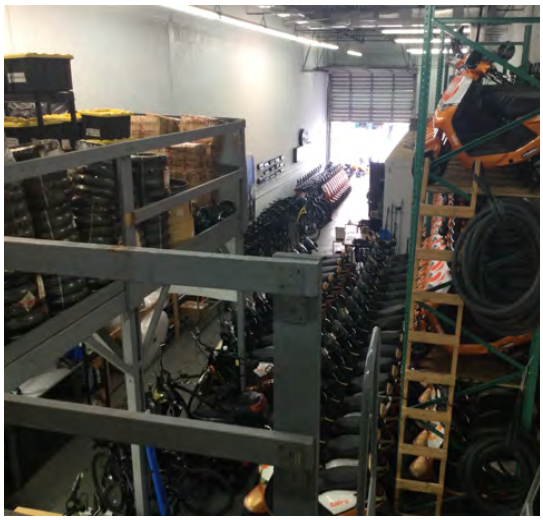
Occupant/ owner was not able to demonstrate a CU certificate or BTR (if applicable) for mercantile business operation for tenant space. Ref 2921 and in 2022 to Town of Pembroke Park.

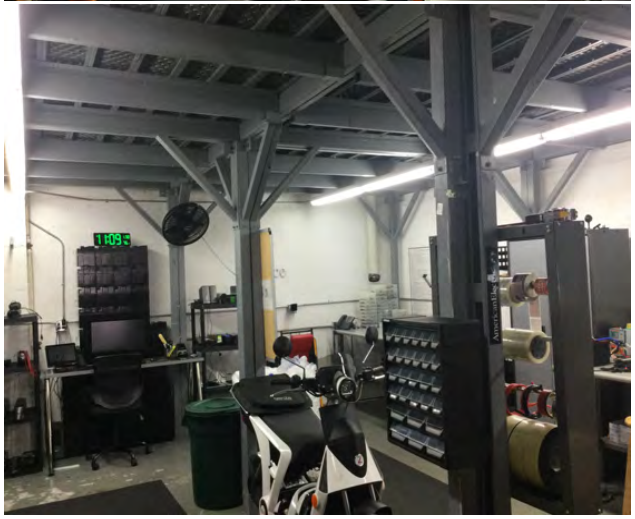
This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appro











WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4420

Petitioner,

vs.

PEMBROKE CROWN LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2565 S PARK LN, PEMBROKE PARK, FL 33009 #AC Customs-2565 S Park Ln.
FOLIO:	514229000055
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
GARBAGE AND REFUSE...	Sec. 11-42. (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container. ...	9/1/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
PLAZA HAL CORP	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Folio

514230090680

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Case Status Open **Case #** 9090 **Date Next Inspection** 4/16/2025

Notes 1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/27/2023		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Regular Mail
9/12/2024		Affidavit of Non-Compliance	Certified Mail
9/12/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Certified Mail 5/7/25 Twn Hall 5/9/25
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/21/25

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 4/16/2025

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 9090
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

Bill To:

PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-375(a)(b), 15-376(a), 15-378, and 15-380(c).		
1	Final Order 10/16/2024 Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (11/15/2024 -05/21/2025)	$ 250.00	$ 46,750.00
		Balance	$ 46,850.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 4/16/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$45,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$45,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$45,350.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9090

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, UNIT 4 , PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PLAZA HAL CORP AT 10:34 A.M. ON THE 07 DAY OF MAY 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.

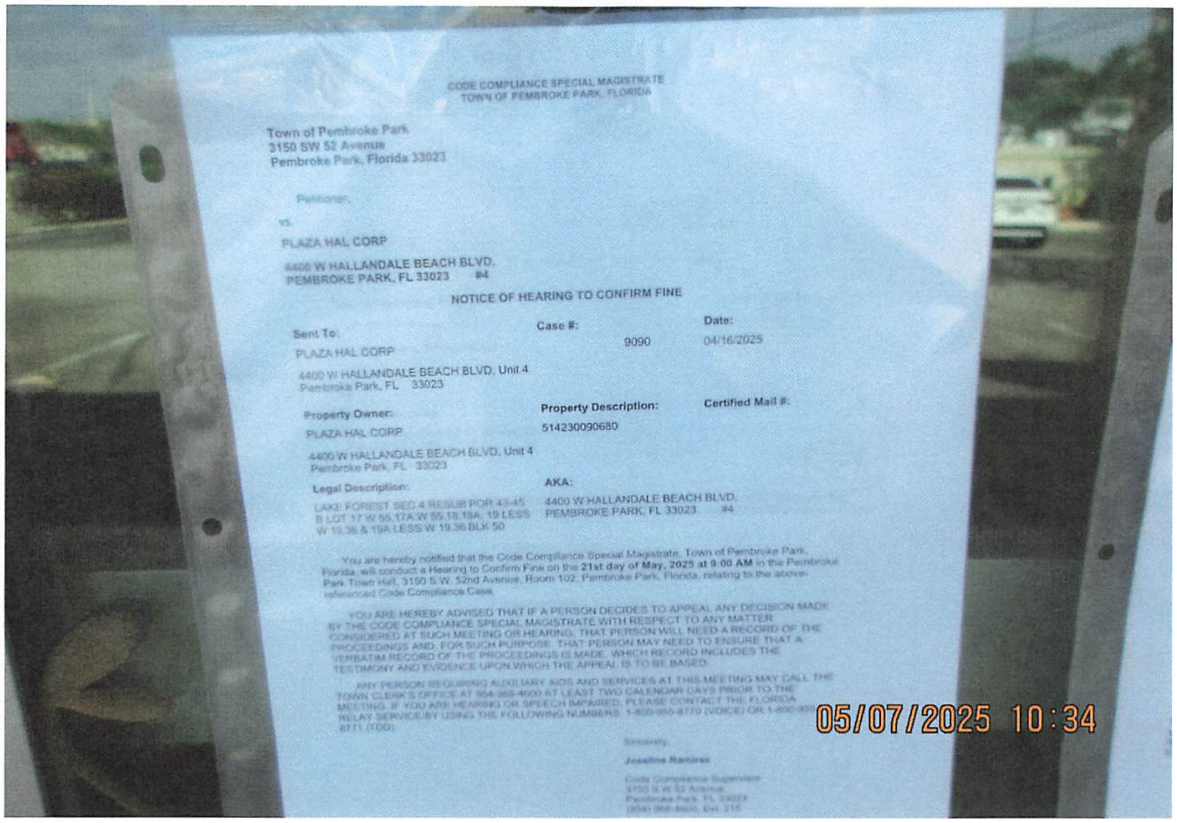
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Lamirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	9090	04/16/2025

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55.17A W 55.18.18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD. PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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,

Josaline Ramirez

Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

05/07/2025 10:34



4

BERNY'S

BERNY'S

BERNY'S

05/07/2025 10:34

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PLAZA HAL CORP	9090	04/16/2025
4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
PLAZA HAL CORP	514230090680	
4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	9090	04/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	514230090680	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Wrong date – resent on 4/21

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **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.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9090

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PLAZA HAL CORP
Address:	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 4/16/2025
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 4/16/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 4/16/2025

Notes/Means of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.
Not corrected. vvvv

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 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA RONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.



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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
$ 9.92

Sent To
PLAZA HAL CORP
HCF NO. 9981 & 9090

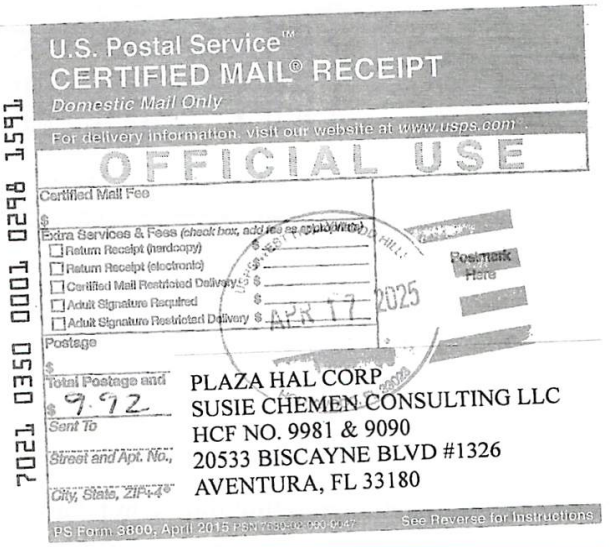
Street and Apt. No.
4400 W HALLANDALE BEACH BLVD
#4

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

Postmark Here
APR 17 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1584



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.92

Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
HCF NO. 9981 & 9090

Street and Apt. No.,
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA, FL 33180

Postmark Here
APR 17 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1591



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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
$ 9.64 HCF 9090

Sent To
Plaza Hal Corp *DATE Correction*

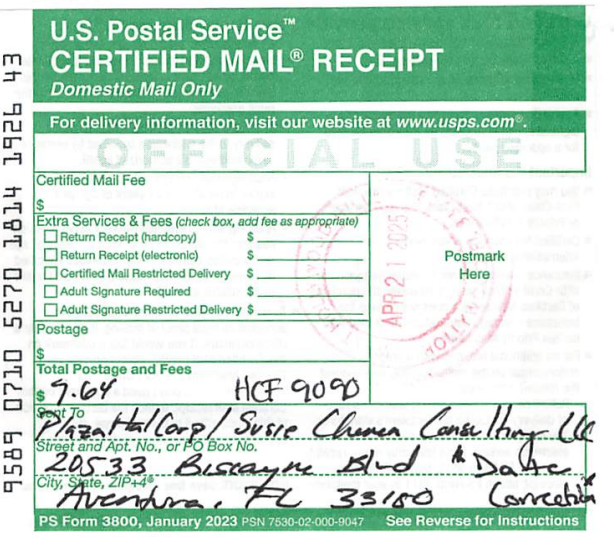
Street and Apt. No., or PO Box No.
4400 W Hallandale Bch Blvd #4

City, State, ZIP+4®
Pembroke Park, FL 33023

Postmark Here
APR 21 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1926 50



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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
$ 9.64 HCF 9090

Sent To
Plaza Hal Corp / Susie Chemen Consulting LLC

Street and Apt. No., or PO Box No.
20533 Biscayne Blvd * Date

City, State, ZIP+4®
Aventura, FL 33180 Correction

Postmark Here
APR 21 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1926 43

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: HCF 9090
Plaza Hal Corp
Susie Chemen Consulting LLC
20533 Biscayne Blvd
#1326
Aventura, FL 33180

9590 9402 9016 4122 6539 79

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1926 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [signature] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 25 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

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:
PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6619 67

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1584

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

APR 25 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

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 9090
Plaza Hal Corp
4400 W Hallandale Beach Blvd
Unit 4
Pembroke Park, FL 33023

9590 9402 9016 4122 6539 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1926 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
PLAZA HAL CORP
Respondent(s)

Case No.: 9090

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PLAZA HAL CORP

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-375(b)(a); 15-376(a); 15-378 and 15-380. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-375(b)(a); 15-376(a); 15-378 and 15-380 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ — 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

_____
Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of oct, 2024.

Nazly Cardona A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2151 13

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
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Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
FO #9981, #9090
Street and Apt. No.
20533 BISCAYNE BLVD #1326
City, State, ZIP+4
AVENTURA FL 33180

USPS NORLAND BRANCH
OCT 17 2024
MIAMI FL 331

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
PLAZA HAL CORP
FO #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

USPS NORLAND BRANCH
OCT 17 2024
MIAMI FL 33169-9998

Postmark Here

PS Form 3800, January 2023

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PLAZA HAL CORP
FO #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

9590 9402 6379 0303 8592 72

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2151 20

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
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- ☐ Signature Confirmation Restricted Delivery

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- Attach this card to the back of the mailpiece, or on the front if space permits.

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SUSIE CHEMEN CONSULTING LLC
FO #9981, #9090
20533 BISCAYNE BLVD #1326
AVENTURA FL 33180

9590 9402 6379 0303 8592 65

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2151 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
10/18/24

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
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9090

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

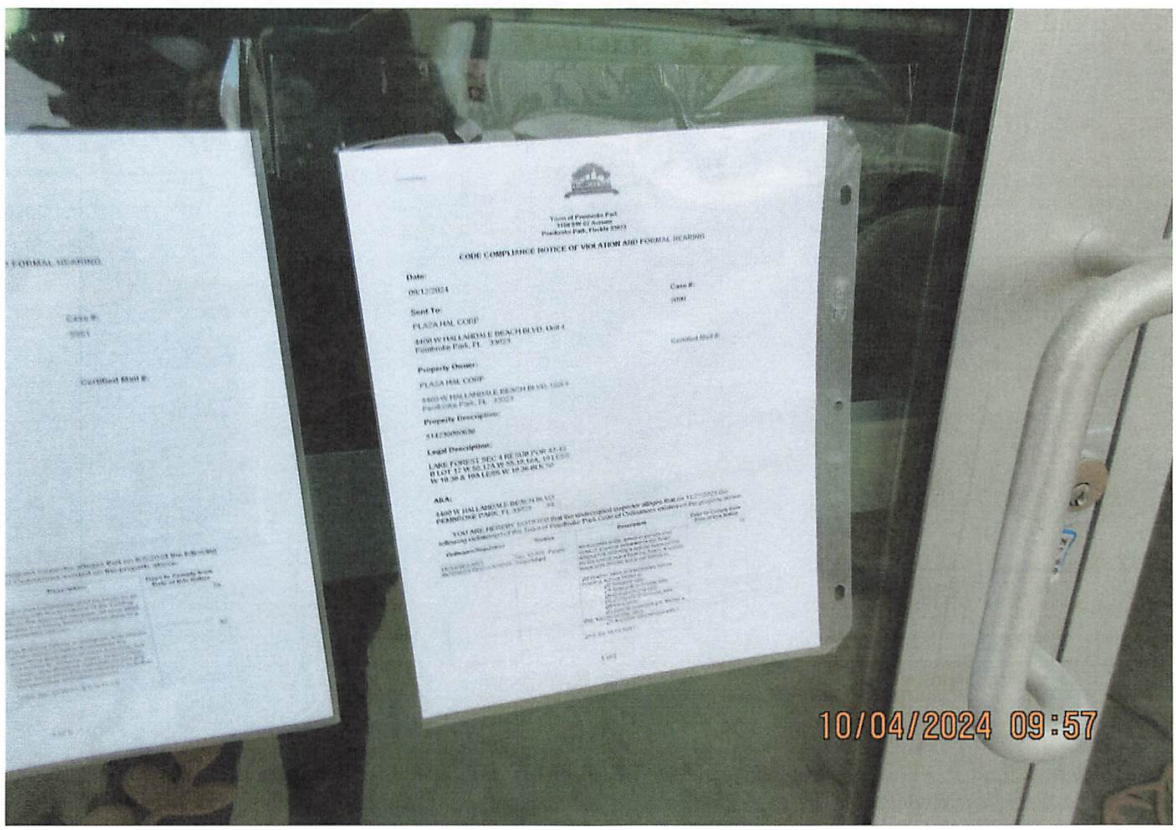
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


4
BERNY'S
KITCHEN & BAR
BERNY'S
KITCHEN & BAR
PH:.754.232.1102
www.Bernyskitchenandbar.com
10/04/2024 09:57


CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
10/04/2024 09:57



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Postage
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Total Postage and
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Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC

Street and Apt. No.,
NOH #9981, #9090
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA FL 33180

Postmark Here

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Sent To
PLAZA HAL CORP
NOH #9981, #9090

Street and Apt. N
4400 W HALLANDALE BEACH BLVD
#4,

City, State, ZIP+
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 2325 0911 42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Case #:

9090

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02(#1),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	15

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

9/12/2024

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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9090

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PLAZA HAL CORP
Address:	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 9/12/2024
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 9/12/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 9/12/2024

Notes/Means of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.
Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/12/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP 20533 BISCAYNE BLVD #1326 AVENTURA, FL 33180	9090	11/27/2023

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 20533 BISCAYNE BLVD #1326 AVENTURA, FL 33180	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

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Notes/Means of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	NONE
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Annual Reports



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$255,260	$1,719,160	$1,974,420	$1,974,420	
2023	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,622.21
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	$41,700.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
6/26/2023	WD-Q	$2,675,000	118944182
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

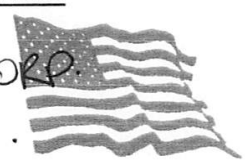
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

PLAZA HAL CORP.
NOV#9090.
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.



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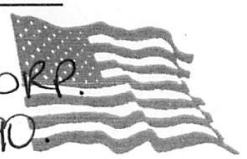
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

PLAZA HAL CORP.
NOV #9090.

4400 W HALLANDALE BEACH BLVD, #4.
PEMBROKE PARK, FL 33023.





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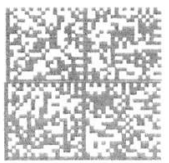
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499





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Susie Ehemen Consulting LLC NOV

Sent To:

PLAZA HAL CORP

20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Case #:

9090

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP 20533 BISCAYNE BLVD #1326 AVENTURA, FL 33180	9090	11/27/2023

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 20533 BISCAYNE BLVD #1326 AVENTURA, FL 33180	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02(#1),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	15

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Joseline Ramirez
Chief Code Compliance Officer

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	NONE
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Annual Reports



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,974,420	$1,974,420	$1,974,420	$1,974,420

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Date	Type	Price	Book/Page or CIN
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6/24/2015	CET-D	$749,900	113141014

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Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

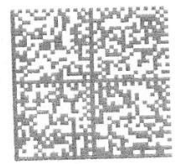
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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US POSTAGE

PLAZA HAL CORP
NOV #9090
4400 W Hallandale Beach Blvd
#5.
Pembroke Park, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

PLAZA HAL CORP
NOV #9090
4400 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

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11/29/2023 ZIP 33023
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TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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11/29/2023 ZIP 33023
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US POSTAGE

SUSIE CHEMEN CONSULTING LLC:

Sent To:	Case #:
PLAZA HAL CORP	9090
20533 BISCAYNE BLVD #1326 AVENTURA, FL 33180	

NOV

Joseline Ramirez

From: Aleem Ghany
Sent: Wednesday, November 22, 2023 9:49 AM
To: Joseline Ramirez
Subject: FW: Events
Attachments: processed-E4C765A8-28E8-43E7-AA2A-15377D45736C-D6FB1AD1-FC9F-4112-A723-07F2B7BA4092.jpeg; processed-127206C1-FDD6-44E0-905F-E9EBB294B420-2B85FF01-B72A-41B9-830B-EC28FC51722A.jpeg

From: Geoffrey Jacobs <gjacobs@tppfl.gov>
Sent: Sunday, November 19, 2023 1:32 PM
To: Aleem Ghany <aghany@tppfl.gov>
Cc: Samuel S. Goren <SGoren@gorencherof.com>; Jacob G. Horowitz <JHorowitz@gorencherof.com>
Subject: Events

Looks like another non-permitted event going on today in Pembroke Park...

Commissioner Geoffrey Jacobs
Town of Pembroke Park
GJacobs@tppfl.gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards. Commissioner Geoffrey Jacobs

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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03/25/2024 ZIP 33023
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US POSTAGE

AONC

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Case #:

9090

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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03/25/2024 ZIP 33023
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US POSTAGE

Kelsey, Angela M
Carolina 31st Corp.

AONC #9090.

1812 SW 31 Ave
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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03/25/2024 ZIP 33023
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US POSTAGE

Carolina 31st Corp.
AONC #9090.
2085 John P Lyons lane
Pembroke Park, FL 33009

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9090

On 3/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PLAZA HAL CORP
Address:	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02 (#1),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Means of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.
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 3/25/2024

NOTARY PUBLIC, STATE OF FLORIDA

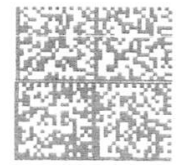
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Finance Department

Plaza Hal Corp
AONC #9090.

4400 W Hallandale Beach Blvd,
Pembroke Park, Fl 33009.



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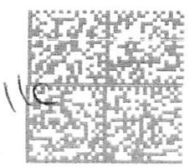
US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Finance Department

Susie Chemen Consulting LLC
Plaza Hal Corp
AONC #9090.

20533 Biscayne Blvd #1326
Aventura, Fl 33180



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04/10/2024 ZIP 33023
043M30245597

US POSTAGE

Case Overview

Property/Incident Information

Owner	Address	Site Address
3680W LLC	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090270

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Case Status Open **Case #** 9937 **Date Next Inspection** 5/13/2025

Notes

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Pile of tires on premise, dispose of tire and keep property clean.

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).
Estimate cleanup cost $1000.00

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/24/2024		Notice of Violation	Regular Mail
9/13/2024		Affidavit of Non-Compliance	Certified Mail
9/13/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Hand
10/16/2024	10/16/2024	Final Order	Certified Mail
4/7/2025		Affidavit of Non-Compliance	Certified Mail
4/28/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/13/2025		Affidavit of Non-Compliance	Regular Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/13/2025
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)	5/13/2025
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: 5/13/2025
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: 5/13/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.	Not in Compliance - Reinspection Date: 5/13/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$45,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$45,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$45,350.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3680W LLC CASE NO. 9937

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680W LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: 3680W LLC AT 10:39 A.M. ON THE 07 DAY OF MAY 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.

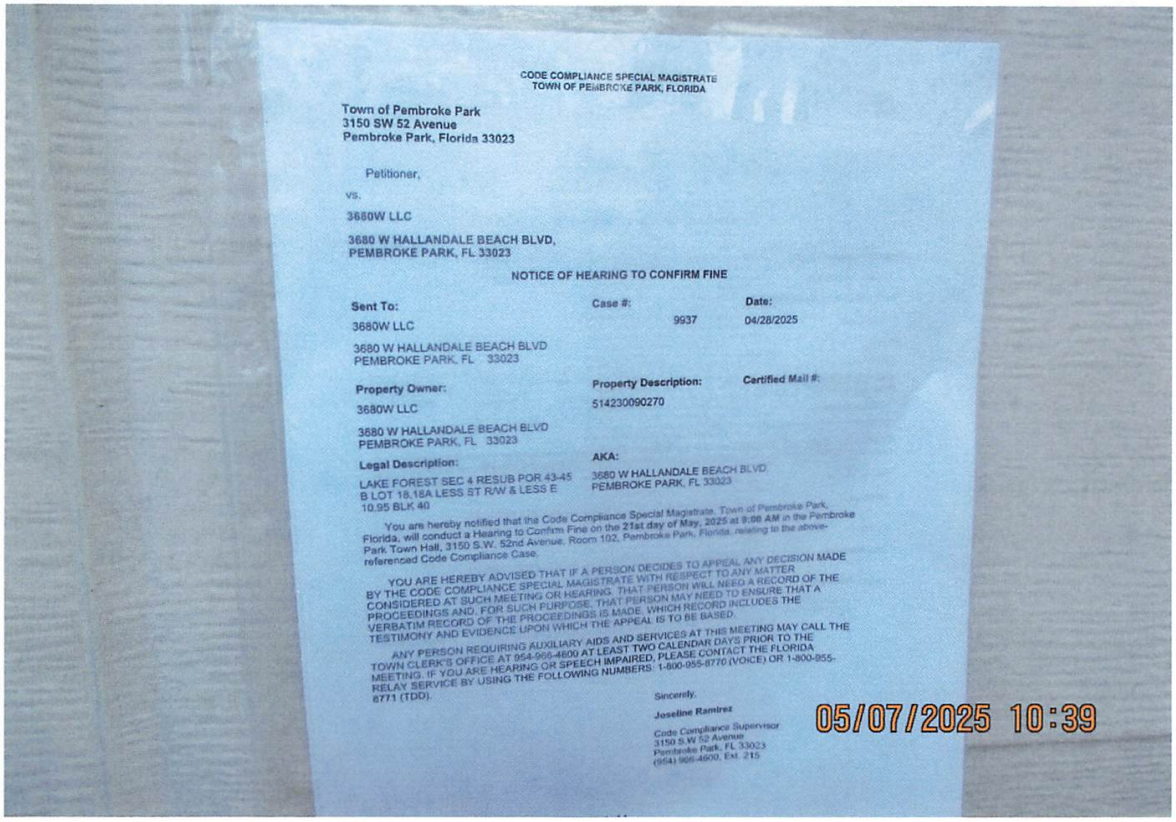
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #: 9937

Date: 04/28/2025

Property Owner:
3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description:
514230090270

Certified Mail #:

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

AKA:
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

05/07/2025 10:39



Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 9937
3680W LLC
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Bill To:
3680W LLC
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-41, 15-17, 15-176(a), and 15-40(a).		
1	Final Order 10/16/2024 Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (11/15/2024 -05/21/2025)	$ 250.00	$ 46,750.00
		Balance	$ 46,850.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
3680W LLC	9937	04/28/2025
3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
3680W LLC	514230090270	
3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

9937

On 4/7/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3680W LLC
Address:	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090270
Site Address:	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/7/2025
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)	Not in Compliance - Reinspection Date: 4/7/2025
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: 4/7/2025
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: 4/7/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.	Not in Compliance - Reinspection Date: 4/7/2025

Notes/Means of Correction:

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Not corrected.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not corrected.
3. Pile of tires on premise, dispose of tire and keep property clean. Not corrected.

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). Estimate cleanup cost $1000.00

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/7/2025

Aimara Fontalva

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 3680W LLC Respondent(s)	)	Case No.: 9937

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 3680W LLC

FOLIO NO.: 5142 30 09 0270

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-46; 15-17; 15-176(a) and 15-40(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-46; 15-17; 15-176(a) and 15-40(a) **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250,00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Oct, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 1949 68

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

Postmark Here

Sent To
3680W LLC / Yehuda Gabay NOH - 10769
Street and Apt. No., or PO Box No.
3680 W Hallandale Beach Blvd HCF - 9937
City, State, ZIP+4®
Pembroke Park, FL 33023 JR

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2152 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

USPS NORLAND BRANCH
OCT 17 2024
MIAMI FL 33169-9998

Postage
$ 9.64

Total Postage a
$

Sent To 3680W LLC
GABAY, YEHUDA
Street and Apt. FO #9937
3680 W HALLANDALE BEACH BLVD,
City, State, ZIP+ PEMBROKE PARK, FL 33023

PS Form 3800, [illegible] 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:

[illegible]
GABAY, YEHUDA
FO #9937
3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 6379 0303 8593 57

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2152 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
- ☐ [illegible]Mail
- ☐ [illegible]Mail Restricted Delivery [illegible]0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3680W LLC CASE NO. 9937

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3680W LLC AT 9:59 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

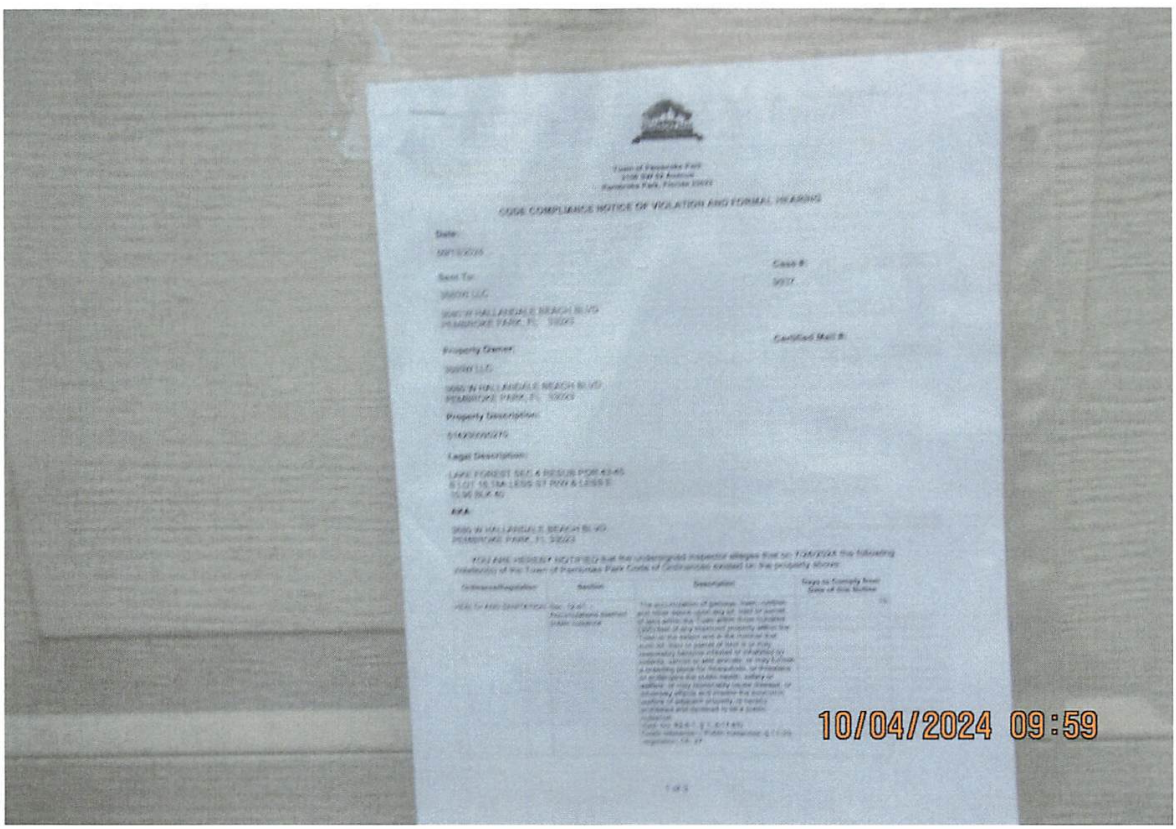
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


10/04/2024 09:59


CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
10/04/2024 09:59

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/13/2024

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9937

Property Owner:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 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. 12-41. - 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.	15

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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (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.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.	15

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hal at 754-232-1629.
3. Pile of tires on premise, dispose of tire and keep property clean.

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). Estimate cleanup cost $1000.00

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

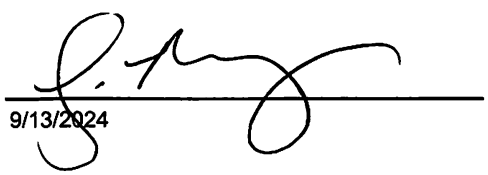
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



9/13/2024

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

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

9937

On 9/13/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3680W LLC
Address:	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090270
Site Address:	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/13/2024
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)	Not in Compliance - Reinspection Date: 9/13/2024
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: 9/13/2024
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: 9/13/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.	Not in Compliance - Reinspection Date: 9/13/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Not corrected.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not corrected.
3. Pile of tires on premise, dispose of tire and keep property clean. Not corrected.

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). Estimate cleanup cost $1000.00

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/13/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3680W LLC 3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	9937	07/24/2024

Property Owner:	Property Description:	Certified Mail #:
3680W LLC 3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090270	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 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. 12-41. - 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.	15

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)	15
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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.	15
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Notes/Means of Correction:

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2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Pile of tires on premise, dispose of tire and keep property clean.

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). Estimate cleanup cost $1000.00

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
$000.69 9
07/25/2024 ZIP 33023
043M30245597

US POSTAGE

GABAY, YEHUDA

NOV

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:

Case #:

9937

Property D

Detail by Entity Name

Florida Limited Liability Company
3680W LLC

Filing Information

Document Number	L23000363949
FEI/EIN Number	NONE
Date Filed	08/02/2023
State	FL
Status	ACTIVE

Principal Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR

BARDA, ELAD
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	3680W LLC
Mailing Address	3680 W HALLANDALE BEACH BLVD PEMBROKE PINES FL 33023

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$81,550	$75,590	$157,140	$157,140	
2023	$81,550	$68,910	$150,460	$150,460	$3,248.01
2022	$81,550	$68,910	$150,460	$150,460	$3,177.76

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$157,140	$157,140	$157,140	$157,140
Portability	0	0	0	0
Assessed/SOH	$157,140	$157,140	$157,140	$157,140
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	$157,140	$157,140	$157,140	$157,140

Sales History

Date	Type	Price	Book/Page or CIN
8/16/2023	WD-D	$700,000	119119253
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
921								



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$

Postmark Here
SEP 2024
HOLLYWOOD, FL

Sent To 3680W LLC
GABAY, YEHUDA

Street and Apt. N NOH #9937
3680 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800,

9589 0710 5270 1605 9733 52

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3680W LLC
3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 9937

On 5/13/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3680W LLC
Address:	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090270
Site Address:	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
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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)	Not in Compliance - Reinspection Date: 5/13/2025
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Notes/Means of Correction:

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3. Pile of tires on premise, dispose of tire and keep property clean. Violation corrected by the 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). Estimate cleanup cost $1000.00. Violation corrected by the Town.

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 5/13/2025

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


STOP
07/18/2024 14:44


07/18/2024 14:44


09/13/2024 09:56


09/13/2024 09:56


09/13/2024 09:57


36
30
04/07/2025 15:46


04/07/2025 15:45


04/07/2025 15:45


04/07/2025 15:45


04/07/2025 15:45


04/07/2025 15:45


04/07/2025 15:45


04/07/2025 15:46


04/07/2025 15:46


04/07/2025 15:46


Hallandale Bch Blvd
STOP
05/08/2025 10:35


05/08/2025 10:30


05/08/2025 10:30


05/08/2025 10:30


05/08/2025 10:34


05/08/2025 10:34


05/08/2025 10:34


05/08/2025 10:34


SW 37 Ave
STOP
05/08/2025 10:34


05/13/2025 12:30


05/13/2025 12:30


05/13/2025 12:30

Case Overview

Property/Incident Information

Owner	Address	Site Address
PLAZA HAL CORP	4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Folio

514230090680

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Case Status Open **Case #** 9981 **Date Next Inspection** 4/16/2025

Notes 1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/5/2024		Notice of Violation	Regular Mail
9/12/2024		Affidavit of Non-Compliance	Certified Mail
9/12/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail 5/7/25
4/16/2025		Affidavit of Non-Compliance	Certified Mail Twn Hall 5/9/25
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/17/2025

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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$39,000.00
Admin Fixed		Admin Fixed		$100.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 9981
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

Bill To:

PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-107 and 5-17.		
1	Final Order 10/16/2024 Admin Fee	$ 100.00	$ 100.00
157	Day(s) of Per Diem from (12/15/2024 -05/21/2025)	$ 250.00	$ 39,250.00
		Balance	$ 39,350.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

Case Overview

			Total Fines	$39,100.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$39,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PLAZA HAL CORP AT 10:34 A.M. ON THE 07 DAY OF MAY 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.

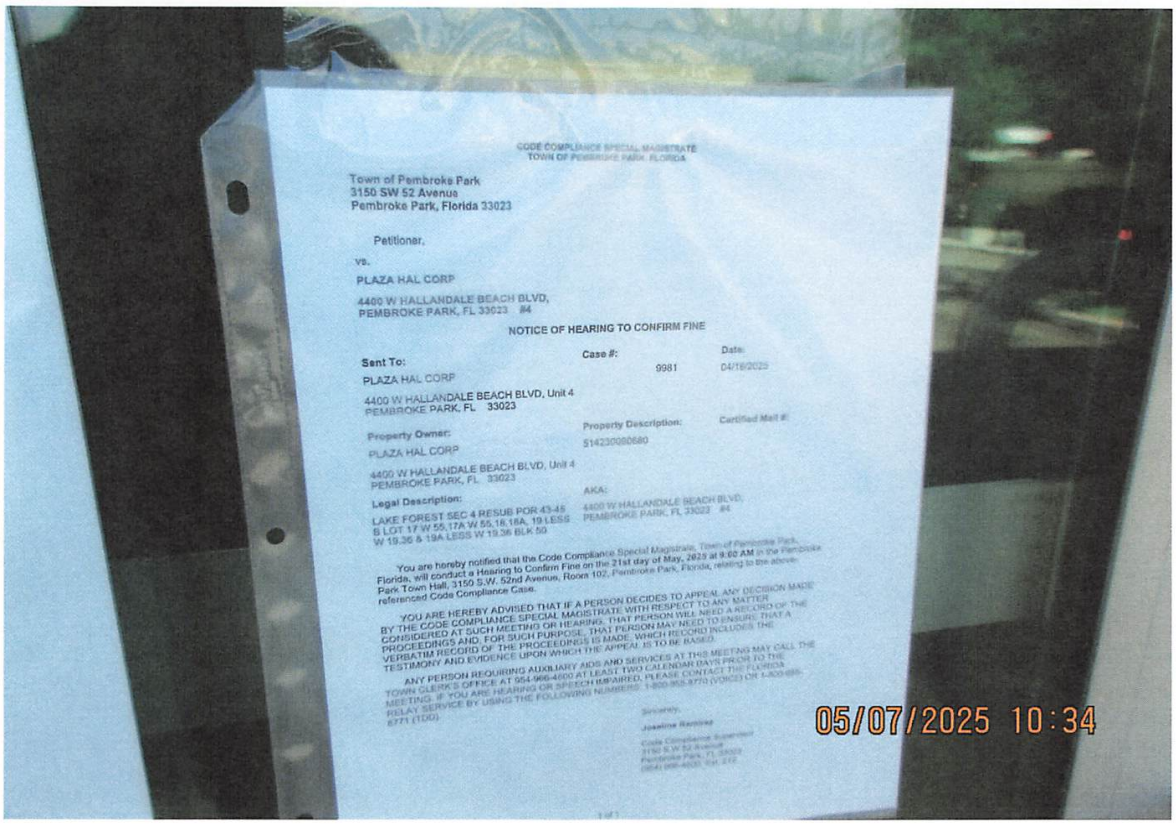
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
9981
04/16/2025
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Property Owner:
Property Description:
Certified Mail #:
514230080680
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Legal Description:
AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55.17A W 55.18,18A, 19 LESS W 19.35 & 19A LESS W 19.36 BLK 50
4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of May, 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. 272
1 of 1
05/07/2025 10:34


4
BERNY'S
BERNY'S
BERNY'S
05/07/2025 10:34

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PLAZA HAL CORP	9981	04/16/2025
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
PLAZA HAL CORP	514230090680	
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #: 9981

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. 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 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.
City, State, ZIP+4
PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
APR 17 2025
Postmark Here
7021 0350 0001 0298 1584



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OFFICIAL USE
Certified Mail Fee
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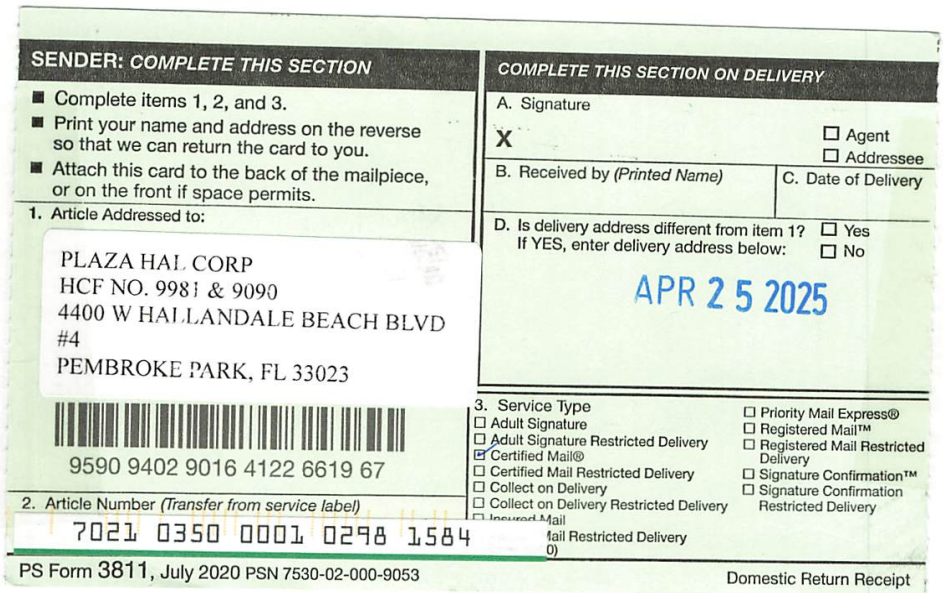
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.,
City, State, ZIP+4
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
HCF NO. 9981 & 9090
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
APR 17 2025
Postmark Here
7021 0350 0001 0298 1591



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6619 67

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 1584

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

APR 25 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
- ☐ ail Restricted Delivery
- 0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PLAZA HAL CORP Respondent(s)	)	Case No.: 9981

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PLAZA HAL CORP

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

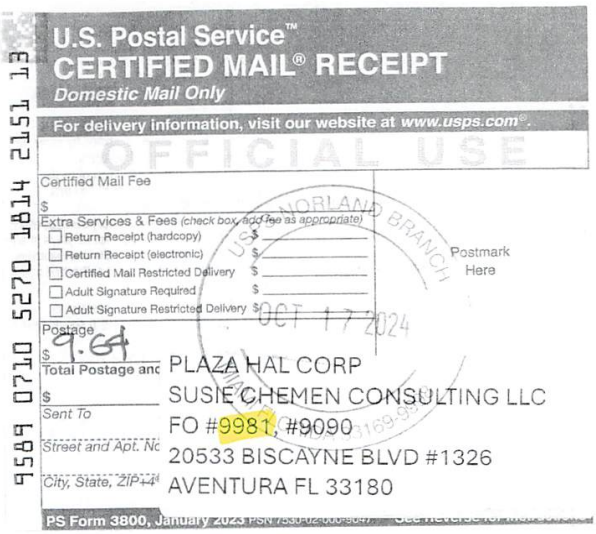
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Oct., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4

PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
FO #9981, #9090
20533 BISCAYNE BLVD #1326
AVENTURA FL 33180

Postmark Here

OCT 17 2024

PS Form 3800, January 2023

9589 0710 5270 1814 2151 13



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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

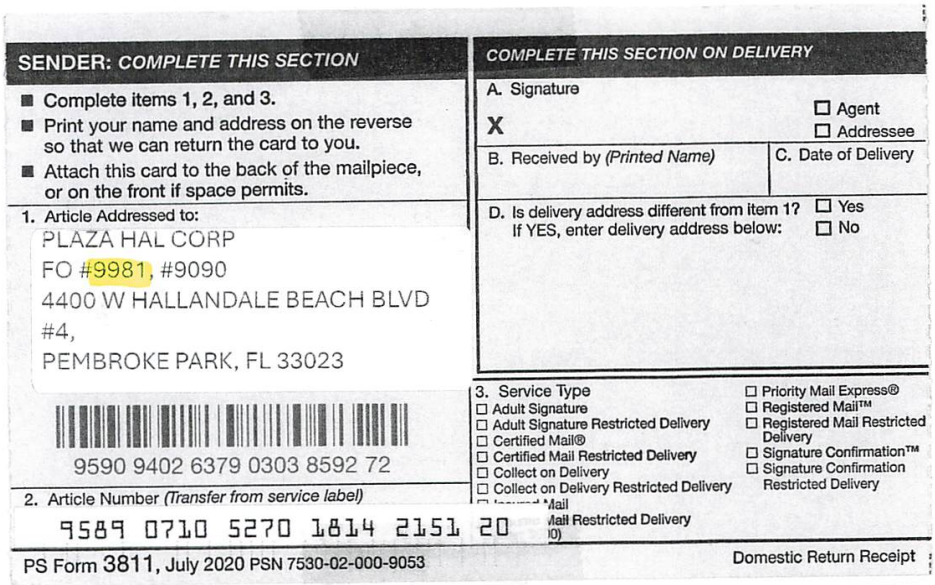
PLAZA HAL CORP
FO #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

Postmark Here

OCT 17 2024

PS Form 3800, January 2023

9589 0710 5270 1814 2151 20



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA HAL CORP
FO #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

9590 9402 6379 0303 8592 72

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2151 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
FO #9981, #9090
20533 BISCAYNE BLVD #1326
AVENTURA FL 33180

9590 9402 6379 0303 8592 65

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2151 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 10/17/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

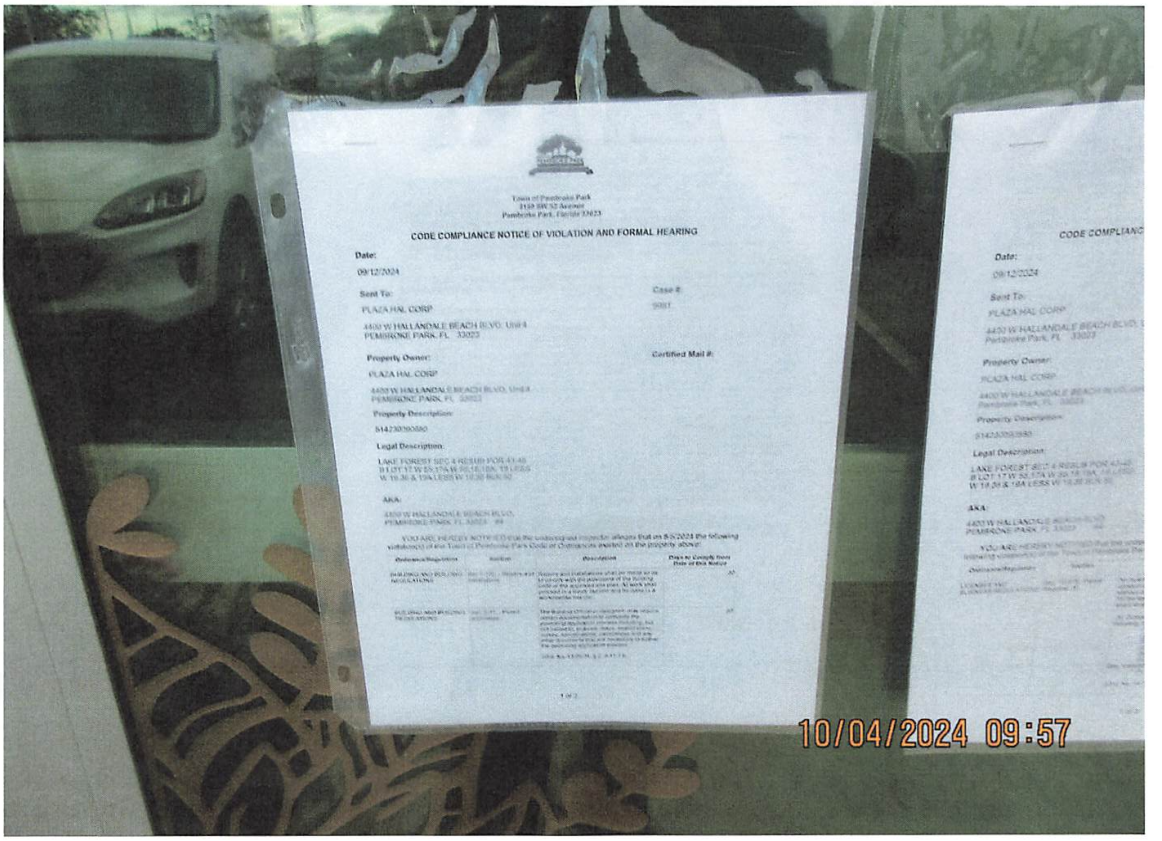
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/12/2024
Sent To:
PLAZA HAL CORP
Case #:
Certified Mail #:
Property Owner:
PLAZA HAL CORP
Property Description:
Legal Description:
AKA:
10/04/2024 09:57


4
BERNY'S
KITCHEN & BAR
PH:.754.232.1102
10/04/2024 09:57



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage and
$

Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC

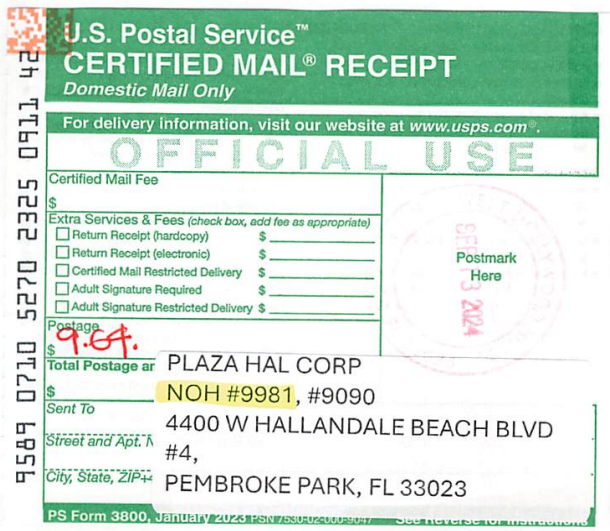
Street and Apt. No.,
NOH #9981, #9090
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA FL 33180

Postmark Here

PS Form 3800, Ja

9589 0710 5270 1605 9731 92



U.S. Postal Service™
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OFFICIAL USE

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage ar
$

Sent To
PLAZA HAL CORP
NOH #9981, #9090

Street and Apt. N
4400 W HALLANDALE BEACH BLVD
#4,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here
SEP 13 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 2325 0911 42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:

9981

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

9/12/2024

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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9981

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 9/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/12/2024

Notes/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/12/2024

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	9981	08/05/2024

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:
9981

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Susie Chemen Consulting LLC
Plaza Hal Corp.
NOV #9981.
20533 Biscayne Blvd, #1326,
Aventura, Fl 33180.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$255,260	$2,139,660	$2,394,920	$2,394,920	
2023	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,622.21
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	$41,700.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Portability	0	0	0	0
Assessed/SOH	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,394,920	$2,394,920	$2,394,920	$2,394,920

Sales History

Date	Type	Price	Book/Page or CIN
6/26/2023	WD-Q	$2,675,000	118944182
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	36-5062035
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Name Changed: 02/03/2024

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

Report

Bernys Kitchen LLC
4400 W Hallandale Beach Blvd 4
Pembroke Park, FL 33023
Occupancy ID:244197

Pembroke Park - Construction or work without permit.

Possible addition of candy stove and gas supply line to right side of existing range outside hood suppression system. Addition of appliance req plan/permit submitted by registered design professional.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.





WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PLAZA HAL CORP AT 10:34 A.M. ON THE 07 DAY OF MAY 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.

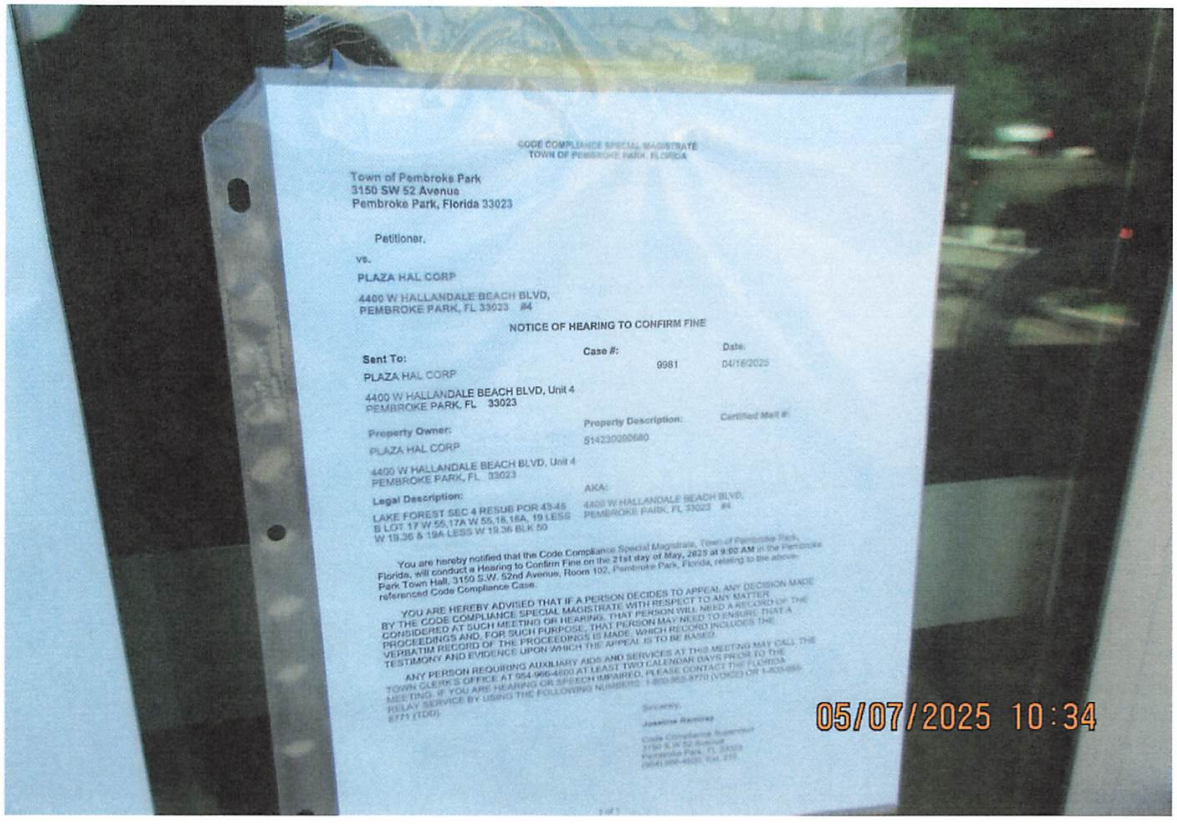
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
9981
Date:
04/16/2025
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Property Owner:
Property Description:
Certified Mail #:
514230080680
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Legal Description:
AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18.18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park,
Florida, will conduct a Hearing to Confirm Fine on the 21st day of May, 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
05/07/2025 10:34


4
BERNY'S
BERNY'S
BERNY'S
05/07/2025 10:34

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 001
FOR:

Case No.: 9981
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

Bill To:

PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD
UNIT 4
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-107 and 5-17.		
1	Final Order 10/16/2024 Admin Fee	$ 100.00	$ 100.00
157	Day(s) of Per Diem from (12/15/2024 -05/21/2025)	$ 250.00	$ 39,250.00
		Balance	$ 39,350.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PLAZA HAL CORP	9981	04/16/2025
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
PLAZA HAL CORP	514230090680	
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9981

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. 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 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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☐ Adult Signature Required
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Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.
City, State, ZIP+4
PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1584



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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
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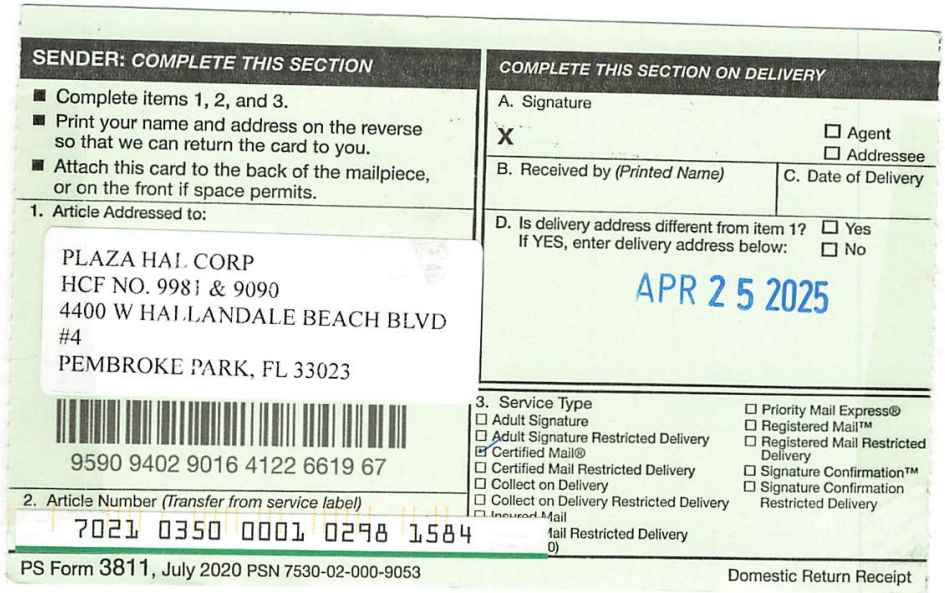
Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
HCF NO. 9981 & 9090
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1591



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6619 67

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 1584

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

APR 25 2025

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery ...0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PLAZA HAL CORP Respondent(s)	)	Case No.: 9981

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PLAZA HAL CORP

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of oct., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

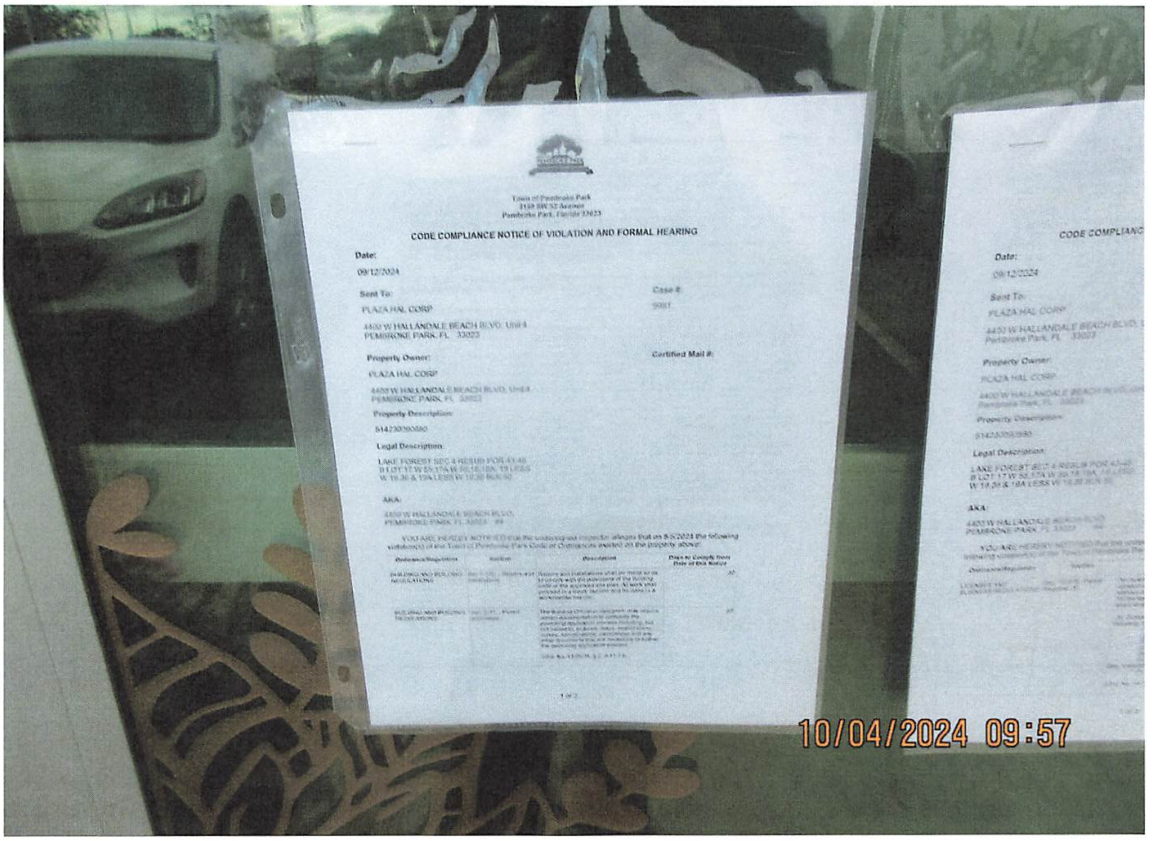
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/12/2024
Sent To:
PLAZA HAL CORP
Case #:
Property Owner:
PLAZA HAL CORP
Certified Mail #:
Property Description:
Legal Description:
AKA:
10/04/2024 09:57


4
BERNY'S
KITCHEN & BAR
PH:.754.232.1102
10/04/2024 09:57



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage and
$

Sent To
PLAZA HAL CORP

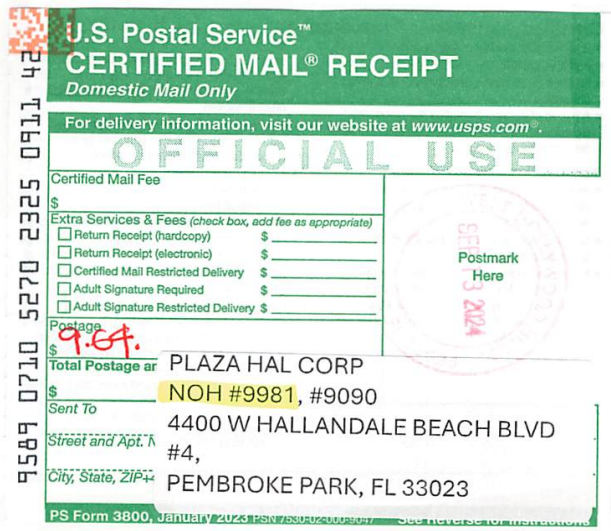
Street and Apt. No.,
SUSIE CHEMEN CONSULTING LLC
NOH #9981, #9090
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA FL 33180

Postmark Here

PS Form 3800, Ja

9589 0710 5270 1605 9731 92



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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage ar
$

Sent To
PLAZA HAL CORP

Street and Apt. N
NOH #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2325 0911 42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:

9981

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

9/12/2024

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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9981

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/12/2024

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	9981	08/05/2024

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

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
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Notes/Means of Correction:

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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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US POSTAGE

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Sent To:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:
9981

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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US POSTAGE

Susie Chemen Consulting LLC
Plaza Hal Corp.
NOV #9981.
20533 Biscayne Blvd, #1326,
Aventura, Fl 33180.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$255,260	$2,139,660	$2,394,920	$2,394,920	
2023	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,622.21
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	$41,700.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Portability	0	0	0	0
Assessed/SOH	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,394,920	$2,394,920	$2,394,920	$2,394,920

Sales History

Date	Type	Price	Book/Page or CIN
6/26/2023	WD-Q	$2,675,000	118944182
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	36-5062035
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Name Changed: 02/03/2024

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

Report

Bernys Kitchen LLC
4400 W Hallandale Beach Blvd 4
Pembroke Park, FL 33023
Occupancy ID:244197

Pembroke Park - Construction or work without permit.

Possible addition of candy stove and gas supply line to right side of existing range outside hood suppression system. Addition of appliance req plan/permit submitted by registered design professional.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.





WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PLAZA HAL CORP AT 10:34 A.M. ON THE 07 DAY OF MAY 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.

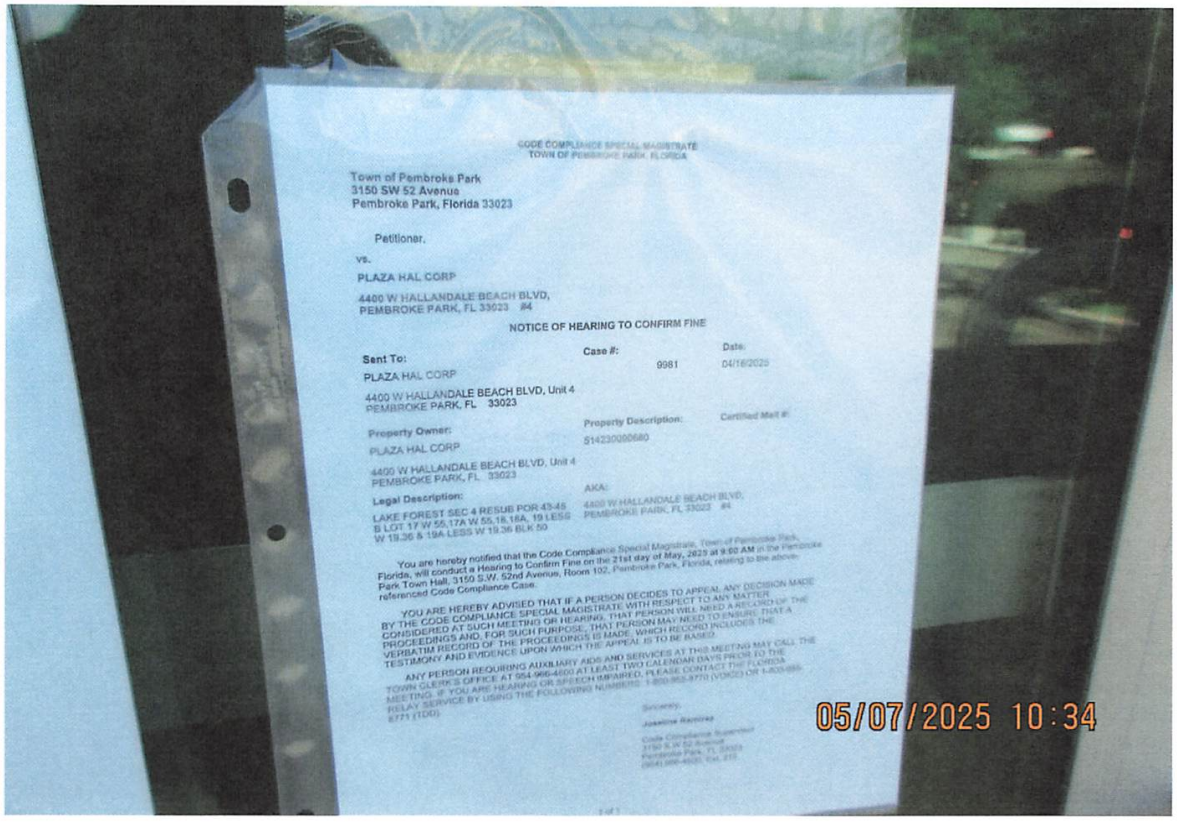
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
9981
Date:
04/16/2025
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Property Owner:
Property Description:
Certified Mail #:
514230080680
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023
Legal Description:
AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18.18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of May, 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
05/07/2025 10:34


4
BERNY'S
BERNY'S
BERNY'S
05/07/2025 10:34

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PLAZA HAL CORP	9981	04/16/2025
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
PLAZA HAL CORP	514230090680	
4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9981

On 4/16/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. 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 4/16/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.
City, State, ZIP+4
PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1584



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☐ Return Receipt (electronic) $
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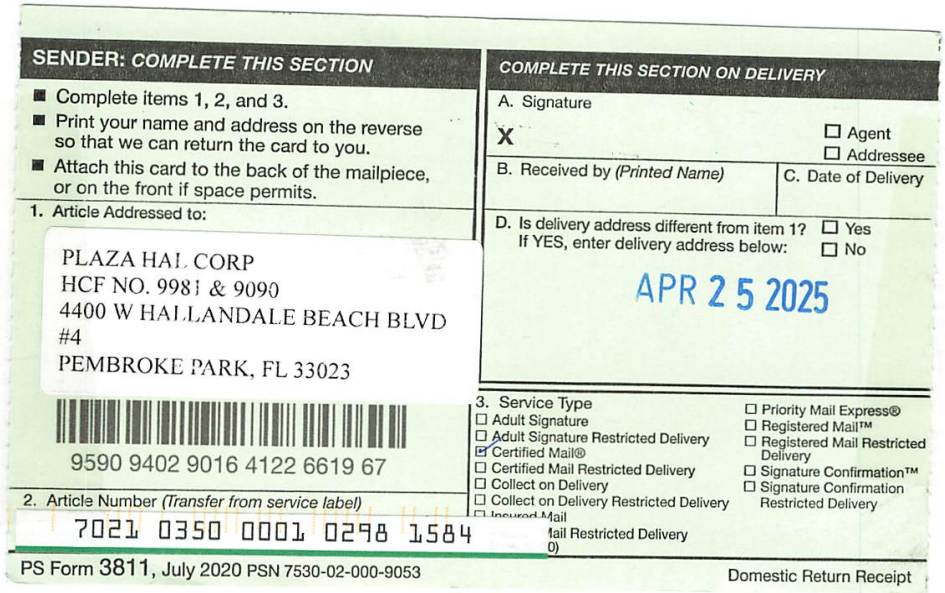
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 9.92
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
HCF NO. 9981 & 9090
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1591



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA HAL CORP
HCF NO. 9981 & 9090
4400 W HALLANDALE BEACH BLVD
#4
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6619 67

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 1584

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

APR 25 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
- ☐ ...ail Restricted Delivery ...0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PLAZA HAL CORP Respondent(s)	)	Case No.: 9981

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 16th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PLAZA HAL CORP

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of October 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of oct., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PLAZA HAL CORP CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

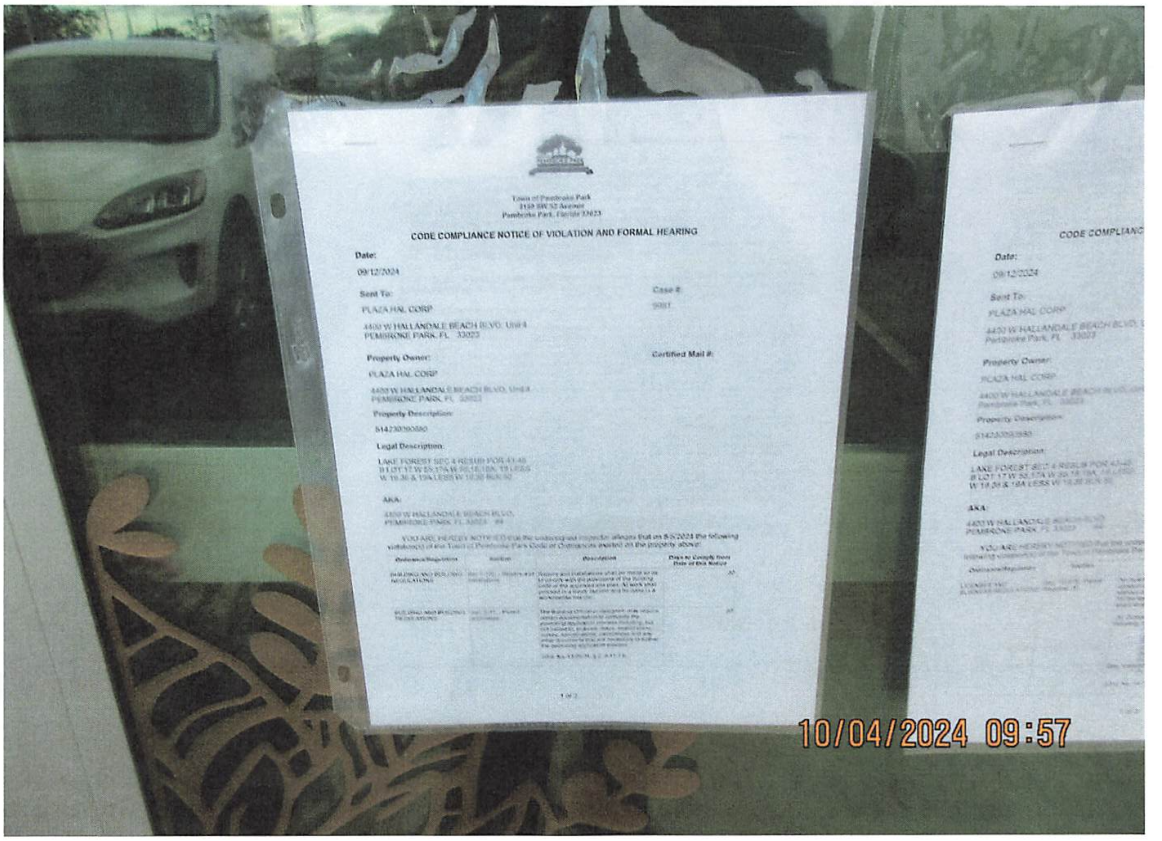
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/12/2024
Sent To:
PLAZA HAL CORP
Case #:
Certified Mail #:
Property Owner:
PLAZA HAL CORP
Property Description:
Legal Description:
AKA:
10/04/2024 09:57


4
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KITCHEN & BAR
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10/04/2024 09:57



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$ 9.64.

Total Postage and
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Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC

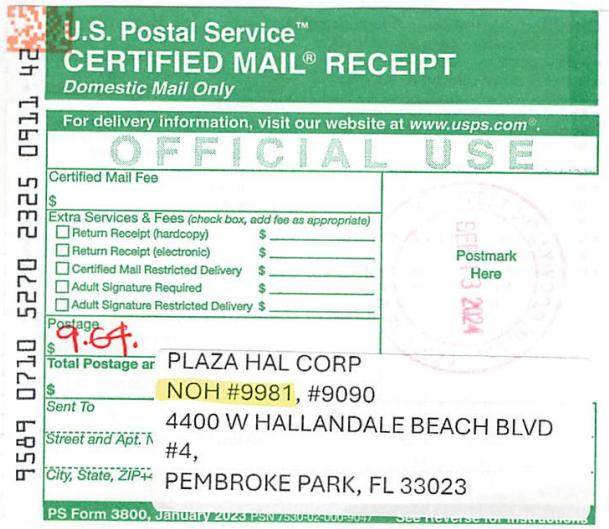
Street and Apt. No.,
NOH #9981, #9090
20533 BISCAYNE BLVD #1326

City, State, ZIP+4®
AVENTURA FL 33180

Postmark Here

PS Form 3800, Ja

9589 0710 5270 1605 9731 92



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage ar
$

Sent To
PLAZA HAL CORP
NOH #9981, #9090

Street and Apt. N
4400 W HALLANDALE BEACH BLVD
#4,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 2325 0911 42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:

9981

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

9/12/2024

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

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

Case #:

9981

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 9/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/12/2024

Notes/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/12/2024

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	9981	08/05/2024

Property Owner:	Property Description:	Certified Mail #:
PLAZA HAL CORP 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:
9981

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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$000.69 0
08/05/2024 ZIP 33023
043M30245597
US POSTAGE

Susie Chemen Consulting LLC
Plaza Hal Corp.
NOV #9981.
20533 Biscayne Blvd, #1326,
Aventura, Fl 33180.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	PLAZA HAL CORP
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$255,260	$2,139,660	$2,394,920	$2,394,920	
2023	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,622.21
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	$41,700.56

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Portability	0	0	0	0
Assessed/SOH	$2,394,920	$2,394,920	$2,394,920	$2,394,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,394,920	$2,394,920	$2,394,920	$2,394,920

Sales History

Date	Type	Price	Book/Page or CIN
6/26/2023	WD-Q	$2,675,000	118944182
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PLAZA HAL CORP

Filing Information

Document Number	P23000029884
FEI/EIN Number	36-5062035
Date Filed	04/14/2023
State	FL
Status	ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD
9110
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC
20533 BISCAYNE BLD
1326
AVENTURA, FL 33180

Name Changed: 02/03/2024

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES
1835 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

Report

Bernys Kitchen LLC
4400 W Hallandale Beach Blvd 4
Pembroke Park, FL 33023
Occupancy ID:244197

Pembroke Park - Construction or work without permit.

Possible addition of candy stove and gas supply line to right side of existing range outside hood suppression system. Addition of appliance req plan/permit submitted by registered design professional.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.





WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Case Overview

Property/Incident Information

Owner	Address	Site Address
QUINTERO & BROTHERS LLC	4908 SW 36 CT PEMBROKE PARK, FL 33023	4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

Folio

514230150030

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3

Case Status Closed **Case #** 4945

Notes Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds and screen rooms installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Owner must obtain permits for all work done from the Building Dept. Owner must keep the property maintained by pressure washing, trim all landscape, repair damages with permits from the Building Dept.
The single family house is only for one family use. It is illegal to use a single family house as rental units. Owner must have only one family living at the property.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2020		Notice of Violation	Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/27/2021		Affidavit of Non-Compliance	
4/27/2021	4/13/2021	Final Order	Certified Mail
5/31/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/18/2021	6/16/2021	Amended Final Order	Certified Mail
7/1/2022		Affidavit of Compliance	Hand
5/1/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/1/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	7/1/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	7/1/2022
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	4/27/2021

Case Overview

ZONING	Sec. 28-106. - Intent.	The R-5 Residential District is intended for use as residential only, and may include single-family residences and two family (duplex) residences. (Ord. No. 63-5-1, § 18(a), 5-1-63; Ord. No. 99-6-3, § 5, 6-23-99)	7/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/1/2022	$14,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$14,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$14,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

QUINTERO & BROTHERS LLC CASE NO. 4945

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: QUINTERO & BROTHERS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: QUINTERO & BROTHERS LLC AT 10:15 A.M. ON THE 07 DAY OF MAY 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.

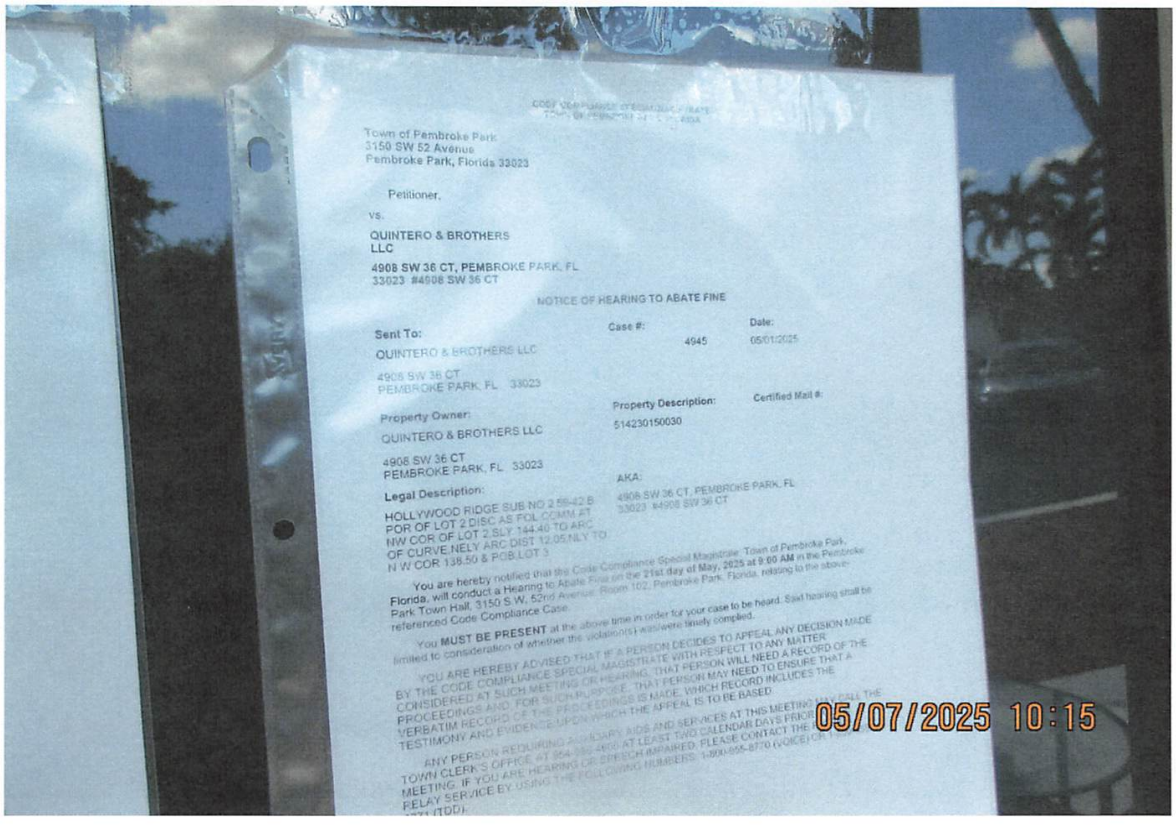
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
QUINTERO & BROTHERS LLC
4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT
NOTICE OF HEARING TO ABATE FINE
Sent To:
QUINTERO & BROTHERS LLC
4908 SW 36 CT
PEMBROKE PARK, FL 33023
Case #:
4945
Date:
05/01/2025
Property Owner:
QUINTERO & BROTHERS LLC
4908 SW 36 CT
PEMBROKE PARK, FL 33023
Property Description:
514230150030
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE SUB NO 2 55-42 B POR OF LOT 2 DISC AS FOL COMM AT NW COR OF LOT 2 SLY 144.40 TO ARC OF CURVE NELY ARC DIST 12.05 NLY TO N W COR 138.50 & POB LOT 3
AKA:
4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT
You are hereby notified that this Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-392-2000 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 711 (TDD).
05/07/2025 10:15


4908
05/07/2025 10:16

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 4945

QUINTERO & BROTHERS LLC
4908 SW 36 COURT,
PEMBROKE PARK, FL 33023

Bill To:

QUINTERO & BROTHERS LLC
4908 SW 36 COURT,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(c)(i)(j), 5-105, 15-17, 15-24, 27-33, and 28-106.		
1	Final Order 04/13/2021 Admin Fee	$ 100.00	$ 100.00
1	Amended Final Order 06/16/2021 Admin Fee	$ 100.00	$ 100.00
290	Day(s) of Per Diem from (09/14/2021 - 07/01/2022)	$ 50.00	$ 14,500.00
	Recommend to Abate Per Diem Fine by 85%		$ 2,175
	$2,175.00 + $100.00 + $100.00		$ 2,375
		Balance	$ 14,700.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

QUINTERO & BROTHERS LLC

4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
QUINTERO & BROTHERS LLC 4908 SW 36 CT PEMBROKE PARK, FL 33023	4945	05/01/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
QUINTERO & BROTHERS LLC 4908 SW 36 CT PEMBROKE PARK, FL 33023	514230150030	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/1/25

Phone #: 754-204-4538

Case # 4945

E-mail: ~~CPCCarlos1@~~ CPCCARLOS1@GMail.com

Address of Violation: 4908 SW 36 CT, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Carlos Quintero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4945 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order Amended issued on 6/16/25 imposing the fine of $ 14,600.00 for violation(s)of the Town's Code of Ordinances: 5-103(a)(b)(c)(i)(j); 5-105; 15-17; 15-24 27-33; 28-106

Brief summary for request: We'll asking for reduction, because all the work take time to all ~~prosses~~, and we don't have to much money

Carlos Quintero
Petitioner's Name (Print)

Carlos
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Carlos J Quintero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/1/2025.

Notary Public State of Florida: Aimara Fontalva My Commission expires: 12/18/2028

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, August 2006 See Reverse for Instructions
Postmark Here
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7019 1120 0000 9007 5718
Quintero & Brothers LLC
Current Tenant/Resident
4908 SW 36 CT
Pembroke Park, FL 33023
NOH 4945



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, August 2006 See Reverse for Instructions
Postmark Here
7019 1120 0000 9007 5725
Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH 4945



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
$ 7.06 6.90
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, August 2006 See Reverse for Instructions
Postmark Here
JUL - 2
7019 1120 0000 9007 5039
Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.90
Sent To
7.05
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, August 2006 See Reverse for Instructions
Postmark Here
JUL
7019 1120 0000 9007 5046
Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®
PS Form 3800, A See Reverse for Instructions
Postmark Here
JUN
7021 0350 0001 0298 0273
Quintero & Brothers LLC
HET #4945
4908 SW 36 CT
Pembroke Park, FL 33023



U.S. Postal Service™
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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
JUN
7021 0350 0001 0298 0259
Quintero & Brothers LLC
HET #4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945

9590 9402 4839 9032 6951 16

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5039

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X KS R47 C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* KS R47 C19 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 0350 0001 0297 6702

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.98
Sent To
Street and Apt. N
City, State, ZIP+

Quintero & Brothers LLC
A.F.O. 4945
4908 SW 36 Court
Pembroke Park, FL 33023

WEST HOLLYWOOD HILLS JUN 17 2021 Postmark Here

PS Form 3800,

7021 0350 0001 0297 6699

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 6.98
Sent To
Street and Apt. N
City, State, ZIP+

Quintero & Brothers LLC
A.F.O. 4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

WEST HOLLYWOOD JUN 17 2021 Postmark Here HOLLYWOOD FL 3302

PS Form 3800,

7021 0350 0001 0297 5958

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. I
City, State, ZIP+

Quintero & Brothers LLC
FO #4945
4908 SW 36 COURT,
Pembroke Park, FL 33023-6939

Postmark Here APR 23 2021 HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 5941

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(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
Street and Apt.
City, State, ZIP

Quintero & Brothers LLC
FO #4945
4910 SW 186 AVE Southwest,
Ranches, FL 33332

Postmark Here APR 23 2021 HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quinte[illegible] Brothers LLC
FO #4945
4910 SW 186 AVE Southwest,
Ranches, FL 33332

9590 9402 6610 1028 7099 76

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5941

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RR 3211 C19
☐ 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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH 4945

9590 9402 4839 9032 6957 65

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5725

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RR 3211 C19
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945

9590 9402 4839 9032 6953 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5046

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RR 3211 C19
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
HET #4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

9590 9402 6610 1028 6950 19

2. Article Number (Transfer from service label)
7021 0350 0001 0298 0259

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RL 3211 C19
☐ 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

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted
☐ Certified Mail Restricted
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Benoit Seguin
F.O. #4894
30 W Lake Drive
Pembroke Park, FL 33009

9590 9402 5384 9189 1573 61

7021 0350 0001 0298 0402

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CRT C19
☐ Agent
☐ Addressee

B. Received by (Printed Name)
BENOIT SEGUIN

C. Date of Delivery
6-19-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
A.F.O. 4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

9590 9402 5384 9189 1574 39

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6696

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RR 3211 C19
☐ 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
☐ Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. QUINTERO & BROTHERS LLC Respondent(s)	)	Case No.: 4945

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939

PROPERTY OWNER: QUINTERO & BROTHERS LLC, 4910 SW 186 AVE SOUTHWEST RANCHES FL 33332

FOLIO NO.: 514230150030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 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) 5-105; 15-17; 15-24; 28-106. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 15-17; 15-24; 28-106 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June, 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suarez-Rivas, Esq.

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

J. Ramirez

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To

Street and Apt. N

City, State, ZIP+

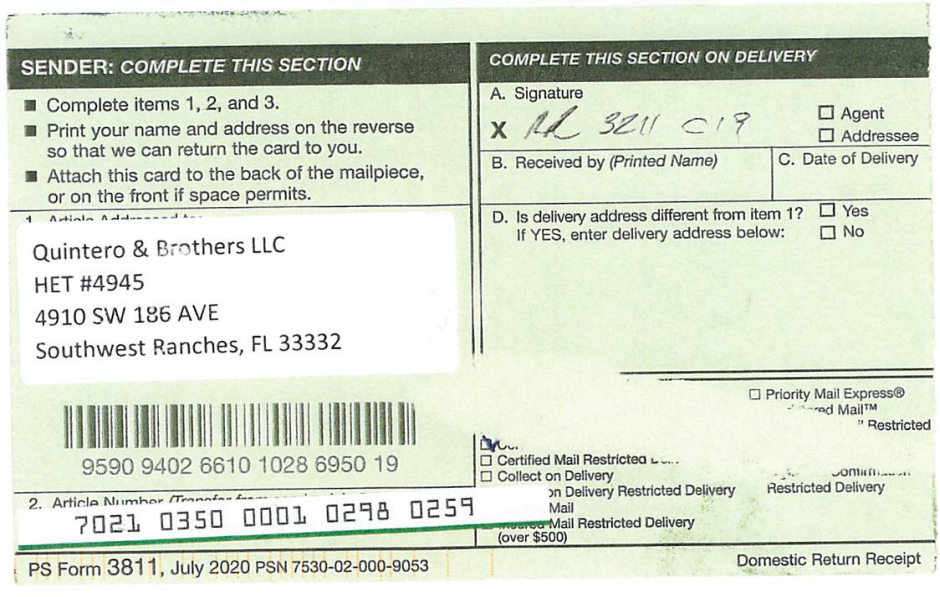
PS Form 3800,

JUN – 1

Postmark Here

7021 0350 0001 0298 0259

Quintero & Brothers LLC
HET #4945
4910 SW 186 AVE
Southwest Ranches, FL 33332



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quintero & Brothers LLC
HET #4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

9590 9402 6610 1028 6950 19

2. Article Number (Transfer from service label)
7021 0350 0001 0298 0259

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] 3211 C19
☐ 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

☐ Priority Mail Express®
ed Mail™
" Restricted

☐ Certified Mail Restricted
☐ Collect on Delivery
on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To
Quintero & Brothers LLC

Street and Apt. I
FO #4945
4908 SW 36 COURT,

City, State, ZIP+
Pembroke Park, FL 33023-6939

Postmark Here
APR 23 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5941

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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
$

Sent To
Quintero & Brothers LLC

Street and Apt.
FO #4945
4910 SW 186 AVE Southwest,

City, State, ZIP
Ranches, FL 33332

Postmark Here
APR 23 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quinte[illegible] Brothers LLC
FO #4945
4910 SW 186 AVE Southwest,
Ranches, FL 33332

9590 9402 6610 1028 7099 76

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5941

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AR 3211 C19
☐ 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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$182,180	$125,600	$307,780	$307,780	
2020	$182,180	$124,510	$306,690	$306,690	$6,618.92
2019	$228,420	$53,450	$281,870	$152,440	$2,407.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$307,780	$307,780	$307,780	$307,780
Portability	0	0	0	0
Assessed/SOH	$307,780	$307,780	$307,780	$307,780
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	$307,780	$307,780	$307,780	$307,780

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2019	WD-Q	$350,000	115786077
5/4/2016	QCD-T		113675712
1/1/2016	QCD-T	$100	113619189
12/29/2006	QCD	$100	43515 / 1126
3/25/2002	DRR	$100	32939 / 523

Land Calculations

Price	Factor	Type
$5.00	34,094	SF
$1.01	11,590	SF

Adj. Bldg. S.F. (Card, Sketch)	4049
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1968/1967	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
QUINTERO & BROTHERS LLC

Filing Information

Document Number	L19000113625
FEI/EIN Number	APPLIED FOR
Date Filed	04/25/2019
Effective Date	04/25/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/13/2021

Principal Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Mailing Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Registered Agent Name & Address

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Name Changed: 04/13/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Title AMBR

QUINTERO, CYNTHIA
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Annual Reports

Report Year	Filed Date
2020	04/13/2021
2021	04/13/2021

Document Images

04/13/2021 -- REINSTATEMENT	View image in PDF format
04/25/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 4945

QUINTERO & BROTHERS LLC)
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: QUINTERO & BROTHERS LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: QUINTERO & BROTHERS LLC AT 3:00 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of June, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

QUINTERO & BROTHERS LLC

4908 SW 36 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4945	05/31/2021

Property Owner:	Property Description:	Certified Mail #:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

06/02/2021 03:00

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

QUINTERO & BROTHERS LLC

4908 SW 36 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
QUINTERO & BROTHERS LLC	4945	05/31/2021
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332		

Property Owner:	**Property Description:**	**Certified Mail #:**
QUINTERO & BROTHERS LLC	514230150030	
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Thursday, June 3, 2021 3:39 PM
To: Joseline Ramirez
Subject: Re: Case 4945 - 4908 SW 36 CT

Thank you, well be there

Jorge L. Gonzalez, Esq.
jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL
2100 Coral Way
Suite 502
Miami, Florida 33145
Telephone 305.285.2480
Telefax: 305.285.1713

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On Thursday, June 3, 2021, 3:15:26 PM EDT, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Gonzalez,

I hope to find you well, please be advise that the Special Magistrate Hearing is scheduled for June 16, 2021 at 9am for an extension of time. Your client has recieved the notice. The hearing will take place at the address below in the Council Chambers.

Regards,

Joseline Ramirez

Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Thursday, May 13, 2021 11:53 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 4945 - 4908 SW 36 CT

Thank you.

Please advise me when the hearing is set.

They will continue working to clear the matter.

Jorge L. Gonzalez, Esq.

jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL

2100 Coral Way

Suite 502
Miami, Florida 33145
Telephone 305.285.2480
Telefax: 305.285.1713

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On Thursday, May 13, 2021, 11:47:21 AM EDT, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Mr. Gonzalez,

Thank you for your email. Upon your request, I will schedule a Notice to Extend Time before the Special Magistrate, the owner will receive a copy by certified mail and posting.

Regards,

Joseline Ramirez

Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Wednesday, May 12, 2021 3:57 PM

To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Case 4945 - 4908 SW 36 CT

Ms Ramirez:

My client has been attempting to clear all matters regarding the above case.

We have served the tenants termination letters and will have them out by the end of this month.

However, my client has run into a major problem.

They are working with an architect to clear the building matters, but, the city building department does not have any records for the home.

No initial plans and no permit records.

The architect is working on redrawing the home so that the building can be brought to date and proper plans submitted yo the city.

This of course takes some time.

We would like to ask for an initial extension of 60 days and agree to maintain you up to date on the efforts.

If you agree, and can reset this matter for a hearing before the magistrate please advise.

Jorge L. Gonzalez, Esq.

jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL

2100 Coral Way

Suite 502
Miami, Florida 33145
Telephone 305.285.2480
Telefax: 305.285.1713

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
QUINTERO & BROTHERS LLC
Respondent(s)

Case No.: 4945

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939

PROPERTY OWNER: QUINTERO & BROTHERS LLC, 4910 SW 186 AVE SOUTHWEST RANCHES FL 33332

FOLIO NO.: 514230150030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 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) 5-105; 15-17; 15-24; 28-106. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 15-17; 15-24; 28-106 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of APRIL, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Joseline Ramirez

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Monday, April 12, 2021 5:11 PM
To: Joseline Ramirez
Cc: Rosa M. Hernandez
Subject: Quintero Brothers LLC case No.: 4945
Attachments: Covid.pdf

Ms Ramirez:

This matter is scheduled for hearing tomorrow.

However, the Quintero household in under Covid Quarantine as Mr. Quintero's wife, Ada Perez, has tested positive for the Virus.

We hereby request that the matter be re-scheduled so that they may attend.

Please advise.

Jorge L. Gonzalez, Esq.
jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL
2100 Coral Way
Suite 502
Miami, Florida 33145
Telephone 305.285.2480
Telefax: 305.285.1713

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CODE ENFORCEMENT
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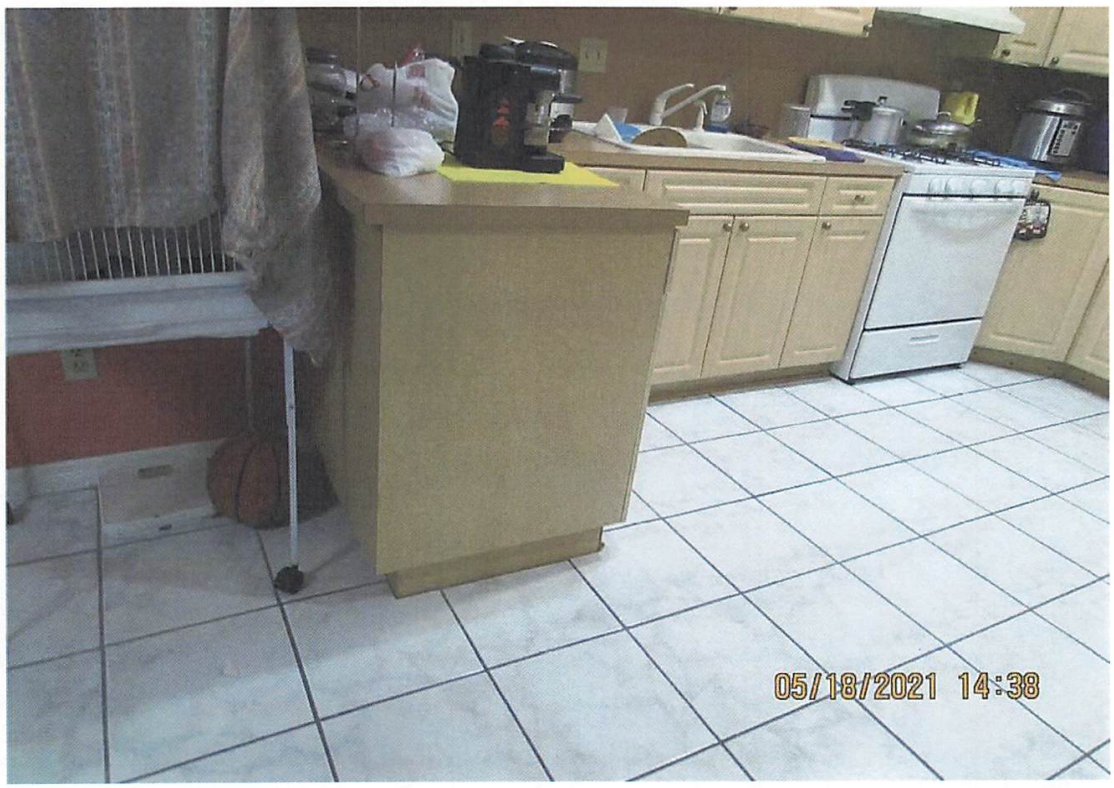
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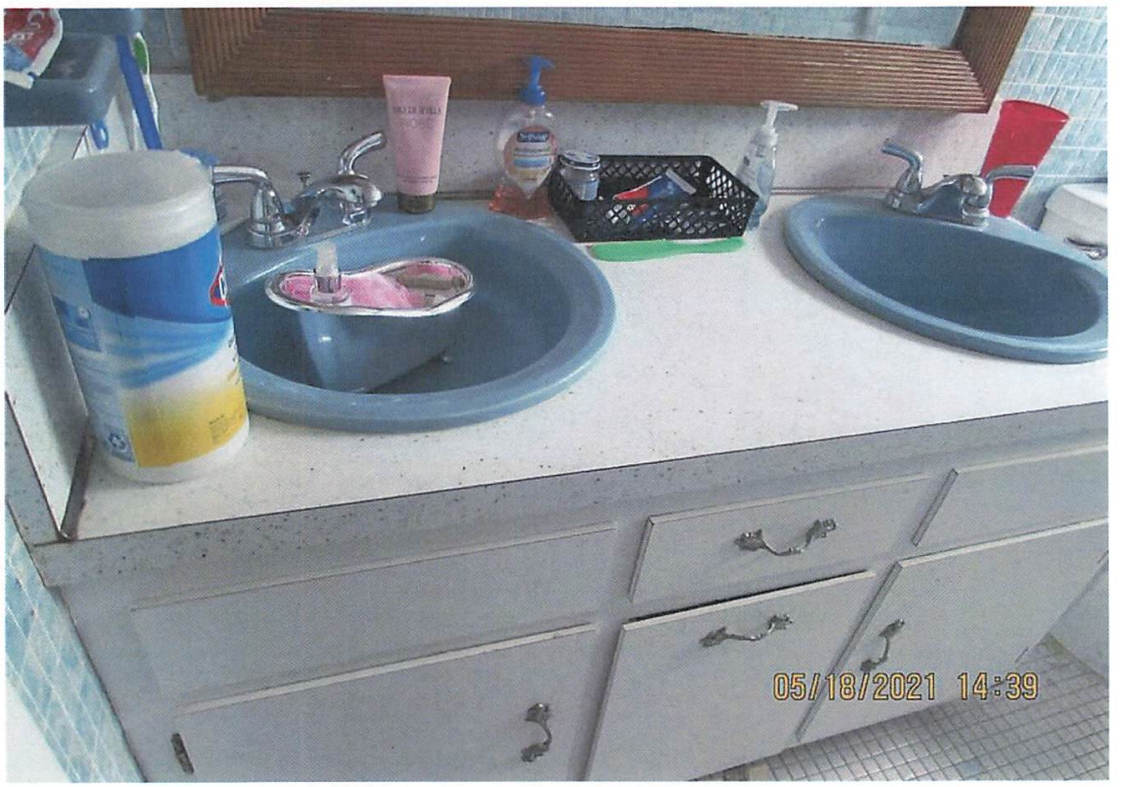
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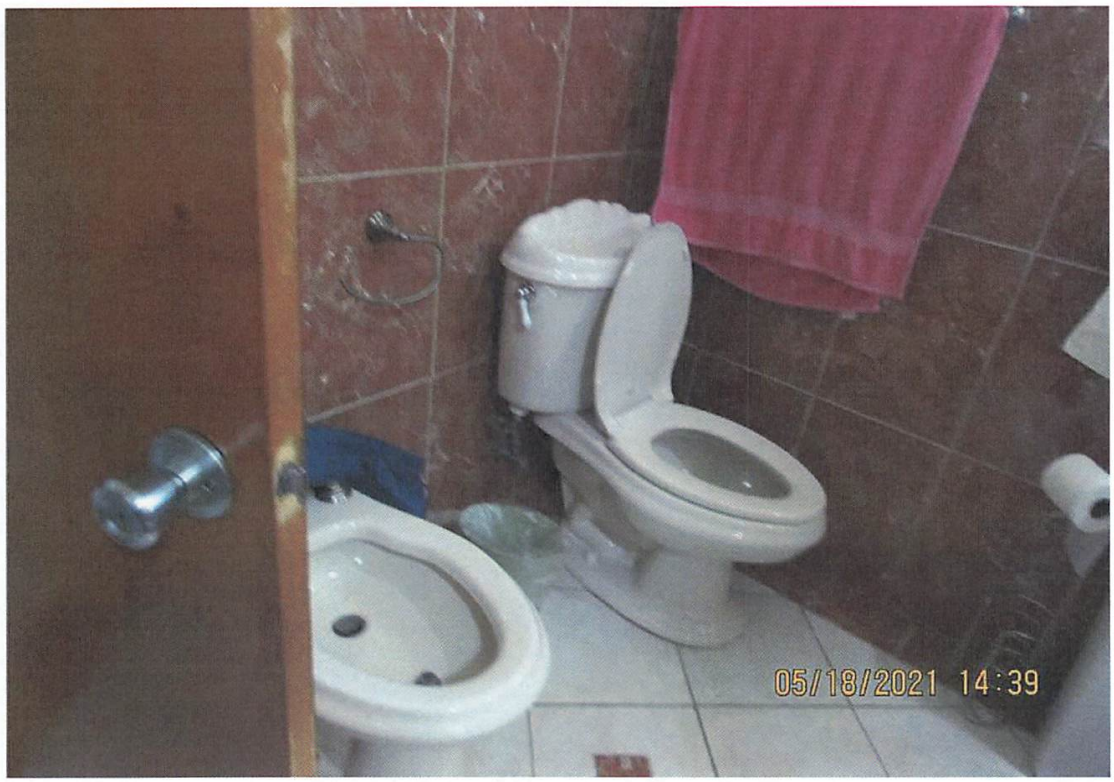
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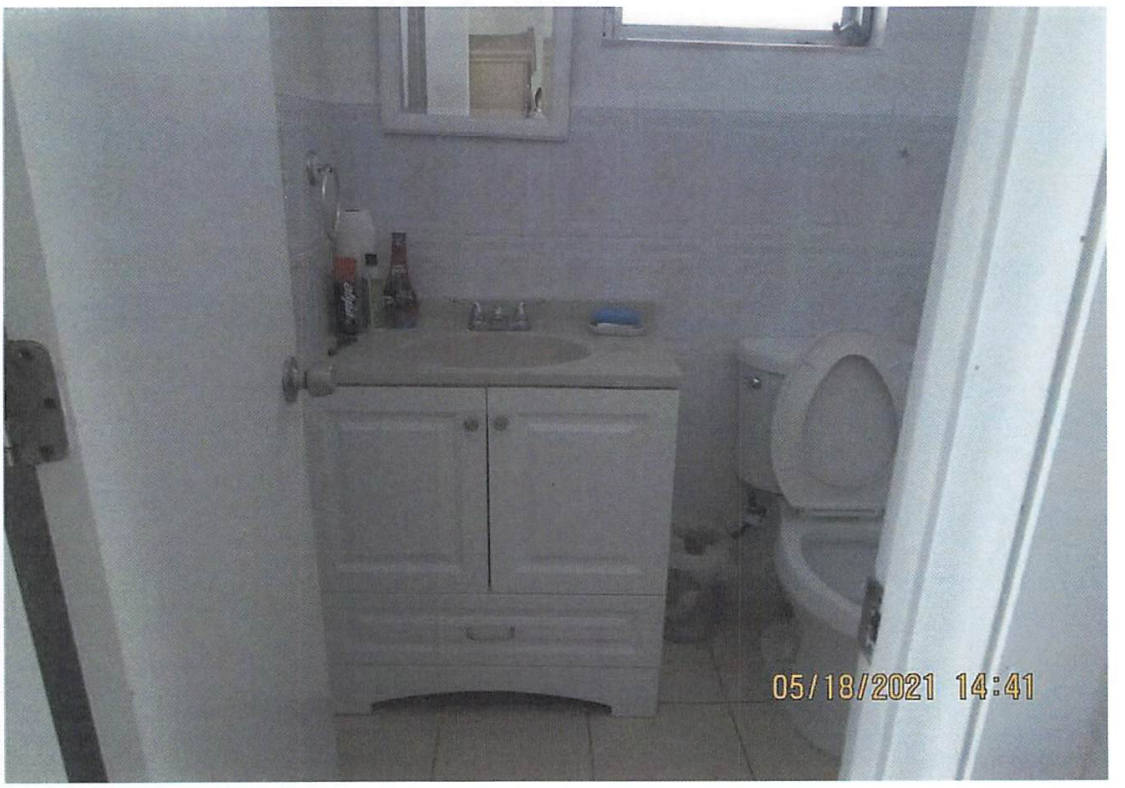
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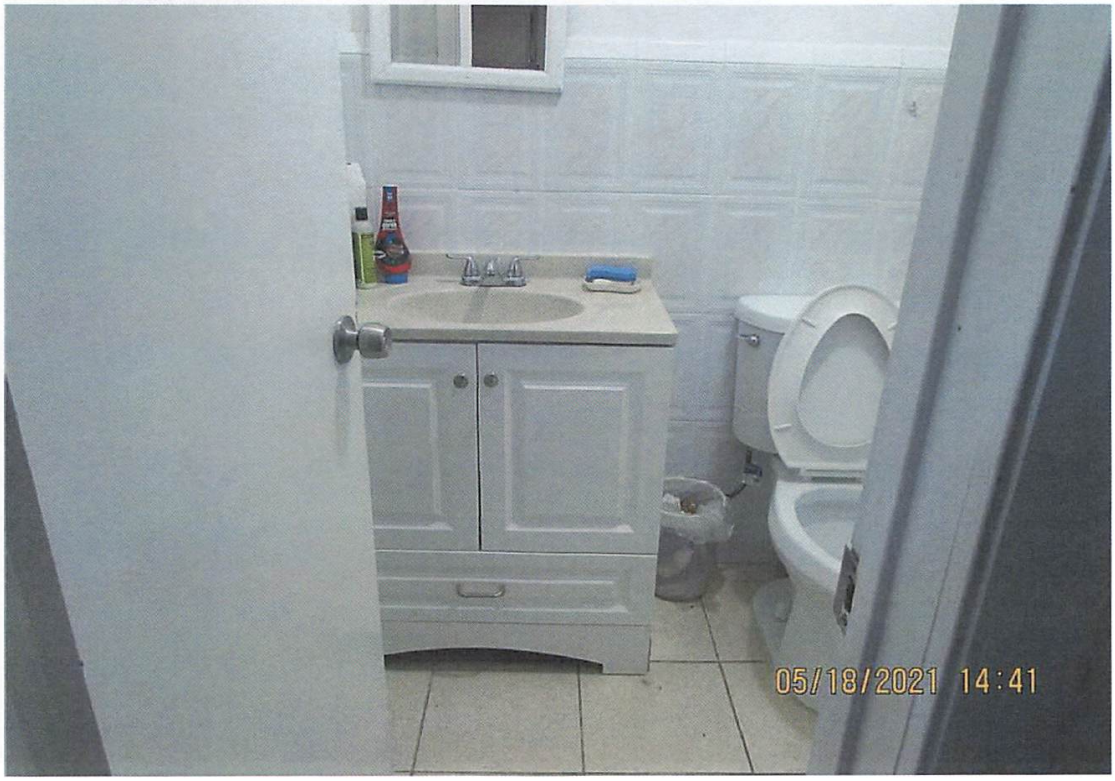
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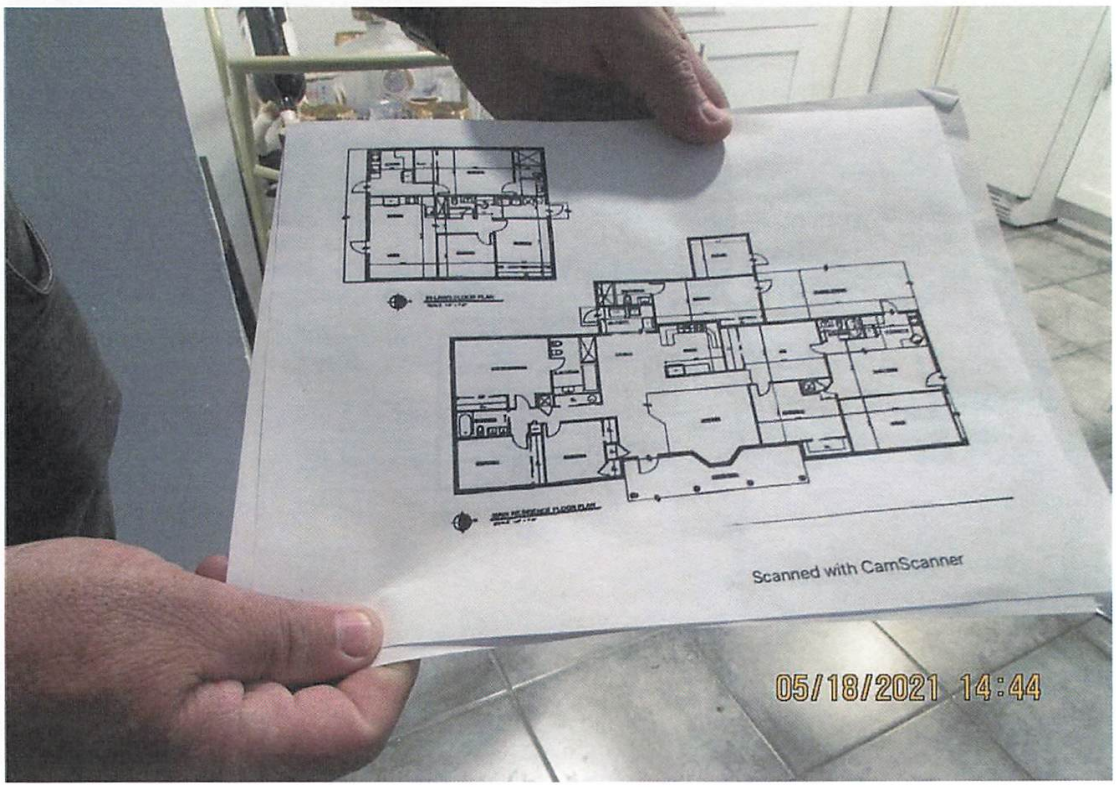
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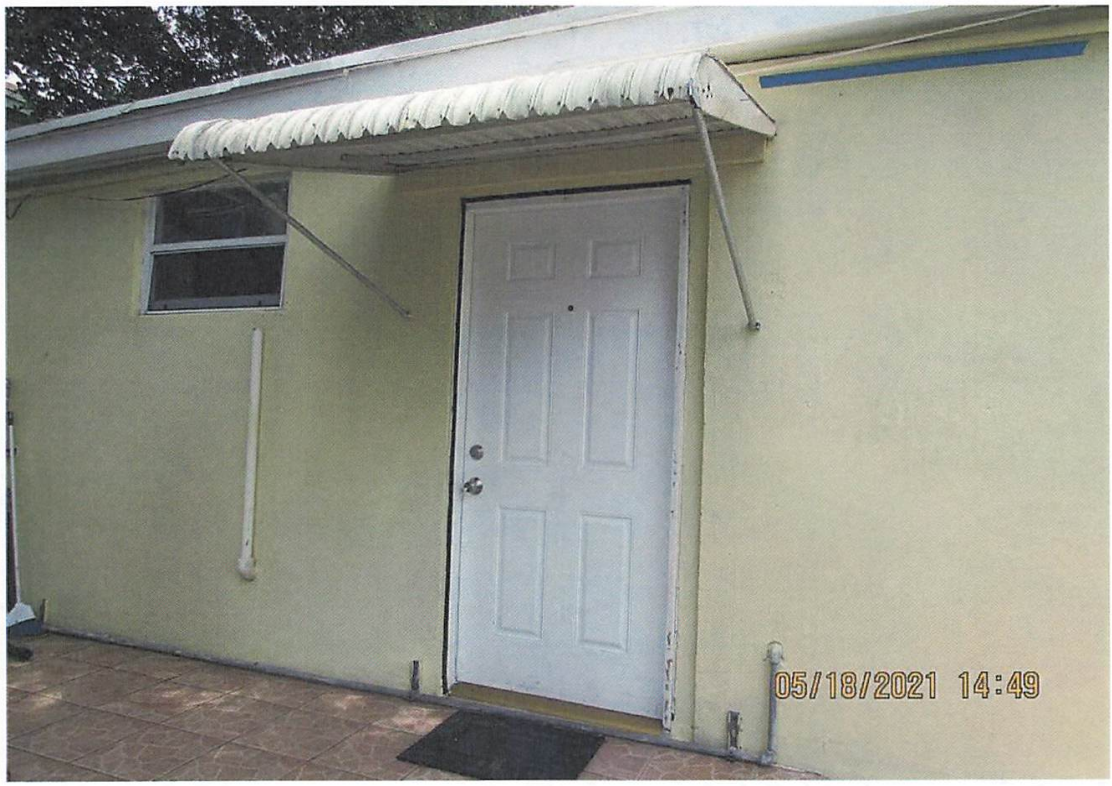
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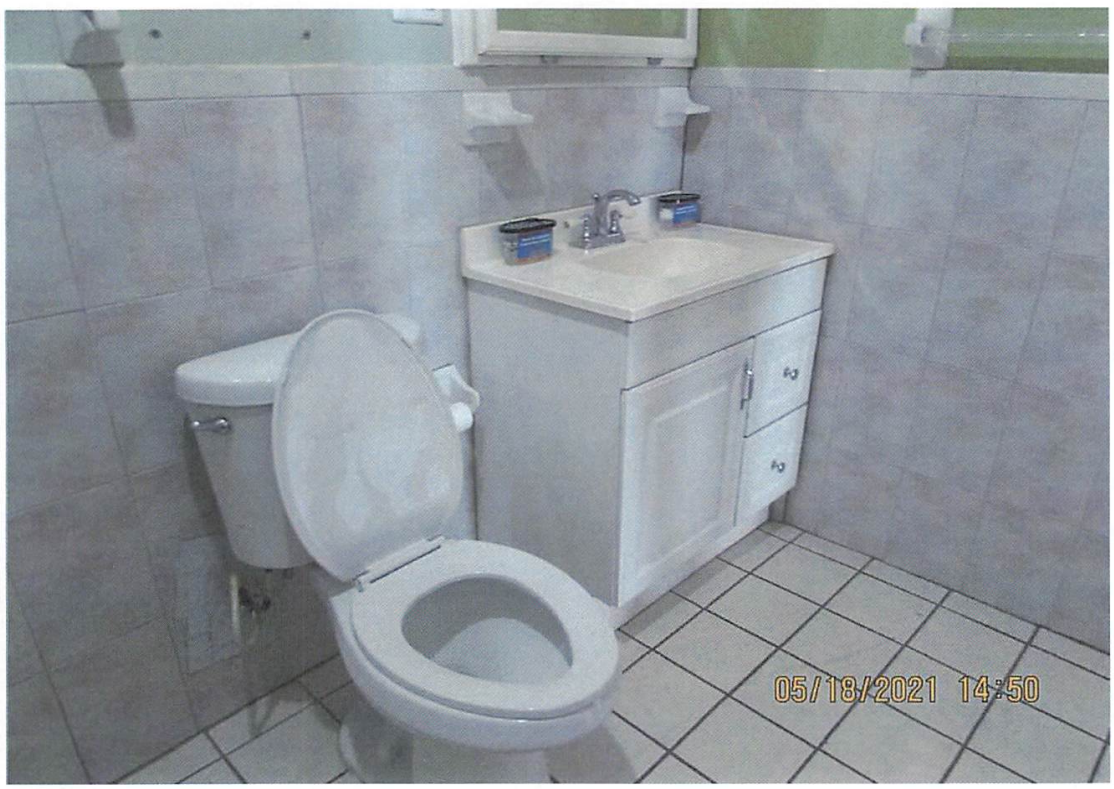
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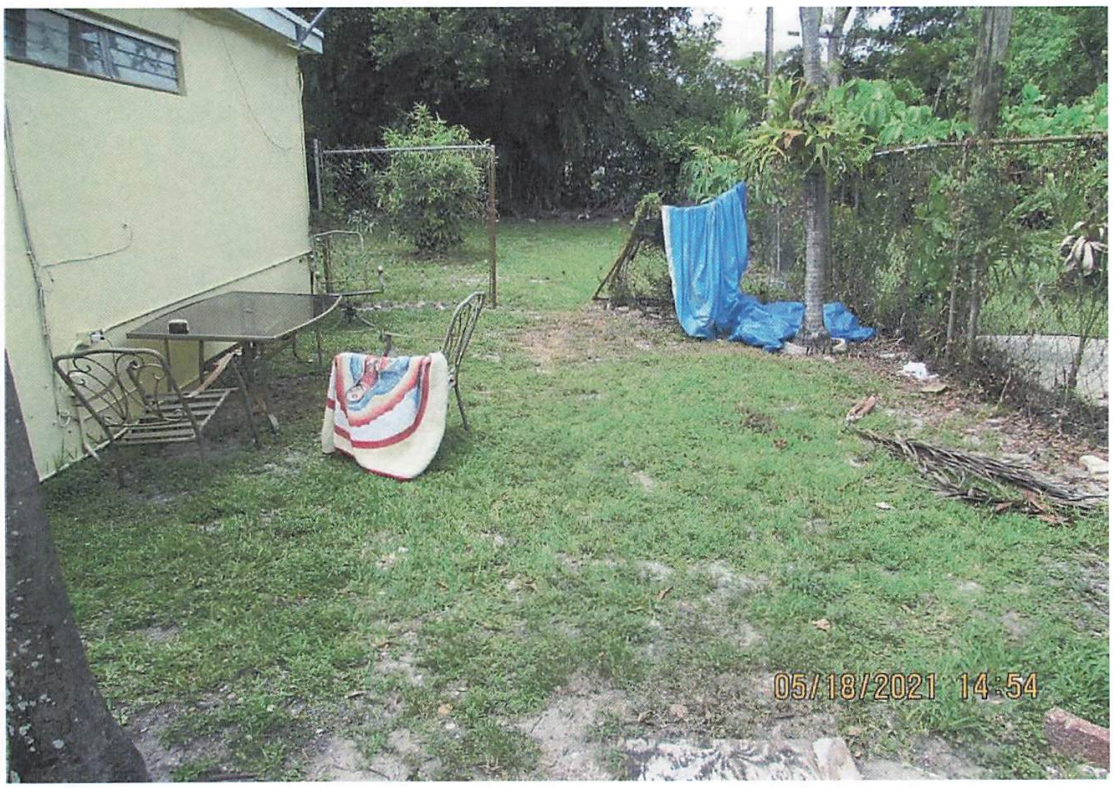
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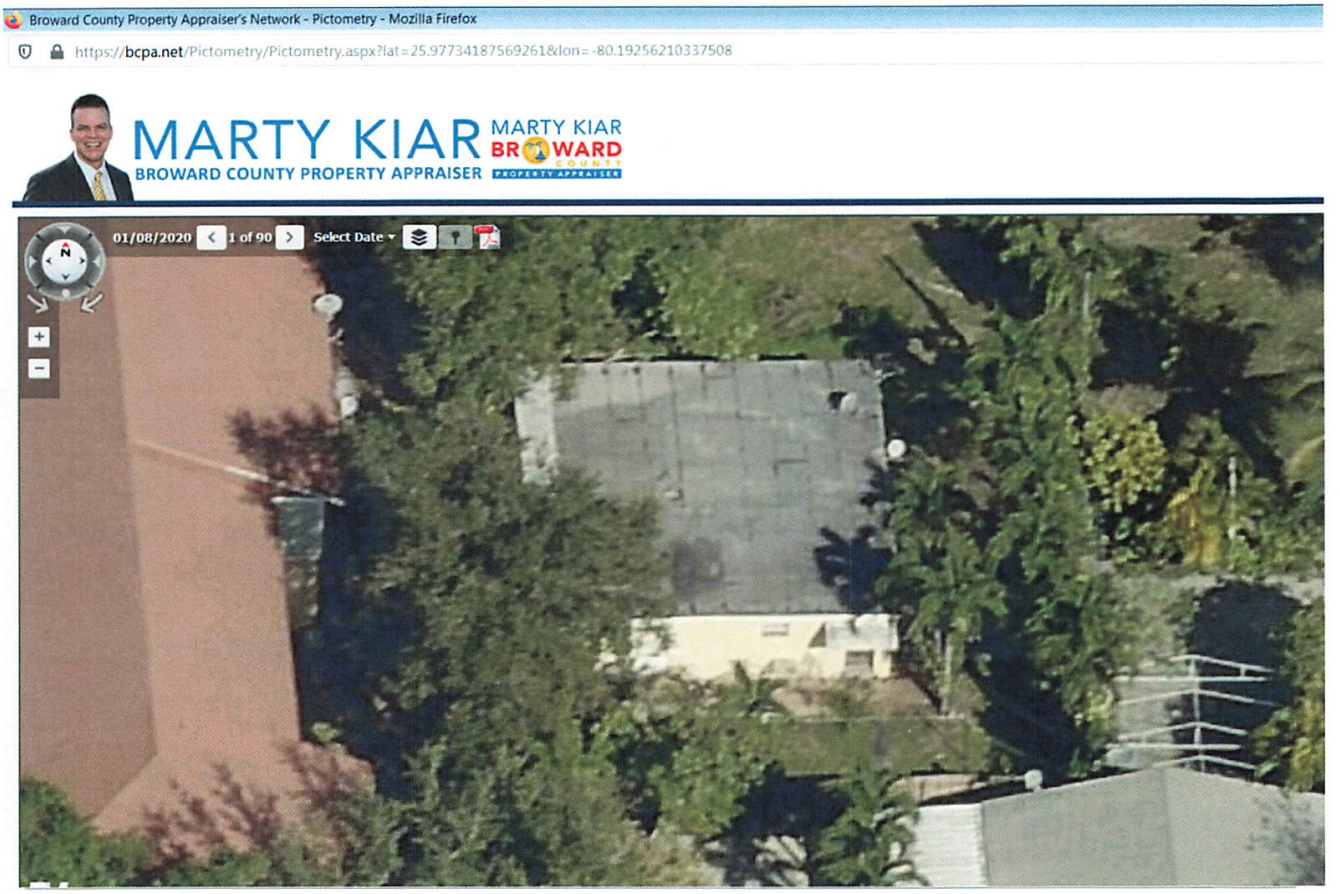
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER
02/01/2017
1 of 3
Dec 2016 - Mar 2017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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
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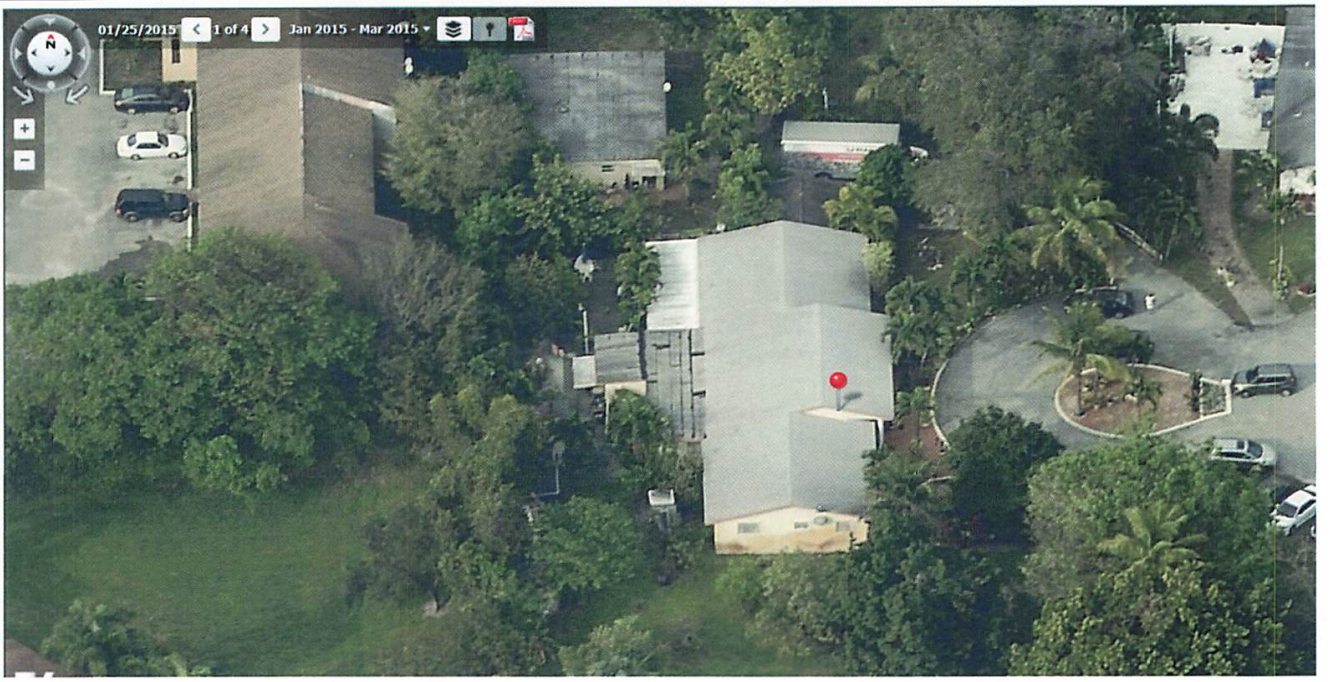
COUNTY
PROPERTY APPRAISER
01/08/2020
1 of 90
Select Date



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER

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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
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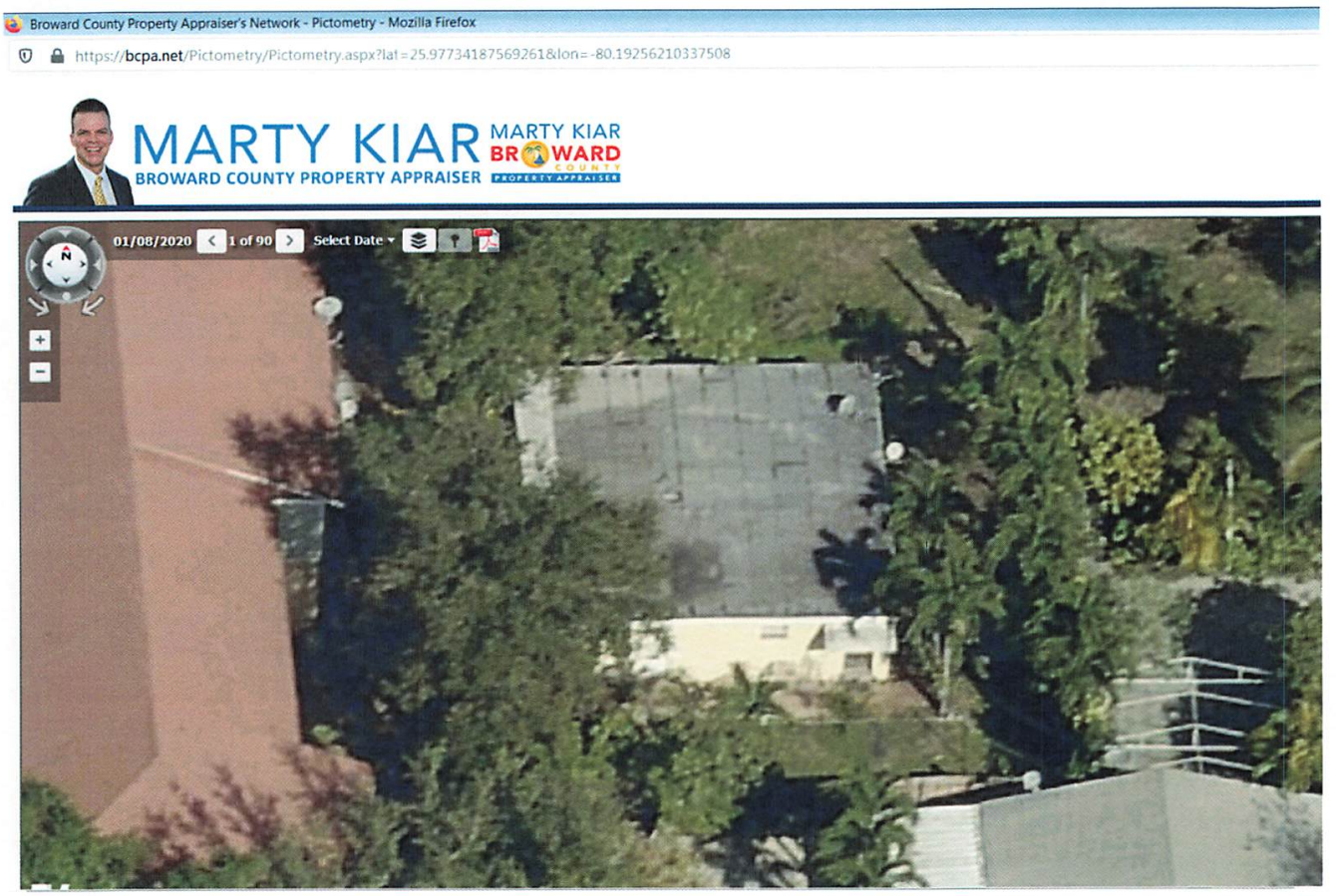
02/01/2017
1 of 3
Dec 2016 - Mar 2017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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
PROPERTY APPRAISER
01/08/2020
1 of 90
Select Date


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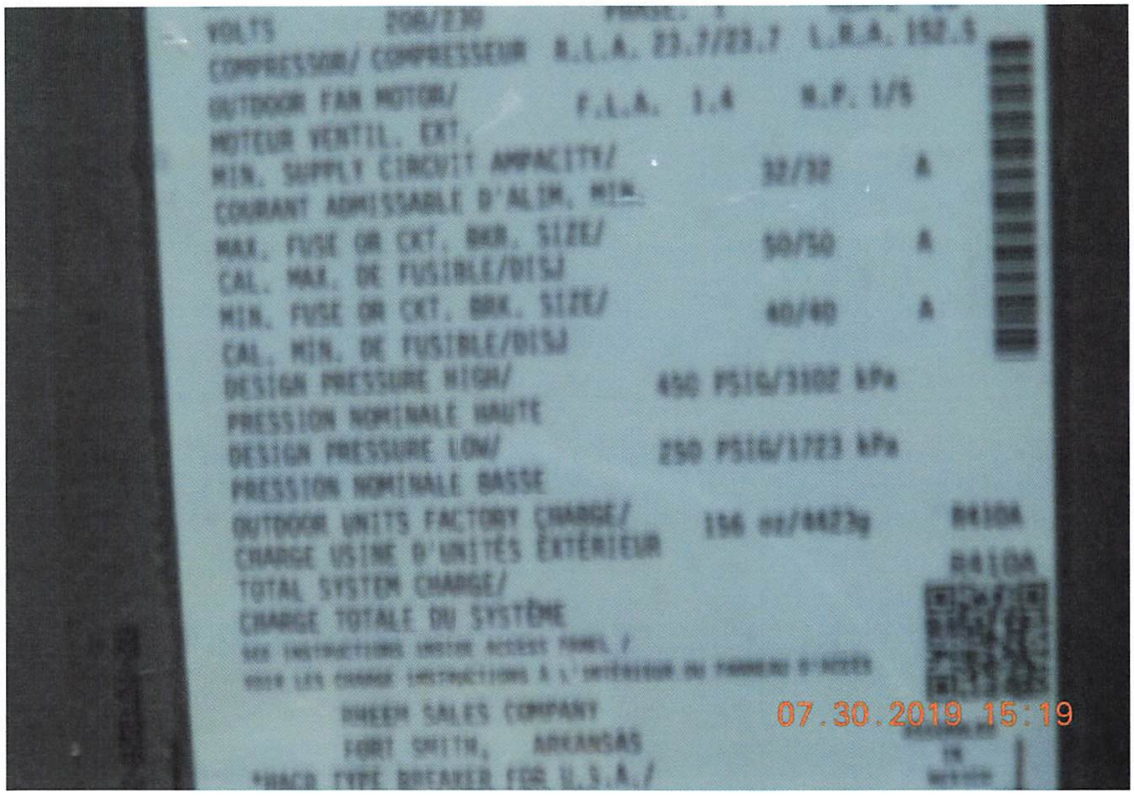
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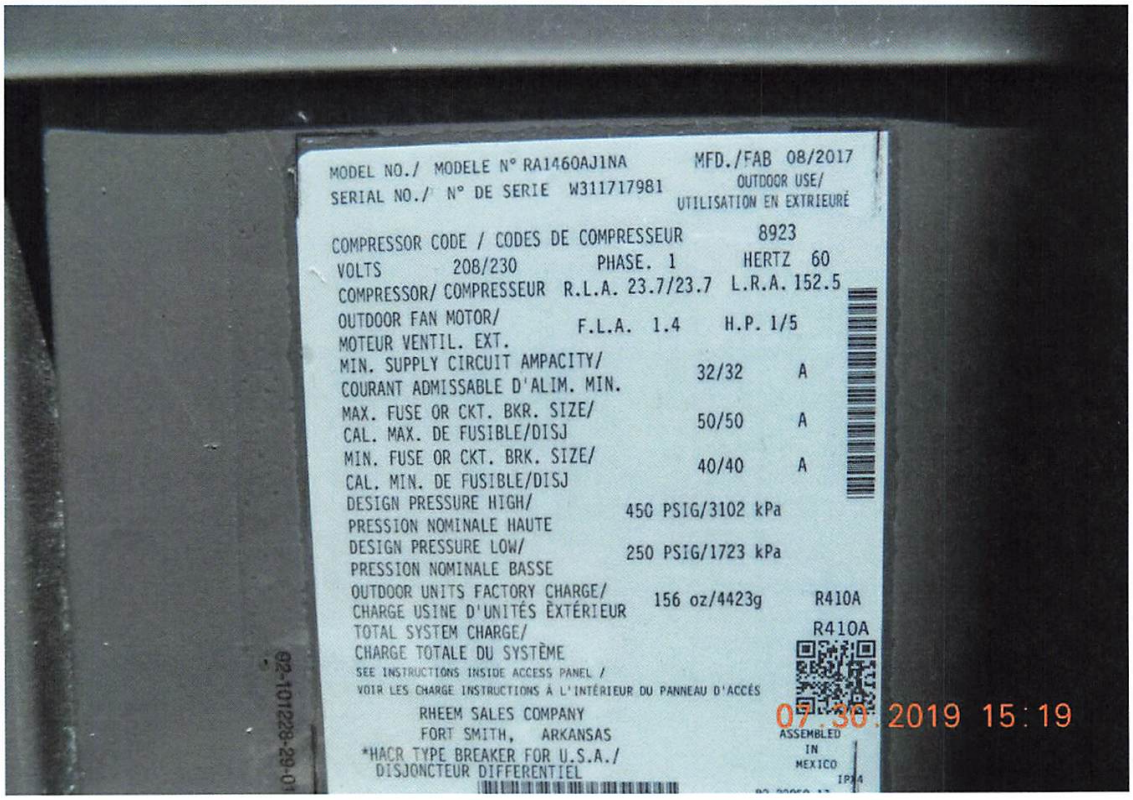
OUTDOOR FAN MOTOR/ F.L.A. 1.4 H.P. 1/5
MOTEUR VENTIL. EXT.
MIN. SUPPLY CIRCUIT AMPACITY/ 32/32 A
COURANT ADMISSABLE D'ALIM. MIN.
MAX. FUSE OR CKT. BKR. SIZE/ 50/50 A
CAL. MAX. DE FUSIBLE/DISJ
MIN. FUSE OR CKT. BRK. SIZE/ 40/40 A
CAL. MIN. DE FUSIBLE/DISJ
DESIGN PRESSURE HIGH/ 450 PSIG/3102 kPa
PRESSION NOMINALE HAUTE
DESIGN PRESSURE LOW/ 250 PSIG/1723 kPa
PRESSION NOMINALE BASSE
OUTDOOR UNITS FACTORY CHARGE/ 156 oz/4423g R410A
CHARGE USINE D'UNITÉS EXTÉRIEUR
TOTAL SYSTEM CHARGE/ R410A
CHARGE TOTALE DU SYSTÈME
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
07.30.2019 15:19


MODEL NO./ MODELE N° RA1460AJ1NA
SERIAL NO./ N° DE SERIE W311717981
MFD./FAB 08/2017
OUTDOOR USE/
UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR 8923
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 23.7/23.7 L.R.A. 152.5
OUTDOOR FAN MOTOR/ F.L.A. 1.4 H.P. 1/5
MOTEUR VENTIL. EXT.
MIN. SUPPLY CIRCUIT AMPACITY/ 32/32 A
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CHARGE USINE D'UNITÉS EXTÉRIEUR
TOTAL SYSTEM CHARGE/ R410A
CHARGE TOTALE DU SYSTÈME
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÉS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
IP24
07.30.2019 15:19


07.30.2019 15:17


07.30.2019 15:19


07.30.2019 15:17


07.30.2019 15:17


07.30.2019 15:12


07.30.2019 15:12


07.13.2019 14:55


07.30.2019 15:10


07.30.2019 15:11


07.30.2019 15:11


07.30.2019 15:10


07.30.2019 15:11



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
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Assessed/SOH	$306,690	$306,690	$306,690	$306,690
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	$306,690	$306,690	$306,690	$306,690

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1/1/2016	QCD-T	$100	113619189
12/29/2006	QCD	$100	43515 / 1126
3/25/2002	DRR	$100	32939 / 523

Land Calculations

Price	Factor	Type
$5.00	34,094	SF
$1.01	11,590	SF

Adj. Bldg. S.F. (Card, Sketch)	4049
Units/Beds/Baths	1/3/2
Eff./Act. Year Built: 1968/1967	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4945

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Quintero + Brothers
LLC
4908 SW 36 Ct
Pembroke Park, FL
33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4945

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Quintero + Brothers LLC
4910 SW 186 Ave
Southwest Ranches, FL.
33332

7019 1120 0000 9007 5046

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.90

Sent To
7023

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945

PS Form 3800, Ap

7019 1120 0000 9007 5039

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 7.05 6.90

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here
JUL - 2 2020

Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945

PS Form 3800, Ap

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945

9590 9402 4839 9032 6953 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5046

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x 2R 3211 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945

9590 9402 4839 9032 6951 16

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5039

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x KS R47 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) KS R47 C19 | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 4957

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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

Street and Apt.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

7019 1120 0000 9007 4940

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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

Street and Apt. No.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

SENDER: *COMPLETE THIS SECTION*
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6952 08

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4940

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* S. Delice
C. Date of Delivery 7/6/2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
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Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6951 92

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4957

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 7/10/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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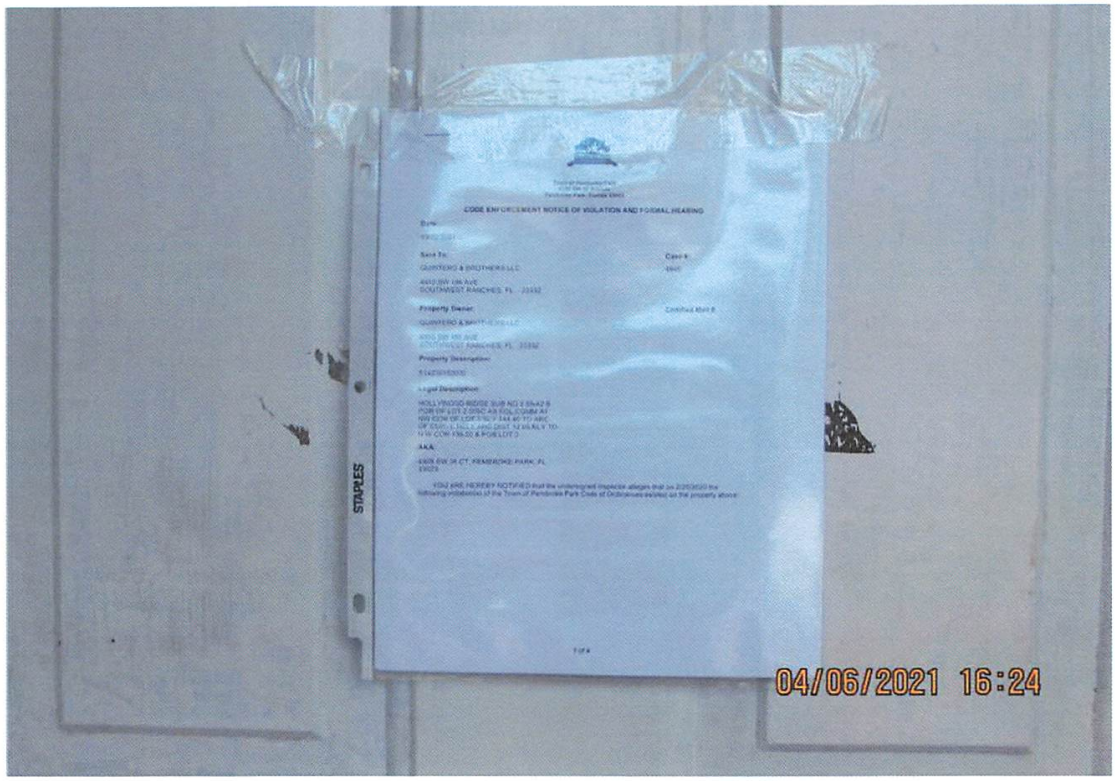
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/06/2021 16:24

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4945

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: QUINTERO & BROTHERS LLC TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED QUINTERO & BROTHERS LLC AT 3:28 A.M. /P.M. ON THE 6th DAY OF April 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

() **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

T. Malcolm - TERESSA malcolm
(Name of Notary Typed, Printed, or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3		

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Homestead	0	0	0	0
Add. Homestead	0	0	0	0
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Senior	0	0	0	0
Exempt Type	0	0	0	0
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Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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Eff./Act. Year Built: 1968/1967		

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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Resultados de la Prueba del COVID-19

ADA PEREZ

Teléfono: +1 (954) [redacted]

Fec. de Nac.: [redacted]. 1971

Fecha de la prueba: 6 abr. 2021

Tipo de prueba: Reacción en cadena de la polimerasa (PCR)

Recuerda que todos pueden poner de su parte para ayudarnos a responder a esta nueva amenaza para la salud pública.

Usted salió positivo de COVID-19

Según la prueba que te hiciste recientemente, tienes el virus del COVID-19 y tienes que aislarte.

Siguientes Pasos (1/2)

1. **Autoaislamiento inmediato**

   Debes apartarte de los demás en tu casa y no ir al trabajo, la escuela o áreas públicas. En la medida de lo posible, quédate en una habitación específica y alejado de las personas y mascotas de tu hogar. Si es posible, debes usar un baño aparte.

   Si tienes síntomas, aíslate:

   • durante al menos 10 días desde que empiecen los síntomas Y

   • durante al menos 24 horas sin tener fiebre sin tomar medicamentos para bajar la fiebre Y

   • hasta observar una mejoría de los síntomas

   Si no tienes síntomas, aíslate:

   • durante 10 días a partir del momento en que te hiciste la prueba.

2. **Realiza un seguimiento de tus síntomas**

   Sigue realizando un seguimiento de tu salud y ponte en contacto con tu médico si tus síntomas empeoran.

3. **Notificar a contactos cercanos**

   Asegúrate de alertar a todas aquellas personas con las que hayas estado en contacto estrecho desde los 2 días anteriores al inicio de tu enfermedad (o fecha de la prueba) hasta ahora y pídeles que se pongan en cuarentena durante 10 días para evitar que contagien de COVID-19 a otras personas. Para obtener más información sobre el rastreo de contactos, visita https://floridahealthcovid19.gov/wp-content/uploads/2020/12/Contact-Tracing-COVID-4.pdf

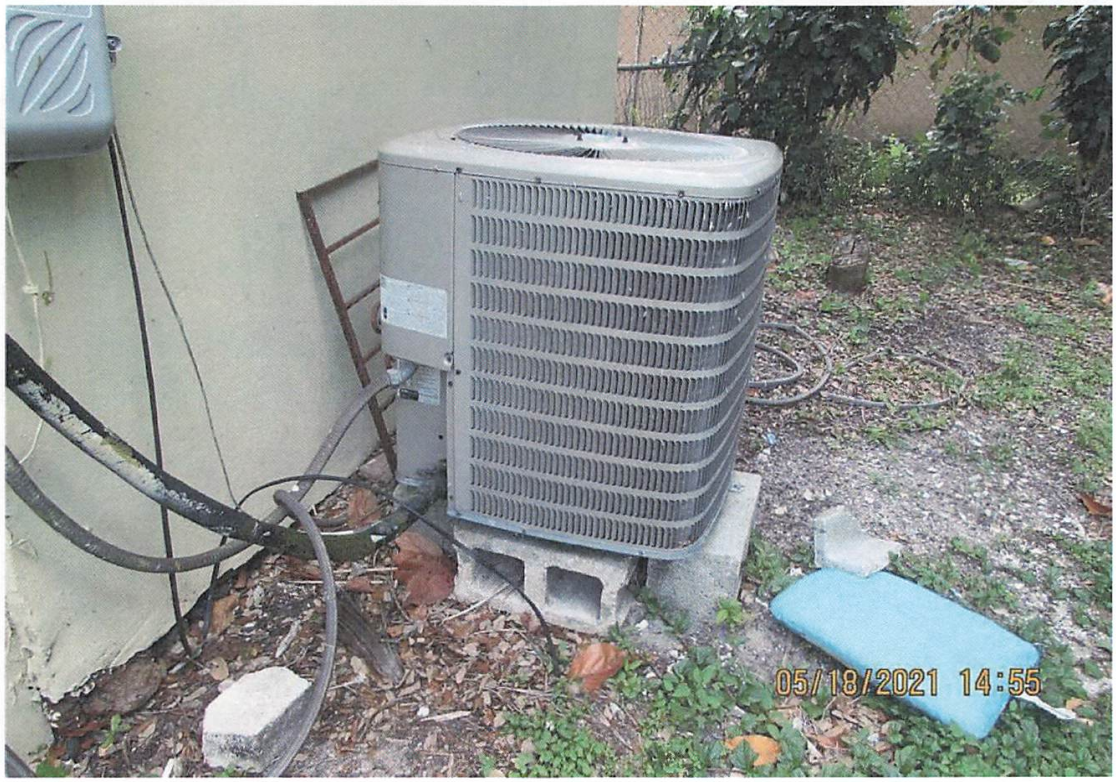
4. **Ponte mascarilla**

   Lleva una mascarilla que te cubra la boca y la nariz cuando no puedas mantener la distancia social de 6 pies (1,80 metros) de los demás.

Continúa en la siguiente página


05/18/2021 15:09

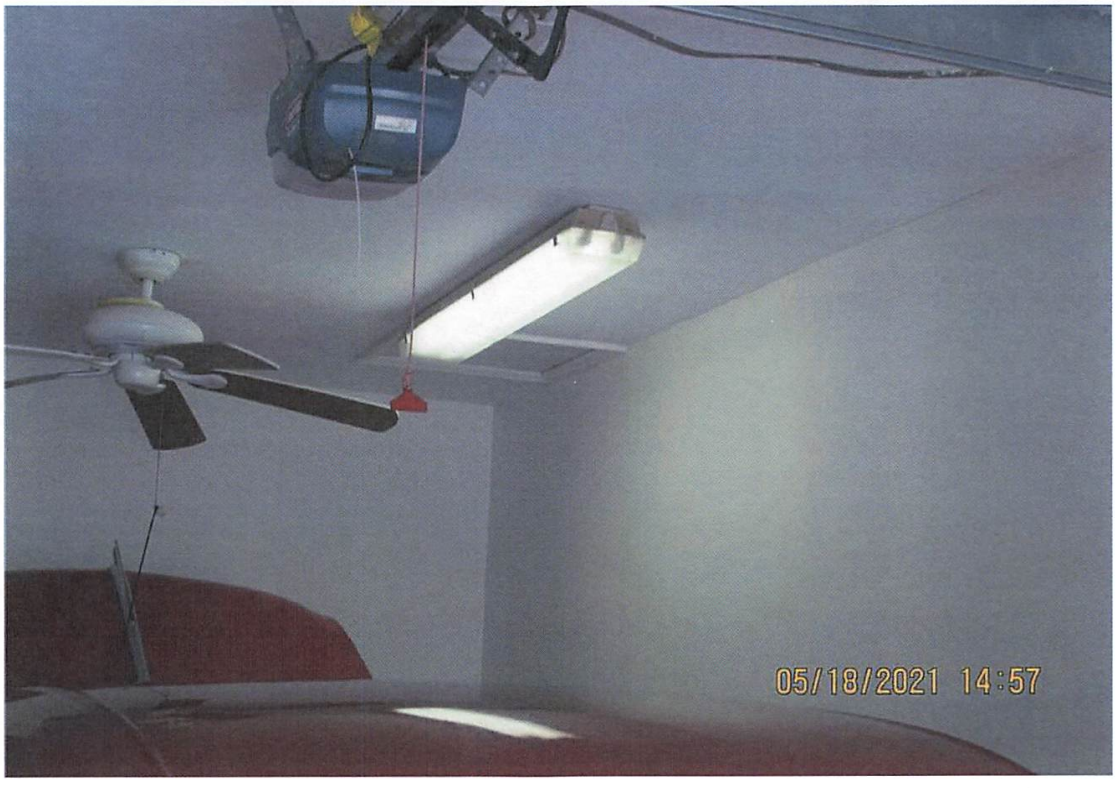

05/18/2021 15:10


05/18/2021 14:55


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TEXAS 77056
MODEL VSX140301AA
SERIAL NO. 1502618915
A.C.VOLTS 208-230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 25
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 17.1
FAN MOTOR FLA 1.1 H.P. 1/8
COMPRESSOR RLA 12.8 LRA 64
MAX. WORKING PRESSURE
FACTORY CHARGE OZ. R-410A 80
FACTORY TEST PRESSURE PSIG LOW 240 HIGH 450
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING.
ADVERTISSEMENT
COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU RÉPARATION.
ADVERTENCIA
DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICAS ANTES DE MANTENIMIENTO O SERVICIO TÉCNICO.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
PART NO. SR1439989
AHRI CERTIFIED
INSTALL PROHIBITED IN U.S. SOUTHWEST
SR007
PATENTS 8033018 AND 8037595
05/18/2021 14:55


05/18/2021 14:56


05/18/2021 14:56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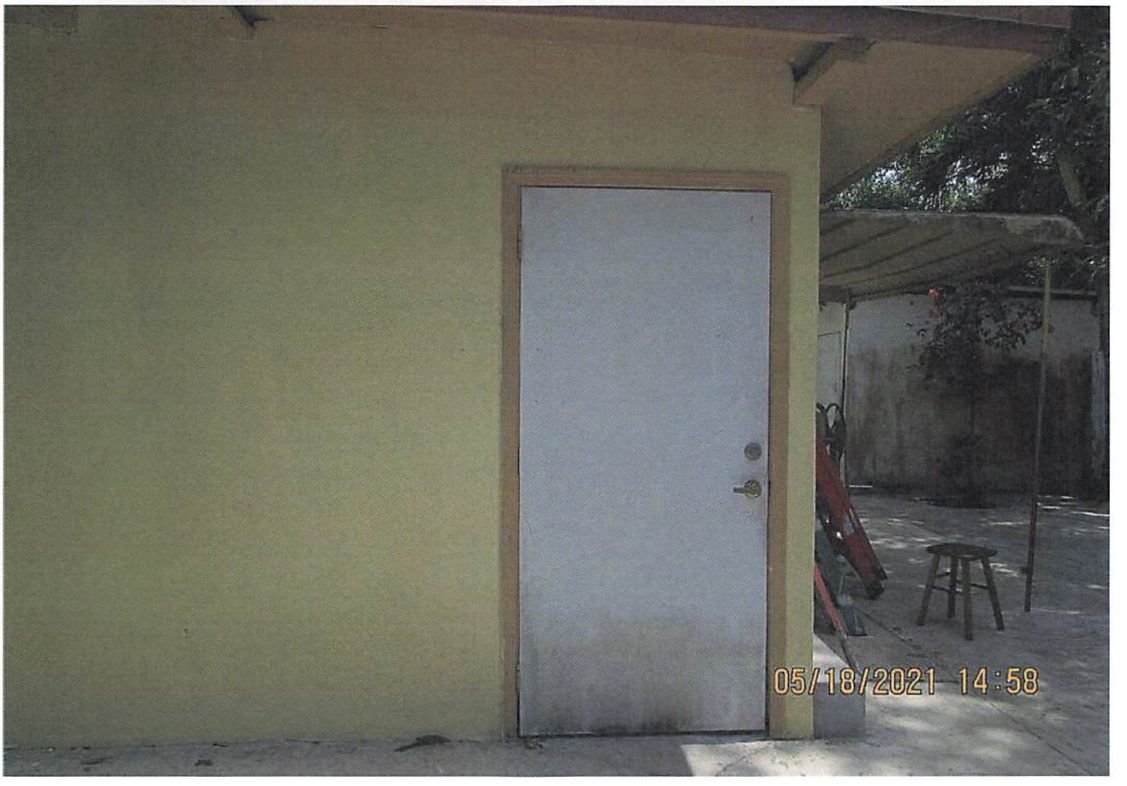
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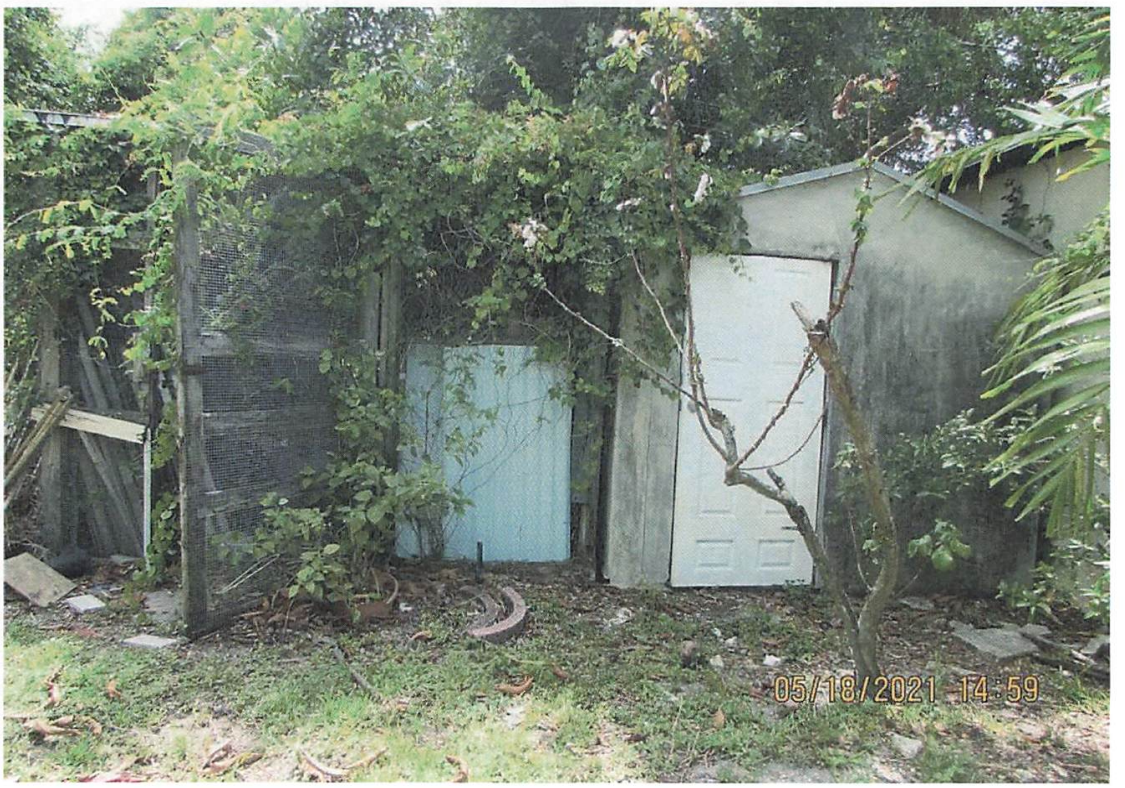
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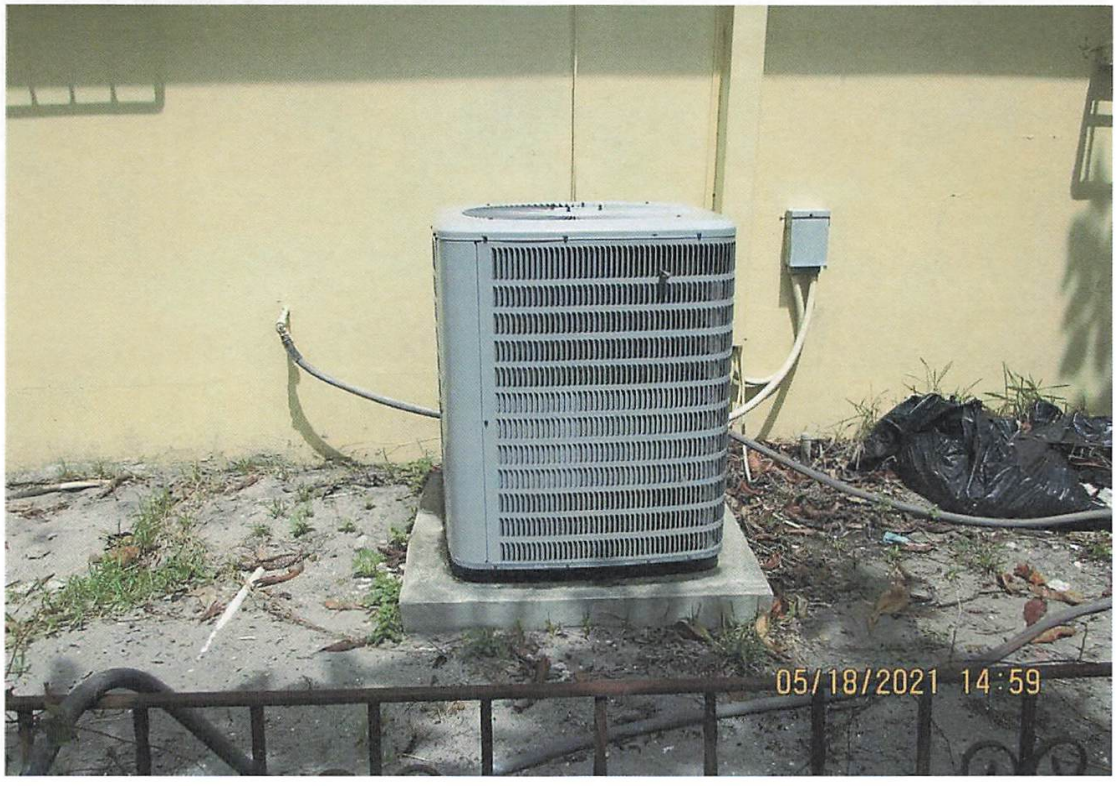
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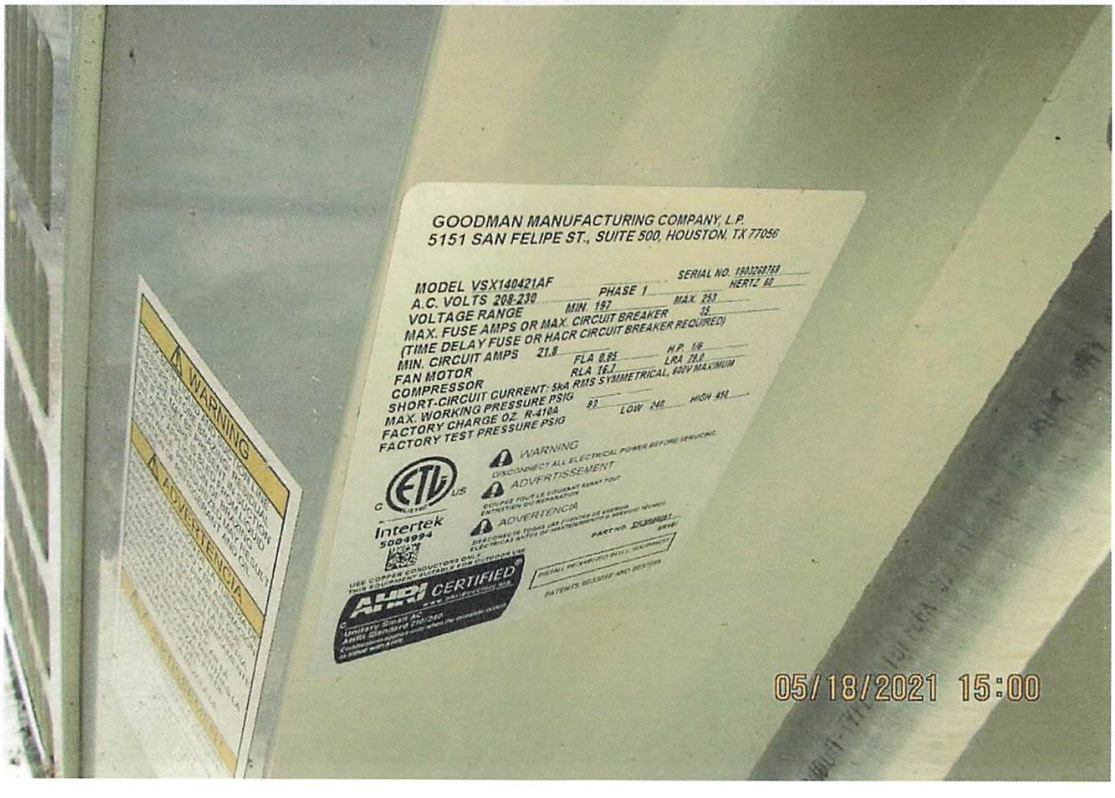
GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
MODEL VSX140421AF
A.C. VOLTS 208-230
PHASE 1
VOLTAGE RANGE
MIN. 197
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 21.8
FAN MOTOR
COMPRESSOR
SHORT-CIRCUIT CURRENT: 5kA RMS SYMMETRICAL, 600V MAXIMUM
MAX. WORKING PRESSURE PSIG
FACTORY CHARGE OZ. R-410A
FACTORY TEST PRESSURE PSIG
WARNING
ADVERTISSEMENT
ADVERTENCIA
Intertek
5004994
AHRI CERTIFIED
WARNING
ADVERTENCIA
05/18/2021 15:00


05/18/2021 15:00


05/18/2021 15:00


05/18/2021 15:00


05/18/2021 15:02


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HUSKY
05/18/2021 15:03


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05/18/2021 15:04


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05/18/2021 15:04


MODEL NO./ MODELE N° RA1460AJ1NA
MFD./FAB 08/2017
SERIAL NO./ N° DE SERIE W311717981
OUTDOOR USE/ UTILISATION EN EXTRIEURE
COMPRESSOR CODE / CODES DE COMPRESSEUR 8923
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 23.7/23.7 L.R.A. 152.5
OUTDOOR FAN MOTOR/ MOTEUR VENTIL. EXT. F.L.A. 1.4 H.P. 1/5
MIN. SUPPLY CIRCUIT AMPACITY/ COURANT ADMISSABLE D'ALIM. MIN. 32/32 A
MAX. FUSE OR CKT. BKR. SIZE/ CAL. MAX. DE FUSIBLE/DISJ 50/50 A
MIN. FUSE OR CKT. BRK. SIZE/ CAL. MIN. DE FUSIBLE/DISJ 40/40 A
DESIGN PRESSURE HIGH/ PRESSION NOMINALE HAQTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/ PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/ CHARGE USINE D'UNITÉS EXTÉRIEUR 156 oz/4423g R410A
TOTAL SYSTEM CHARGE/ CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL / VOIR LES CHARGE INSTRUCTIONS A L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
ASSEMBLED IN MEXICO
*HACR TYPE BREAKER FOR U.S.A./ DISJONCTEUR DIFFERENTIEL
NOTICE/AVIS
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.
MIAMI-DADE COUNTY PRODUCT CONTROL
APPROVED NOA # 15-0903.08
MIAMI-DADE COUNTY PRODUCT CONTROL
APPROUVÉ NOA # 15-0903.08
05/18/2021 15:05
WARNING
HAZARDOUS VOLTAGE
CAN CAUSE SEVERE PERSONAL INJURY OR DEATH


NOTICE/AVIS
05/18/2021 15:05


RUUD
05/18/2021 15:05

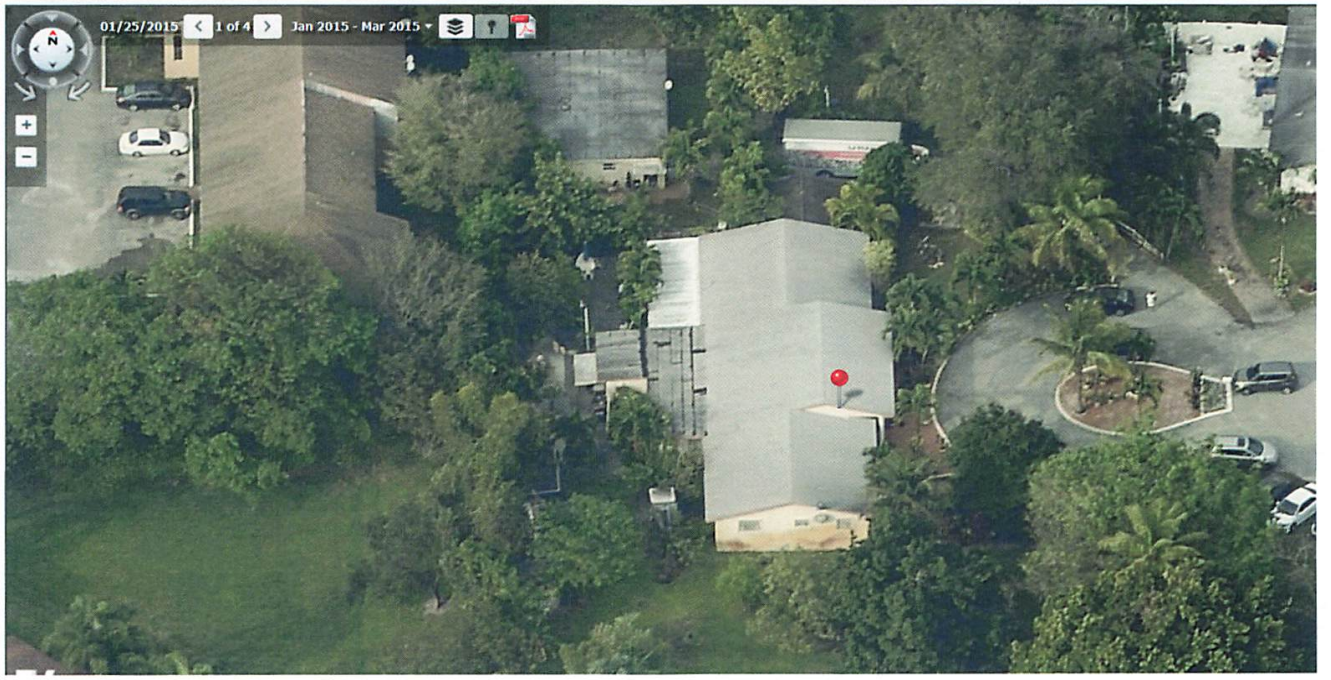

05/18/2021 15:05


05/18/2021 15:05



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



GONZALEZ & VIDAL, P.L.

ATTORNEYS AND COUNSELORS AT LAW

JORGE L. VIDAL
JORGE L. GONZALEZ

2100 CORAL WAY
SUITE 502
MIAMI, FLORIDA 33145
PHONE: 305 / 285-2480
TELECOPIER: 305 / 285-1713

May 27, 2020

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Pines, FL 33023

jlgonzalez@gonzalezandvidal~~.com~~.com

Re: Quintero & Brothers LLC
Case No.: 4945
Property: 4908 SW 36 Ct, Pembroke Park, FL 33023

Ms Ramirez:

Please note that I represent Quintero Brothers LLC in the above captioned matters.

We hereby respond to the matters as set forth in your Notice of Violation by advising you that the matters were either non existent, or have been corrected as follows:

1. Exterior Surfaces are properly maintained and painted;
2. Roof is in watertight condition;
3. All fences are in good repair and condition;
4. There are no dead trees in the property;
5. There are no loose or overhanging objects which constitute a danger of falling;
6. All repairs and installations comply with the applicable sections;
7. There is no Business or occupation being engaged in at the premisses;
8. All vegetation and landscaping is regularly cut and maintained.

My client desires that the property comply with all the City requirements. However, your letter was extremely vague and did not specify any actual infraction. I request that you either specify any actual violation and any photos or inspection report so that any matters that are actually in violation are immediately corrected. Please contact me at your earliest convenience so that we may resolve this matter to your satisfaction.

Sincerely,

Jorge L. Gonzalez, Esq.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

4945

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:

514230150030

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL,COMM AT
NW COR OF LOT 2,SLY 144.40 TO ARC
OF CURVE,NELY ARC DIST 12.05,NLY TO
N W COR 138.50 & POB,LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30
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
ZONING	Sec. 28-106. - Intent.	The R-5 Residential District is intended for use as residential only, and may include single-family residences and two family (duplex) residences. (Ord. No. 63-5-1, § 18(a), 5-1-63; Ord. No. 99-6-3, § 5, 6-23-99)	30

Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds and screen rooms installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Owner must obtain permits for all work done from the Building Dept. Owner must keep the property maintained by pressure washing, trim all landscape, repair damages with permits from the Building Dept. The single family house is only for one family use. It is illegal to use a single family house as rental units. Owner must have only one family living at the property.
Double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 13th day of April, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Chief Code Enforcement Officer

3/5/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4945	3/5/2021 12:00:00 AM

Property Owner:	Property Description:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

Mailing Purposes Only






07/15/2020 03:49


07/15/2020 03:49


07/15/2020 03:49


07/15/2020 03:50

GONZALEZ & VIDAL, P.L.

ATTORNEYS AND COUNSELORS AT LAW

JORGE L. VIDAL
JORGE L. GONZALEZ

2100 CORAL WAY
SUITE 502
MIAMI, FLORIDA 33145
PHONE: 305 / 285-2480
TELECOPIER: 305 / 285-1713

May 27, 2020

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Pines, FL 33023

jgonzalez@gonzalezandvidal~~.com~~.com

Re: Quintero & Brothers LLC
Case No.: 4945
Property: 4908 SW 36 Ct, Pembroke Park, FL 33023

Ms Ramirez:

Please note that I represent Quintero Brothers LLC in the above captioned matters.

We hereby respond to the matters as set forth in your Notice of Violation by advising you that the matters were either non existent, or have been corrected as follows:

1. Exterior Surfaces are properly maintained and painted;
2. Roof is in watertight condition;
3. All fences are in good repair and condition;
4. There are no dead trees in the property;
5. There are no loose or overhanging objects which constitute a danger of falling;
6. All repairs and installations comply with the applicable sections;
7. ~~There is no Business or occupation being engaged in at the premisses;~~
8. **All vegetation and landscaping is regularly cut and maintained.**

My client desires that the property comply with all the City requirements. However, your letter was extremely vague and did not specify any actual infraction. I request that you either specify any actual violation and any photos or inspection report so that any matters that are actually in violation are immediately corrected. Please contact me at your earliest convenience so that we may resolve this matter to your satisfaction.

Sincerely,

Jorge L. Gonzalez, Esq.



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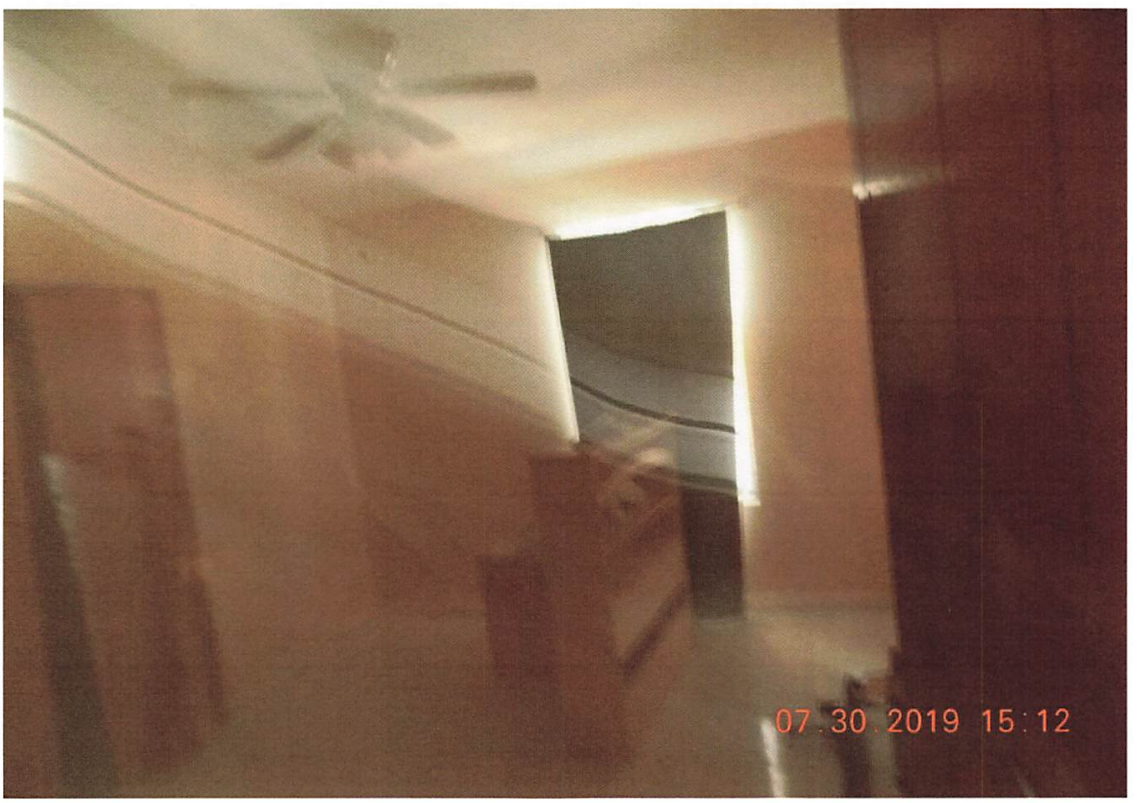
07.30.2019 15:12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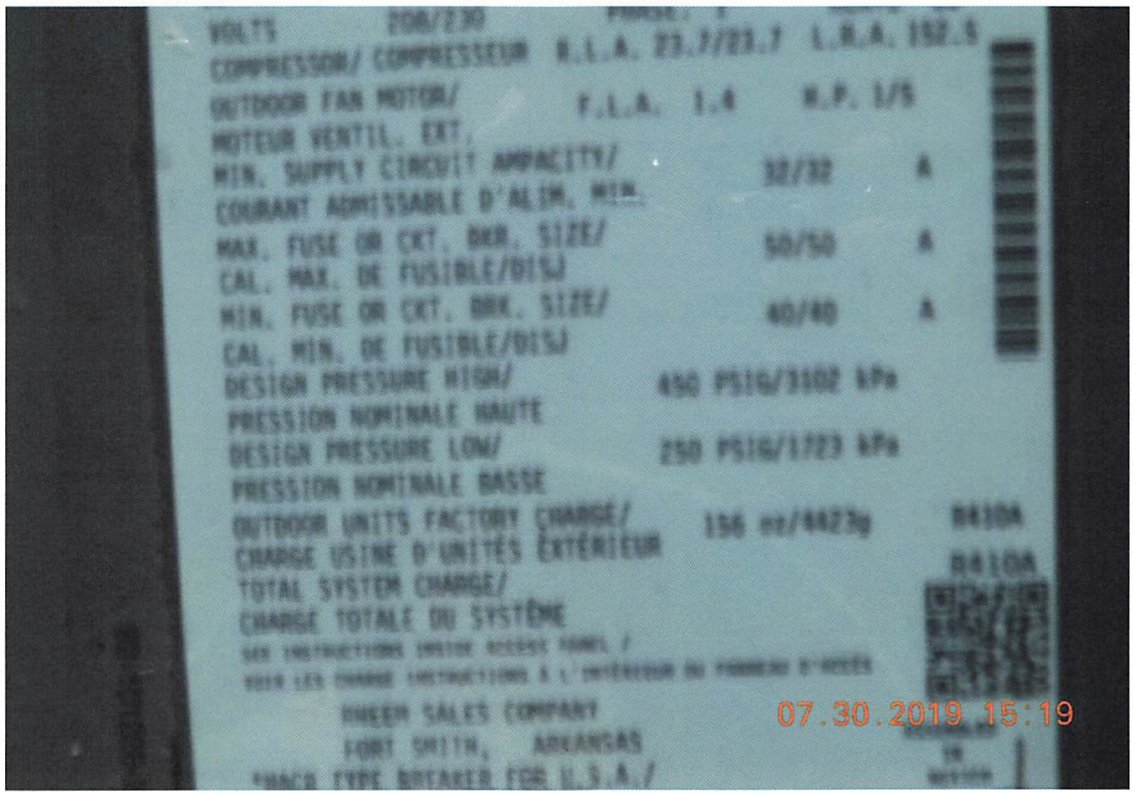
VOLTS 208/230
COMPRESSOR/ COMPRESSEUR R.L.A. 23.7/23.7 L.R.A. 152.5
OUTDOOR FAN MOTOR/ F.L.A. 1.4 H.P. 1/5
MOTEUR VENTIL. EXT.
MIN. SUPPLY CIRCUIT AMPACITY/ 32/32 A
COURANT ADMISSABLE D'ALIM. MIN.
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CAL. MAX. DE FUSIBLE/DISJ
MIN. FUSE OR CKT. BRK. SIZE/ 40/40 A
CAL. MIN. DE FUSIBLE/DISJ
DESIGN PRESSURE HIGH/ 450 PSIG/3102 kPa
PRESSION NOMINALE HAUTE
DESIGN PRESSURE LOW/ 250 PSIG/1723 kPa
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CHARGE TOTALE DU SYSTÈME
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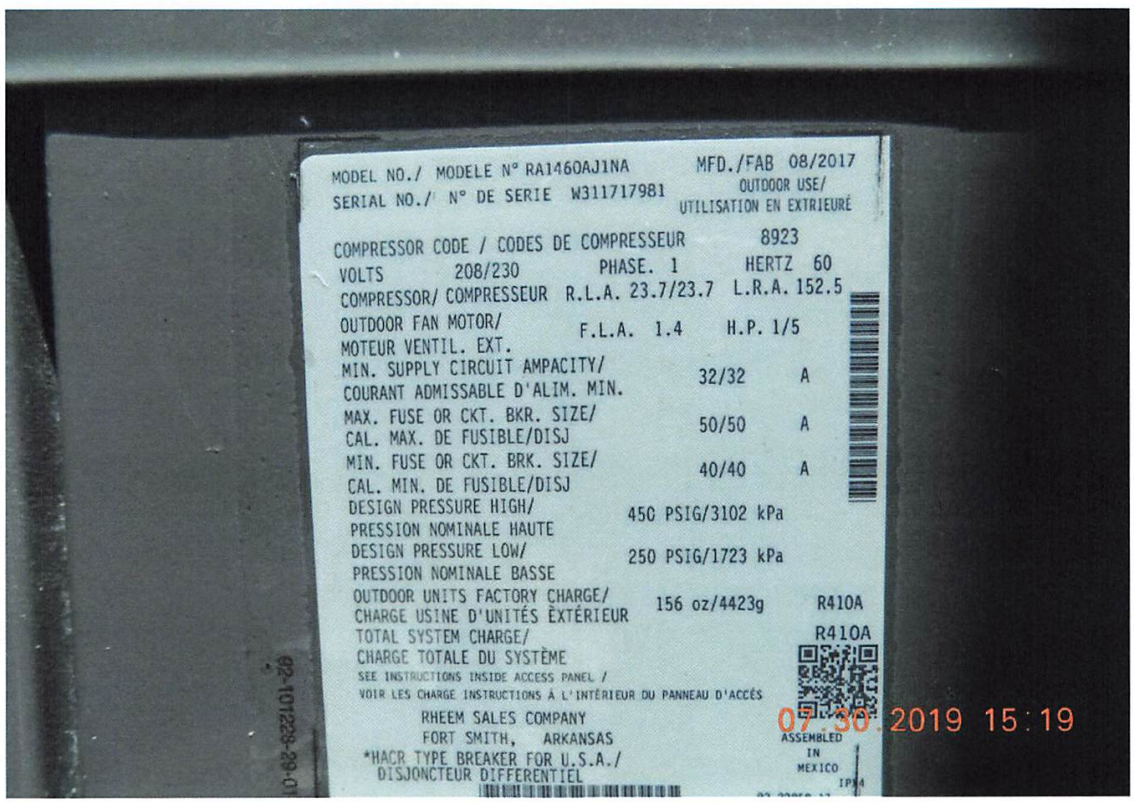
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4908
02/20/2020 05:38


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02/20/2020 05:40


02/20/2020 05:40


02/20/2020 05:40

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4945	02/25/2020

Property Owner:	Property Description:	Certified Mail #:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30
ZONING	Sec. 28-106. - Intent.	The R-5 Residential District is intended for use as residential only, and may include single-family residences and two family (duplex) residences. (Ord. No. 63-5-1, § 18(a), 5-1-63; Ord. No. 99-6-3, § 5, 6-23-99)	30

Notes/Means of Correction:

Interior renovations (kitchen, bathroom, bedrooms) done without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Owner must obtain permits for all work done from the Building Dept. Owner must keep the property maintained by pressure washing, trim all landscape, repair damages with permits from the Building Dept. The single family house is only for one family use. It is illegal to use a single family house as rental units. Owner must have only one family living at the property.
Double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01

Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$182,180	$53,450	$235,630	$235,630	
2019	$228,420	$53,450	$281,870	$152,440	$2,407.91
2018	$224,760	$46,890	$271,650	$148,860	$2,288.34

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$235,630	$235,630	$235,630	$235,630
Portability	0	0	0	0
Assessed/SOH	$235,630	$235,630	$235,630	$235,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$235,630	$235,630	$235,630	$235,630

Sales History			
Date	Type	Price	Book/Page or CIN
5/2/2019	WD-Q	$350,000	115786077
5/4/2016	QCD-T		113675712
1/1/2016	QCD-T	$100	113619189
12/29/2006	QCD	$100	43515 / 1126
3/25/2002	DRR	$100	32939 / 523

Land Calculations		
Price	Factor	Type
$5.00	34,094	SF
$1.01	11,590	SF
Adj. Bldg. S.F. (Card, Sketch)		4049
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1968/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2020

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

4945

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:

514230150030

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL,COMM AT
NW COR OF LOT 2,SLY 144.40 TO ARC
OF CURVE,NELY ARC DIST 12.05,NLY TO
N W COR 138.50 & POB,LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30
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
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Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds and screen rooms installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

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Double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

7/1/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC	4945	7/1/2020 12:00:00 AM
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332		

Property Owner:	Property Description:
QUINTERO & BROTHERS LLC	514230150030
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4945	02/25/2020

Property Owner:	Property Description:	Certified Mail #:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

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Joseline Ramirez
Code Enforcement Officer

2nd Attempt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4945	2/25/2020 12:00:00 AM

Property Owner:	Property Description:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

Mailing Purposes Only

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #4945

Hasler FIRST-CLASS MAIL
05/22/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Quintero & Brothers LLC
Current Resident
4908 SW 36 CT
Pembroke Park, FL 33073

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #4945

Hasler FIRST-CLASS MAIL
05/22/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

4945

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. QUINTERO & BROTHERS LLC Respondent(s)	)	Case No.: 4945

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939

PROPERTY OWNER: QUINTERO & BROTHERS LLC, 4910 SW 186 AVE SOUTHWEST RANCHES FL 33332

FOLIO NO.: 514230150030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 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) 5-105; 15-17; 15-24; 28-106. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 15-17; 15-24; 28-106 **WITHIN 10 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June, 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suarez-Rivas, Esq.
Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

J. Ramirez
Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
QUINTERO & BROTHERS LLC	4908 SW 36 CT PEMBROKE PARK, FL 33023	4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

Folio

514230150030

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3

Case Status Closed **Case #** 6544

Notes 1. Interior renovations being done without a building permit. Obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/19/2021		Notice of Violation	Hand Regular Mail
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
7/1/2022		Affidavit of Compliance	Hand
5/1/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/1/2022
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)	7/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/1/2022	$11,000.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$11,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

QUINTERO & BROTHERS LLC CASE NO. 6544

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: QUINTERO & BROTHERS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: QUINTERO & BROTHERS LLC AT 10:16 A.M. ON THE 07 DAY OF MAY 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

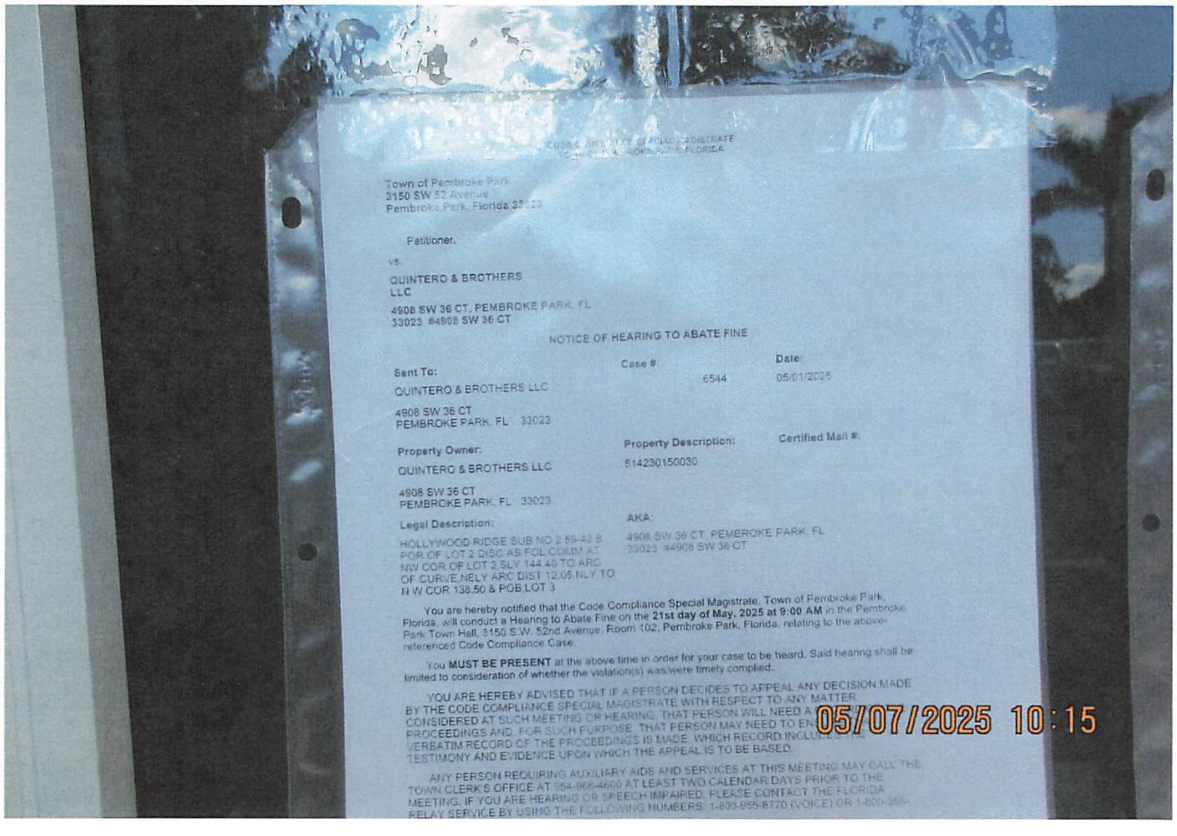
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


4908
05/07/2025 10:16


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
QUINTERO & BROTHERS LLC
4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT
NOTICE OF HEARING TO ABATE FINE
Sent To:
QUINTERO & BROTHERS LLC
4908 SW 36 CT
PEMBROKE PARK, FL 33023
Case #:
6544
Date:
05/01/2025
Property Owner:
QUINTERO & BROTHERS LLC
4908 SW 36 CT
PEMBROKE PARK, FL 33023
Property Description:
514230150030
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE SUB NO 2 89-42 B POR OF LOT 2 DISC AS FOL:COMM AT NW COR OF LOT 2 SLY 144.49 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB.LOT 3
AKA:
4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-963-4600 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-
05/07/2025 10:15

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 6544

QUINTERO & BROTHERS LLC
4908 SW 36 COURT,
PEMBROKE PARK, FL 33023

Bill To:

QUINTERO & BROTHERS LLC
4908 SW 36 COURT,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 02/16/2022 Admin Fee	$ 100.00	$ 100.00
45	Day(s) of Per Diem from (05/17/2022 - 07/01/2022)	$ 250.00	$ 11,250.00
	Recommend to Abate Per Diem Fine by 85%		$ 1,688
	$1,688.00 + $100.00		$ 1,788
		Balance	$ 11,250.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

QUINTERO & BROTHERS LLC

4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
QUINTERO & BROTHERS LLC	6544	05/01/2025
4908 SW 36 CT PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
QUINTERO & BROTHERS LLC	514230150030	
4908 SW 36 CT PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/1/25

Phone # (754) 204-4538

Case # 6544

E-mail: CDCCarlos1@Gmail.com

Address of Violation: 4908 SW 36 CT, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Carlos J Quintero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6544 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 2/16/22 imposing the fine of $ 11,100 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-17

Brief summary for request: this situation take to longer and we don't have ~~money~~ the kind of money

Carlos Quintero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Carlos J Quintero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/1/2025.

Notary Public State of Florida: Aimara Fontalva My Commission expires: 12/18/2028

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
QUINTERO & BROTHERS LLC
Respondent(s)

Case No.: 6544

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: QUINTERO & BROTHERS LLC, 4908 SW 36 CT, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 15 0030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 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) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 1982

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

Quintero & Brothers LLC
F.O. #6544
4908 SW 36 Court
Pembroke Park, FL 33023

e for Instructions

7021 0350 0000 2802 1975

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees

Postmark Here

UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

Quintero & Brothers LLC/ Quintero,
Felix R
F.O. #6544
4910 SW 186 Ave
South West Ranches, FL 33332

e for Instructions

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:

Quintero & Brothers LLC/ Quintero,
Felix R
F.O. #6544
4910 SW 186 Ave
South West Ranches, FL 33332

9590 9402 6379 0303 8486 89

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1975

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) QUINTERO
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Quintero & Brothers LLC
F.O. #6544
4908 SW 36 Court
Pembroke Park, FL 33023

9590 9402 6379 0303 8486 72

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1982

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name) Conrad
C. Date of Delivery 2/22/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
Quintero & Brothers LLC
RNOH #6544

Street and Apt. No.
4908 SW 36 Court

City, State, ZIP+4®
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 1159

Postmark Here
JAN 5 2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
Quintero & Brothers LLC/ Quintero, Felix R
RNOH #6544

Street and Apt. No.
4910 SW 186 Ave

City, State, ZIP+4®
South West Ranches, FL 33332

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0000 2802 1142

Postmark Here
JAN 5 2022



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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
$

Quintero & Brothers LLC/ Quintero, Felix R
RNOH #6544
4910 SW 186 Ave
South West Ranches, FL 33332

Instructions

7021 0350 0000 2802 1883

Postmark Here



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 $

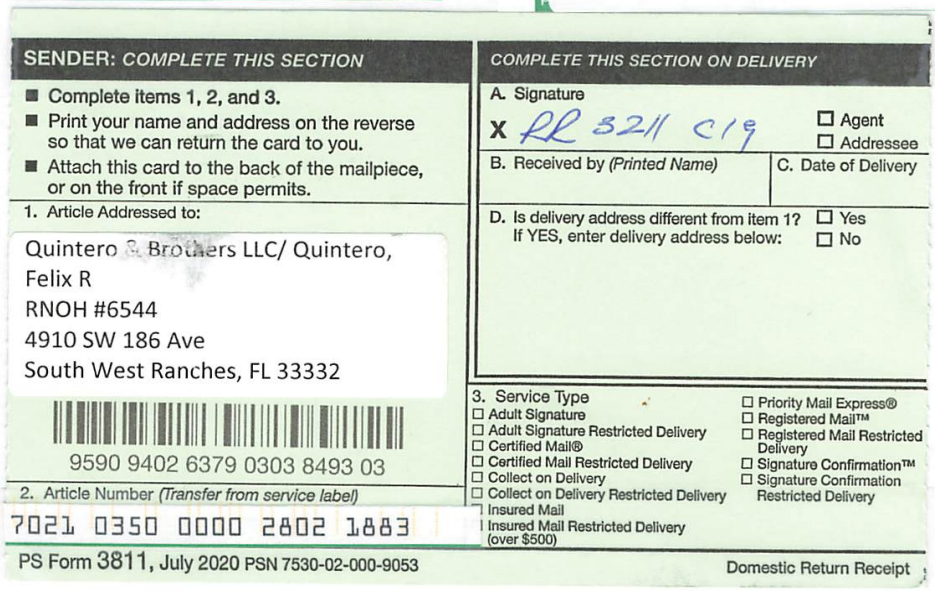
Postage
$

Quintero & Brothers LLC
RNOH #6544
4908 SW 36 Court
Pembroke Park, FL 33023

Instructions

7021 0350 0000 2802 1890

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:

Quintero & Brothers LLC/ Quintero, Felix R
RNOH #6544
4910 SW 186 Ave
South West Ranches, FL 33332

9590 9402 6379 0303 8493 03

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1883

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RR 3211 C19
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6544

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Quintero & Brothers LLC
4908 SW 36 Ct.
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V.# 6544

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Quintero & Brothers LLC
Quintero, Felix R
4910 SW 186 Avenue
SouthWest Ranches, FL 33332

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V.# 6544

Hasler FIRST-CLASS MAIL
11/30/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

6544



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$182,180	$125,600	$307,780	$307,780	
2021	$182,180	$125,600	$307,780	$307,780	$6,618.68
2020	$182,180	$124,510	$306,690	$306,690	$6,618.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$307,780	$307,780	$307,780	$307,780
Portability	0	0	0	0
Assessed/SOH	$307,780	$307,780	$307,780	$307,780
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	$307,780	$307,780	$307,780	$307,780

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2019	WD-Q	$350,000	115786077
5/4/2016	QCD-T		113675712
1/1/2016	QCD-T	$100	113619189
12/29/2006	QCD	$100	43515 / 1126
3/25/2002	DRR	$100	32939 / 523

Land Calculations

Price	Factor	Type
$5.00	34,094	SF
$1.01	11,590	SF
Adj. Bldg. S.F. (Card, Sketch)		4049
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
QUINTERO & BROTHERS LLC

Filing Information

Document Number	L19000113625
FEI/EIN Number	APPLIED FOR
Date Filed	04/25/2019
Effective Date	04/25/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/13/2021

Principal Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Mailing Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Registered Agent Name & Address

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Name Changed: 04/13/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Title AMBR

QUINTERO, CYNTHIA

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Annual Reports

Report Year	Filed Date
2020	04/13/2021
2021	04/13/2021

Document Images

04/13/2021 -- REINSTATEMENT	View image in PDF format
04/25/2019 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

QUINTERO & BROTHERS LLC CASE NO. 6544

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: QUINTERO & BROTHERS LLC AT 11:25 A.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

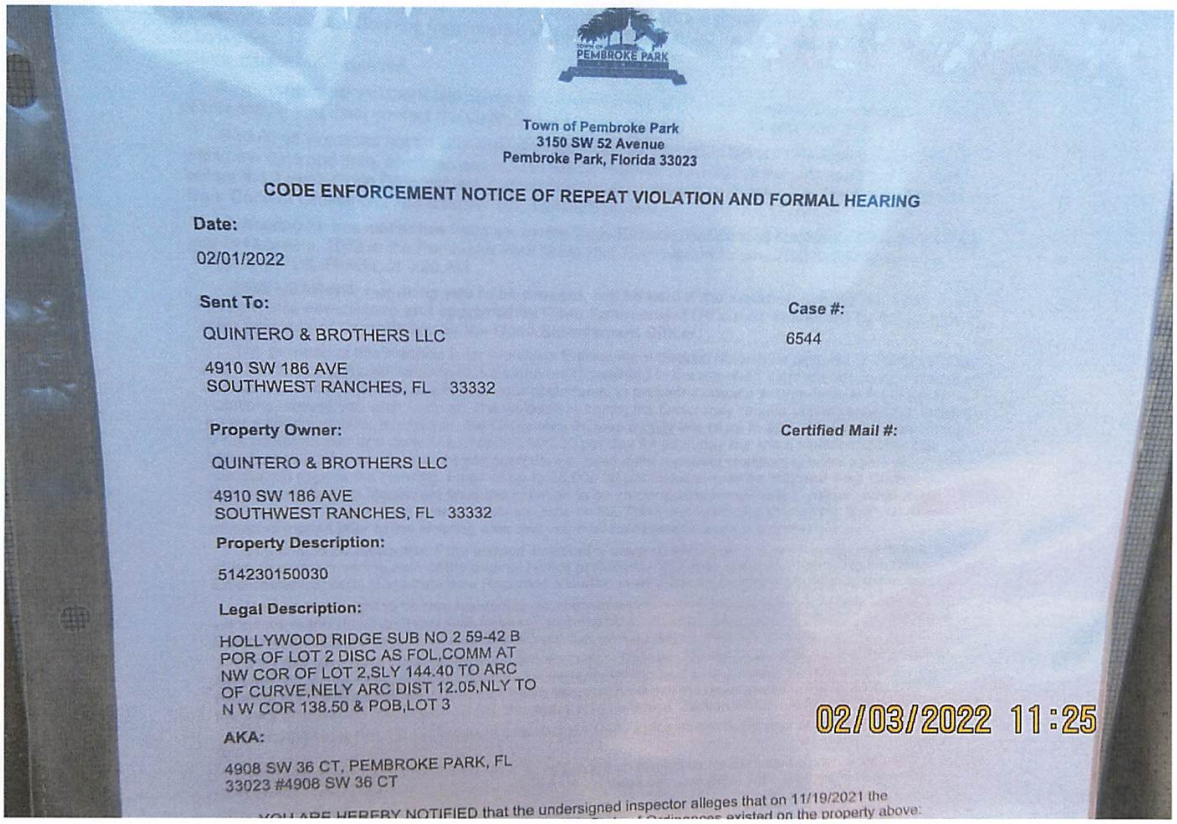
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

6544

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:

514230150030

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL,COMM AT
NW COR OF LOT 2,SLY 144.40 TO ARC
OF CURVE,NELY ARC DIST 12.05,NLY TO
N W COR 138.50 & POB,LOT 3

02/03/2022 11:25

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023 #4908 SW 36 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 the [illegible] existed on the property above.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
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6544

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AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023 #4908 SW 36 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Interior renovations being done without a building permit. Obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information.
Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

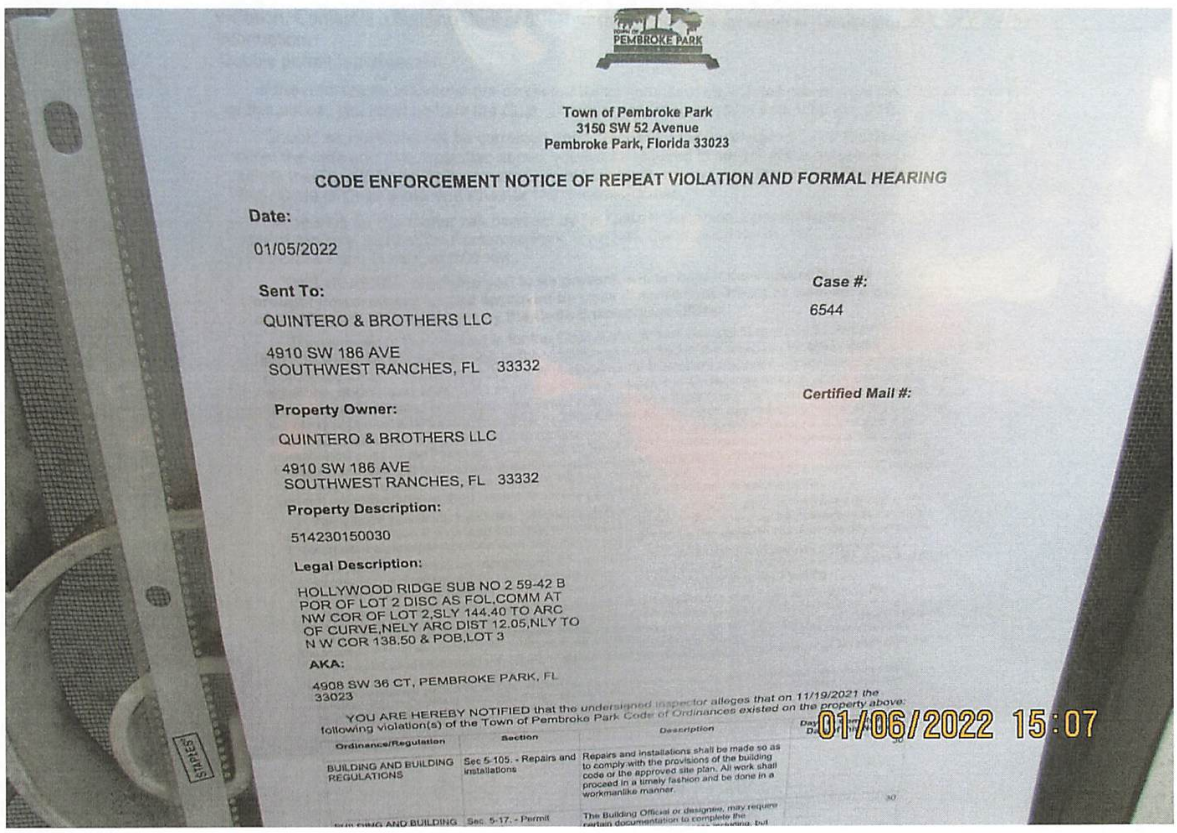
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Case #:

6544

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Property Description:

514230150030

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL,COMM AT
NW COR OF LOT 2,SLY 144.40 TO ARC
OF CURVE,NELY ARC DIST 12.05,NLY TO
N W COR 138.50 & POB,LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Correct
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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	Sec. 5-17. - Permit	The Building Official or designee, may require certain documentation to complete the	

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

6544

Property Owner:

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4910 SW 186 AVE
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

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Joseline Ramirez

Chief Code Enforcement Officer

1/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	6544	11/19/2021

Property Owner:	Property Description:	Certified Mail #:
QUINTERO & BROTHERS LLC 4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	514230150030	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL,COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. Interior renovations being done without a building permit. obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information.
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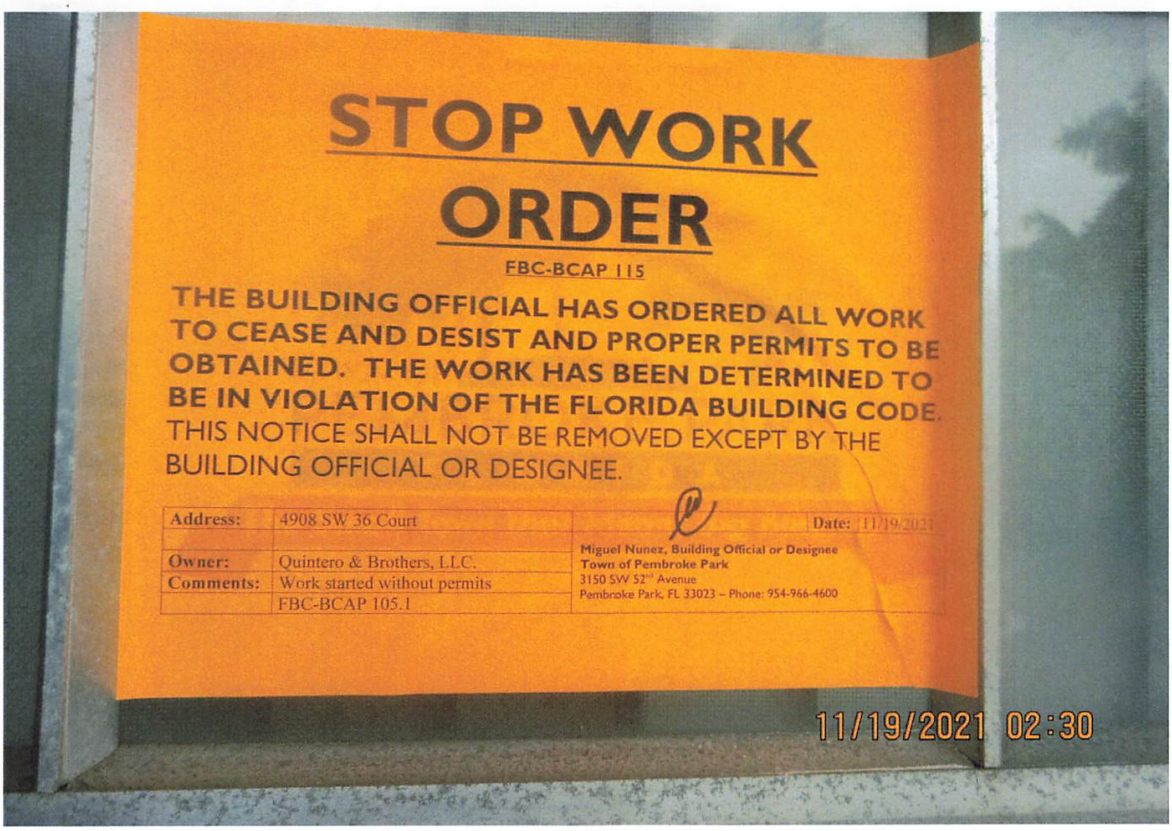
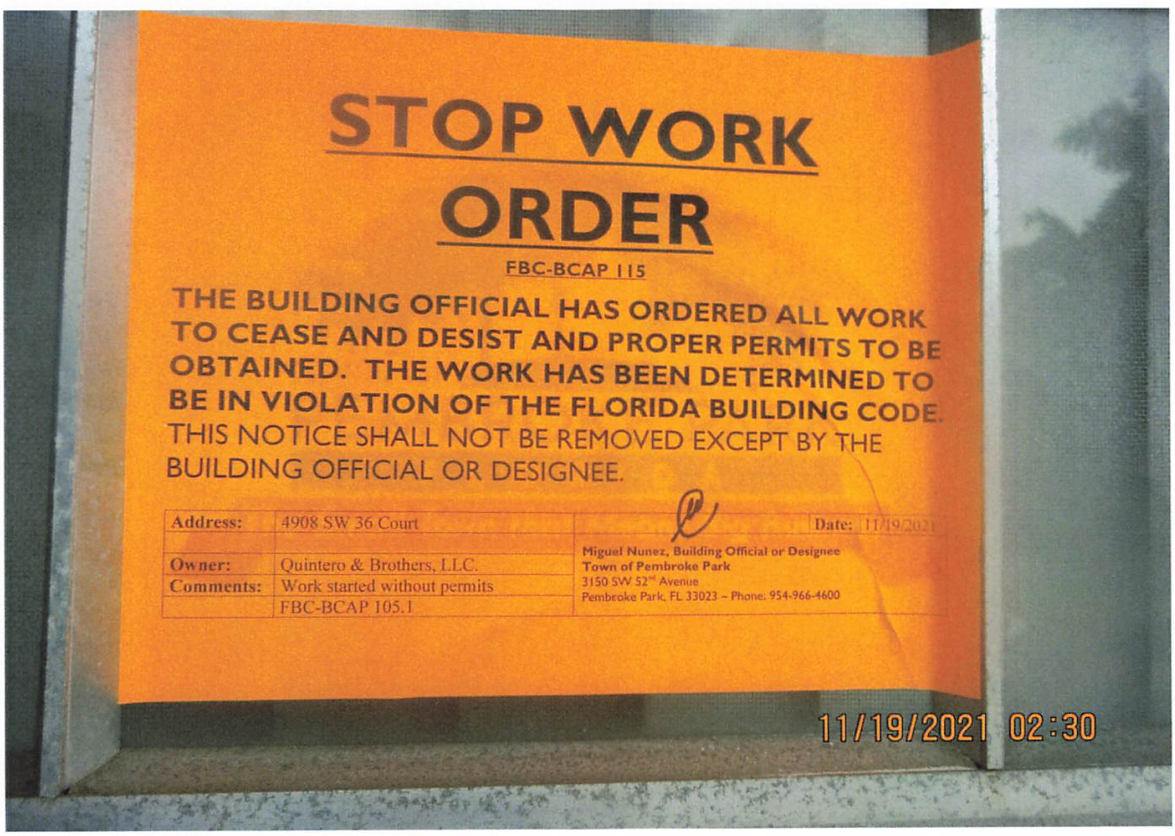
Joseline Ramirez
Chief Code Enforcement Officer


STOP WORK
ORDER
FBC-BCAP 115
THE BUILDING OFFICIAL HAS ORDERED ALL WORK TO CEASE AND DESIST AND PROPER PERMITS TO BE OBTAINED. THE WORK HAS BEEN DETERMINED TO BE IN VIOLATION OF THE FLORIDA BUILDING CODE.
THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL OR DESIGNEE.
Address: 4908 SW 36 Court
Date: 11/19/2021
Owner: Quintero & Brothers, LLC.
Comments: Work started without permits
FBC-BCAP 105.1
Miguel Nunez, Building Official or Designee
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023 – Phone: 954-966-4600
11/19/2021 02:30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Miguel Nunez, Building Official or Designee
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023 – Phone: 954-966-4600
11/19/2021 02:30


11/19/2021 01:49


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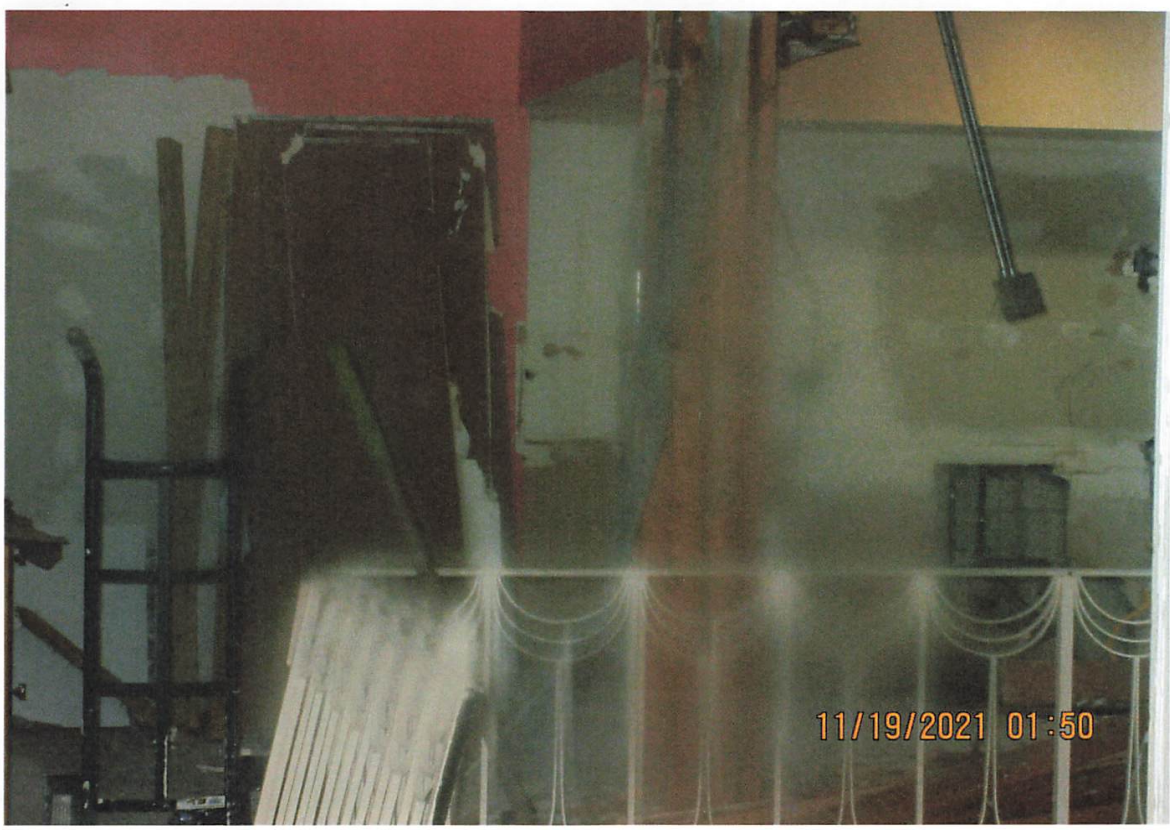
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11/19/2021 02:28


STOP WORK
ORDER
11/19/2021 02:30


STOP WORK
ORDER
11/19/2021 02:30


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11/19/2021 02:31


11/19/2021 02:31

Case Overview

Property/Incident Information

Owner	Address	Site Address
COBBLESTONE II BMB LLC	17W220 22 ST #220 OAKBROOK , IL 60181	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 Closed **Case #** 7277

Notes

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically.
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept. Contact the building dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/14/2022		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/5/2022		Affidavit of Compliance	Hand
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
4/12/2024		Affidavit of Compliance	Regular Mail
4/17/2025	5/21/2025	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(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.	4/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	4/12/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	4/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/12/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09 -01, § 1, 9-12-02)	4/12/2024
ZONING	Sec. 28-340 (a) - Docks.	(a) All structures within residential zoning districts, except as provided for herein, shall be set back a minimum of ten (10) feet from either the mean high water line or the mean annual flood line of any water body. (Ord. No. 13-12-01, § 1, 12-11-13)	4/12/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/12/2024	$120,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$120,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$120,850.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COBBLESTONE II BMB LLC CASE NO. 7277

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: COBBLESTONE II BMB LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2430 CHARLES RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: COBBLESTONE II BMB LLC AT 09:39 A.M. ON THE 08 DAY OF MAY 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

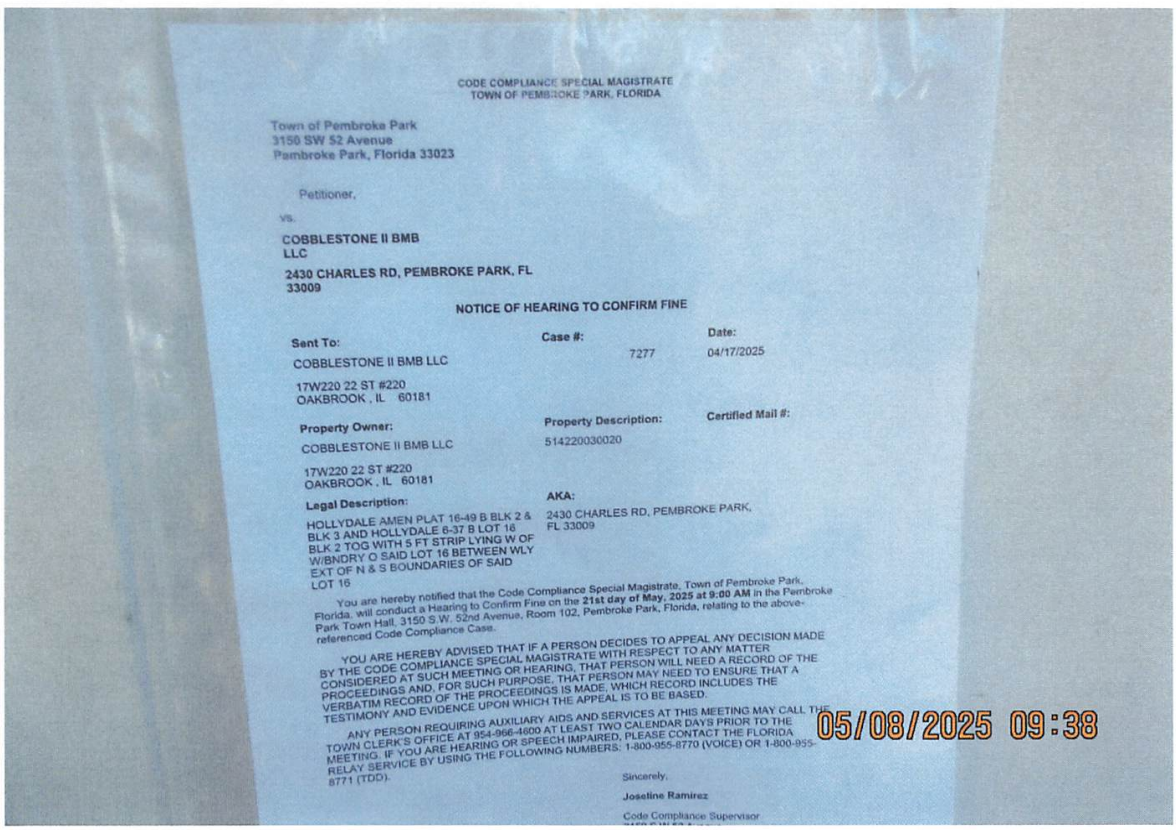
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

COBBLESTONE II BMB LLC

2430 CHARLES RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
COBBLESTONE II BMB LLC

17W220 22 ST #220
OAKBROOK , IL 60181

Case #:
7277

Date:
04/17/2025

Property Owner:
COBBLESTONE II BMB LLC

17W220 22 ST #220
OAKBROOK , IL 60181

Property Description:
514220030020

Certified Mail #:

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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 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

05/08/2025 09:38

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 7277
COBBLESTONE II BMB LLC
2430 CHARLES ROAD
PEMBROKE PARK, FL 33009

Bill To:

COBBLESTONE II BMB LLC
2430 CHARLES ROAD
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(h)(k)(l)(m), 5-105, 5-17, 15-42, and 28-340(a).		
1	Final Order 08/17/2022 Admin Fee	$ 100.00	$ 100.00
484	Day(s) of Per Diem from (12/15/2022 - 04/12/2024)	$ 250.00	$ 121,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 18,150
	$18,150.00 + $100.00		$ 18,250
		Balance	$ 121,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

COBBLESTONE II BMB LLC

2430 CHARLES RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
COBBLESTONE II BMB LLC 17W220 22 ST #220 OAKBROOK , IL 60181	7277	04/17/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
COBBLESTONE II BMB LLC 17W220 22 ST #220 OAKBROOK , IL 60181	514220030020	

Legal Description:	**AKA:**
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	2430 CHARLES 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 **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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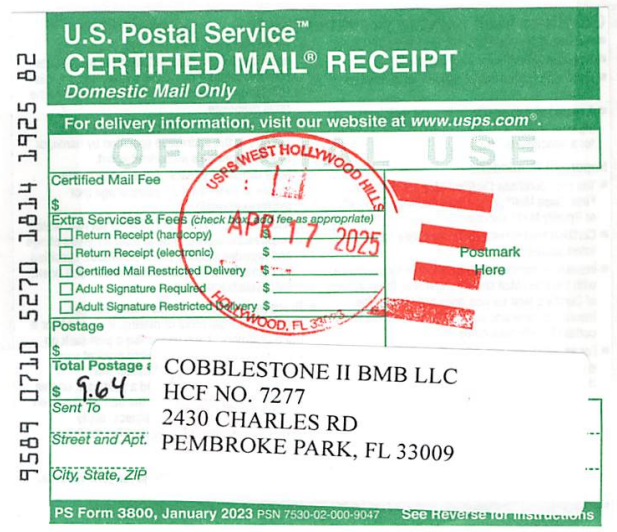
Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



9589 0710 5270 1814 1925 82

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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
$ 9.64

Sent To
COBBLESTONE II BMB LLC
HCF NO. 7277

Street and Apt. No.
2430 CHARLES RD

City, State, ZIP+4
PEMBROKE PARK, FL 33009

USPS WEST HOLLYWOOD HILLS
APR 17 2025
HOLLYWOOD, FL 33023

Postmark Here

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 $

Postage
$

Total Postage and Fees
$ 9.64

Sent To
COBBLESTONE II BMB LLC
HCF NO. 7277

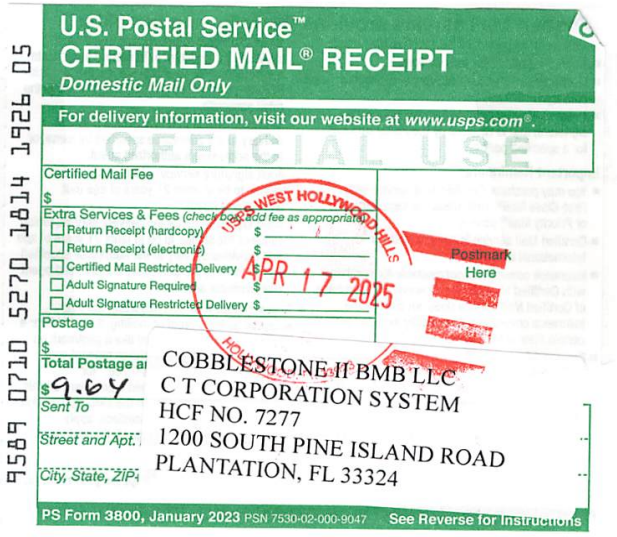
Street and Apt. No.
17W220 22 ST #220

City, State, ZIP+4
OAKBROOK TERRACE, IL 60181

USPS WEST HOLLYWOOD HILLS
APR 17 2025
HOLLYWOOD, FL 33023

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Sent To
COBBLESTONE II BMB LLC
C T CORPORATION SYSTEM
HCF NO. 7277

Street and Apt. No.
1200 SOUTH PINE ISLAND ROAD

City, State, ZIP+4
PLANTATION, FL 33324

USPS WEST HOLLYWOOD HILLS
APR 17 2025

Postmark Here

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:

COBBLESTONE II BMB LLC
C T CORPORATION SYSTEM
HCF NO. 7277
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 9016 4122 6617 38

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1926 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* APR 21 2025 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

APR 24 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
☐ Mail Restricted Delivery
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COBBLESTONE II BMB LLC
HCF NO. 7277
17W220 22 ST #220
OAKBROOK TERRACE, IL 60181

9590 9402 9016 4122 6617 21

2. icle Number *(Transfer from service label)*
9589 0710 5270 1814 1925 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Elia Pesce ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 4.23.25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ArtS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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

Date	Type	Price	Book/Page or CIN
7/25/2022	SWD-T		118363117
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
43								

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BAM MHC LLC Respondent(s)	Case No.: 7277

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: 2430 CHARLES RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BAM MHC LLC

FOLIO NO.: 5142 20 03 0020

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(h)(k)(l)(m); 5-105; 5-17; 15-42 and 28-340. 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(h)(k)(l)(m); 5-105; 5-17; 15-42 and 28-340 **WITHIN 120 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

* Except the requirement of a mobile home manager per §15-42, Town Code, which must be corrected within 30 days: a manager must be on file with the Town within 30 days.

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, 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 August, 2022.

Nazly Dayana A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 7665

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

PS Form 3800, A

AUG 19 2022
Postmark Here
HOLLYWOOD FL 3300

7020 0640 0000 5918 7542

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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
$ 9.17
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

NRAI SERVICES, INC.
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

PS Form 3800,

AUG 19 2022
Postmark Here

7020 0640 0000 5918 7535

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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
$ 9.17
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

AUG 19 2022
Postmark Here
HOLLYWOOD FL 33021

7021 1970 0000 4565 7480

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. 7
City, State, ZIP+

BAM MHC LLC
F.O #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here
AUG 19 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:

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9862 56

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7535

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7277 **Date Next Inspection** 8/17/2022

Notes

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically. 8/5/22
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept. Contact the building dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/14/2022		Notice of Violation	Regular Mail 7/14/22
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 8/17/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/17/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09 -01, § 1, 9-12-02)	Not in Compliance - Reinspection Date: 8/17/2022
ZONING	Sec. 28-340 (a) - Docks.	(a) All structures within residential zoning districts, except as provided for herein, shall be set back a minimum of ten (10) feet from either the mean high water line or the mean annual flood line of any water body. (Ord. No. 13-12-01, § 1, 12-11-13)	Not in Compliance - Reinspection Date: 8/17/2022


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
9.17
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 33021
USPS HILLCREST
7021 1970 0000 4565 6766
NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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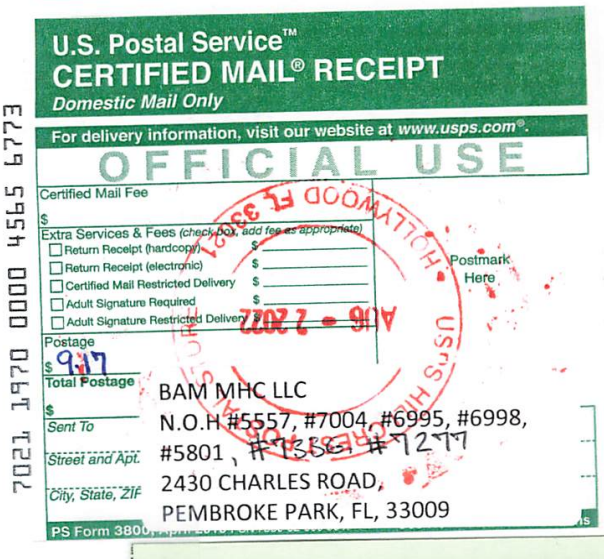
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
9.17
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
AUG - 7 2022
USPS HILLC
7021 1970 0000 4565 6926
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Certified Mail Restricted Delivery
Adult Signature Required
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Postage
9.17
Total Postage
Sent To
Street and Apt.
City, State, ZIF
PS Form 3800
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 33021
USPS HILLCREST
7021 1970 0000 4565 6773
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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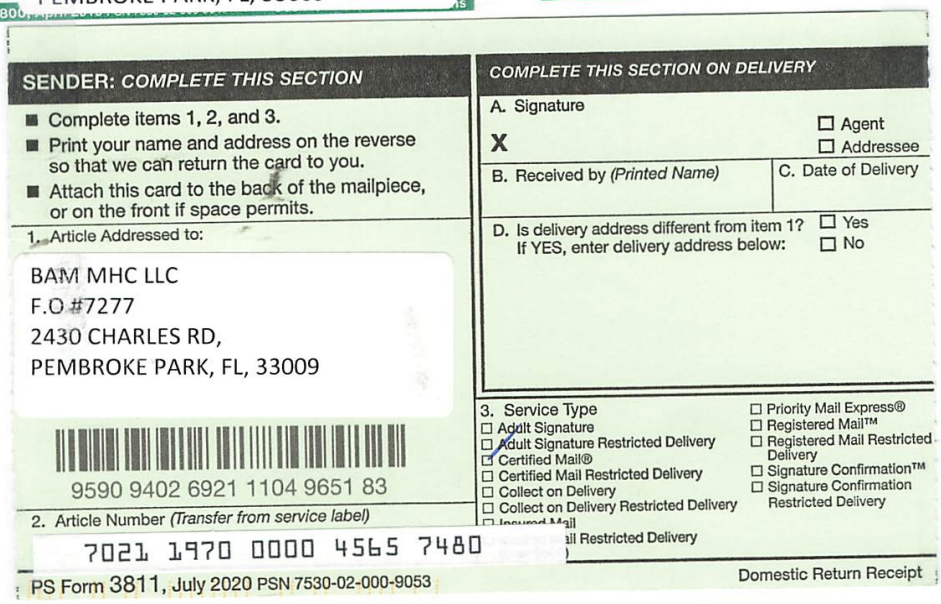
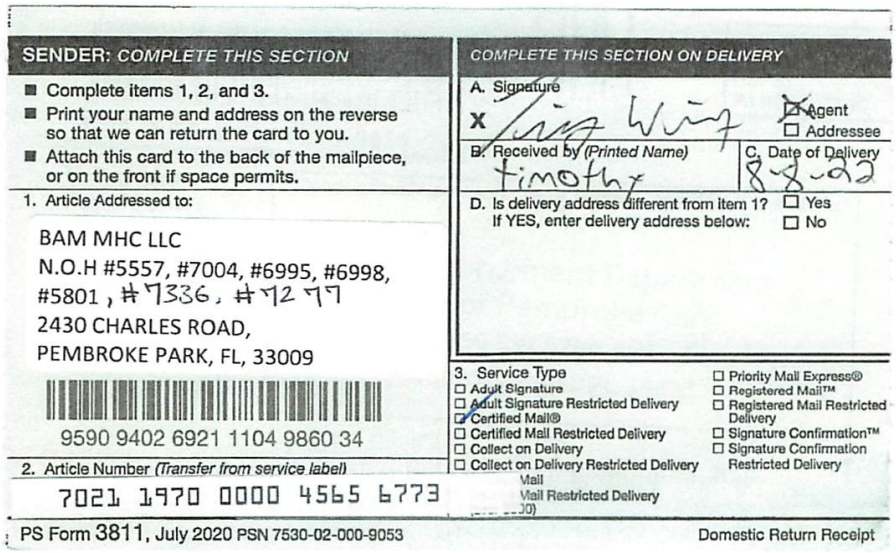
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April
Postmark Here
AUG - 7 2022
7021 1970 0000 4565 4144
BAM MHC LLC
N.O.H #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return 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
F.O #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009
9590 9402 6921 1104 9651 83
2. Article Number (Transfer from service label)
7021 1970 0000 4565 7480
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

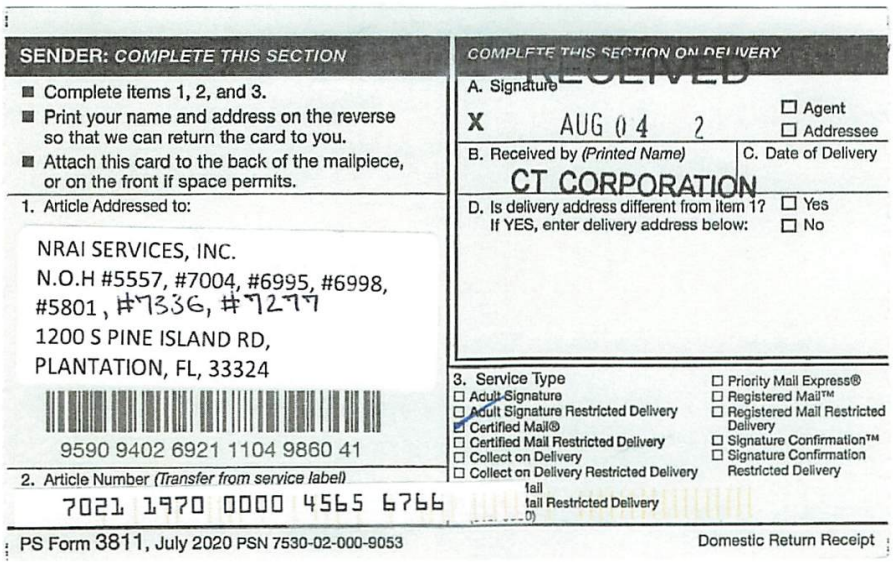
A. Signature
X Timothy Wing ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* timothy
C. Date of Delivery 8-3-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

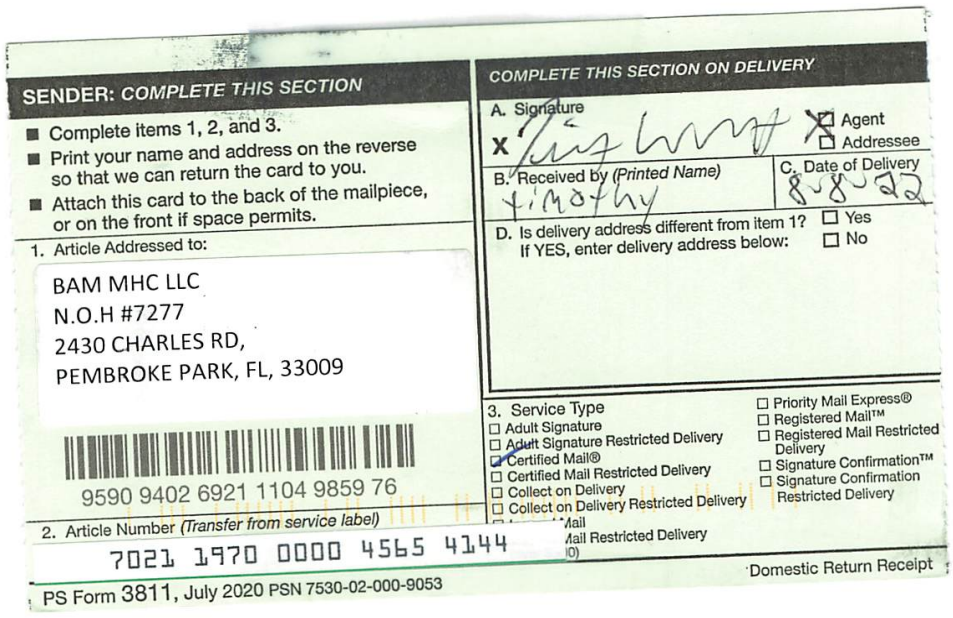
A. Signature
RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAM MHC LLC
N.O.H #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9859 76

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4144

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)* Timothy

C. Date of Delivery 8-8-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

CODE ENFORCEMENT N

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7277

B&M MHC LLC
2430 Clerks Road
Pembroke Park, FL 33009

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,896,520		$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

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
BAM MHC LLC	CASE NO. 7277

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2430 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2430 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC AT 10:06 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

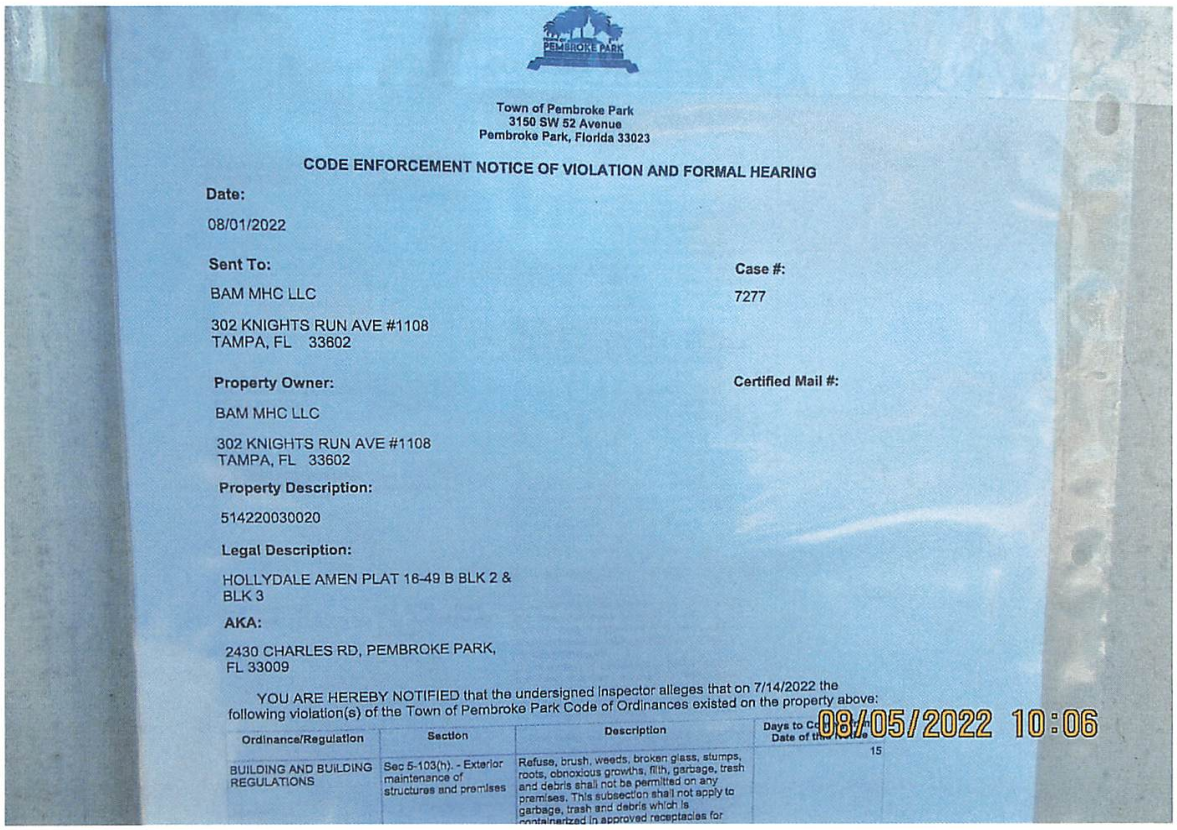
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

Property Owner:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 18-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to C... Date of th...
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	15

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

Property Owner:

BAM MHC LLC

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,
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YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 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
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15
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ZONING	Sec. 28-340 (a) - Docks.	(a) All structures within residential zoning districts, except as provided for herein, shall be set back a minimum of ten (10) feet from either the mean high water line or the mean annual flood line of any water body. (Ord. No. 13-12-01, § 1, 12-11-13)	15

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically.
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept.
Contact the building dept at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC 302 KNIGHTS RUN AVE#1108 TAMPA, FL 33602	7277	07/14/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC 302 KNIGHTS RUN AVE#1108 TAMPA, FL 33602	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09-01, § 1, 9-12-02)	15

Notes/Means of Correction:

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically.
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept. Contact the building dept at 954-966-4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

7020 0640 0000 5918 7665

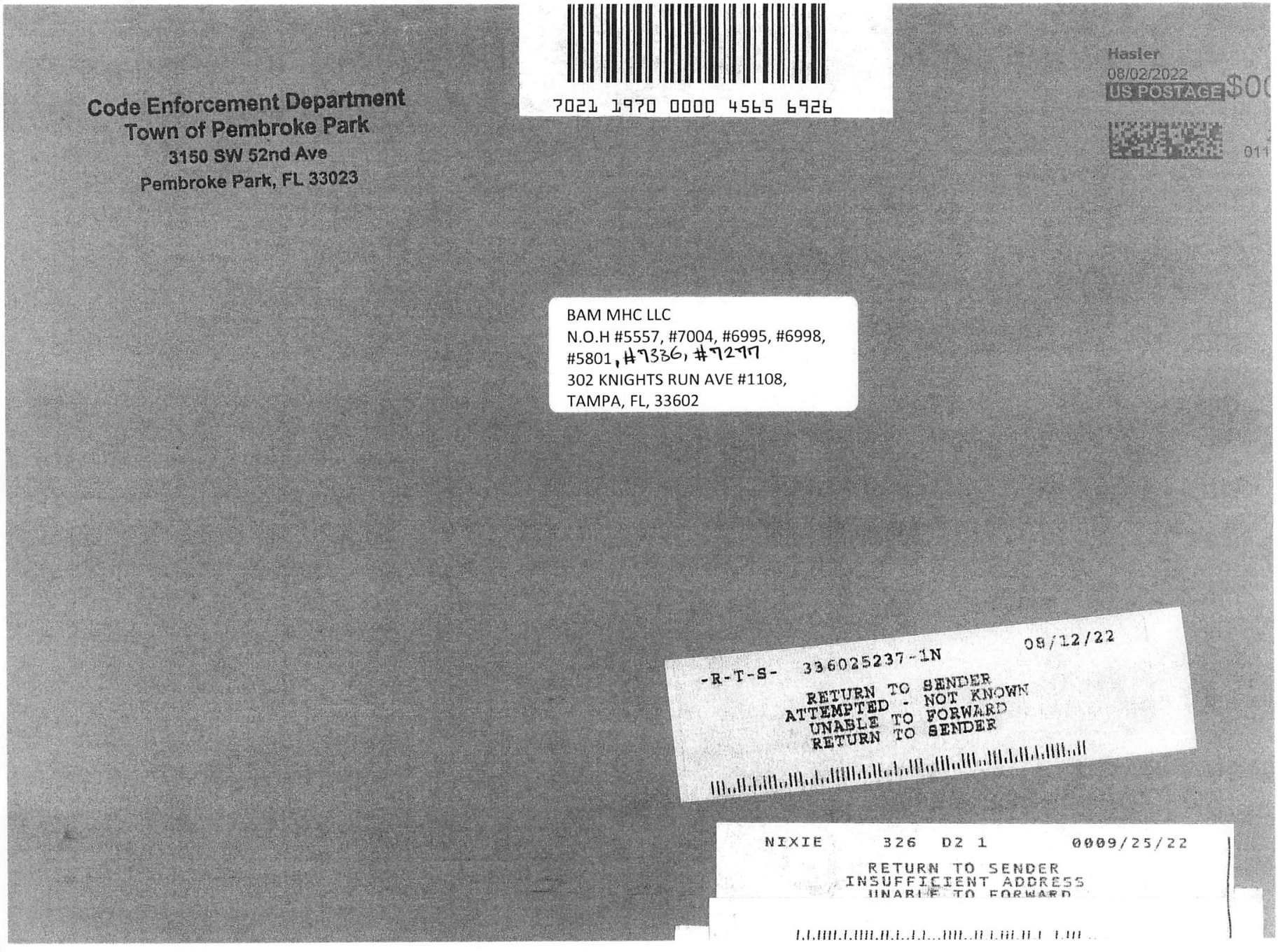
Hasler
08/19/2022
US POSTAGE

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

-R-T-S- 335025042-1N 09/01/22

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER

Code Enforcement Depart
Town of Pembroke Pa
3150 SW 52nd Ave
Pembroke Park, FL 3302



Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

7021 1970 0000 4565 6926

Hasler
08/02/2022
US POSTAGE $00

011

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

-R-T-S- 336025237-1N 08/12/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RETURN TO SENDER

NIXIE 326 D2 1 0009/25/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD


04/29/2022 10:07


04/29/2022 10:07


04/29/2022 10:07


04/29/2022 10:14


04/29/2022 10:15


04/29/2022 10:15


04/29/2022 10:16


04/29/2022 10:21


04/29/2022 10:22


CHARLES ROAD N
SW 24TH STREET
04/29/2022 10:23


04/29/2022 09:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312

Folio

514228640010

Legal Description

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Case Status Closed **Case #** 8397

Notes Marcelo Melnitzky
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/10/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail
2/21/2025		Affidavit of Non-Compliance	Certified Mail
2/21/2025	3/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/27/2025		Affidavit of Compliance	Regular Mail
3/19/2025	3/19/2025	Supplemental Order/Claim of Lien	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/27/2025

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...	2/27/2025
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)	2/27/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	2/27/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/27/2025	$40,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$40,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$40,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 8397

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3001 W HALLANDALE BEACH BLVD, #312, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TIMELY PROPERTY INC AT 10:02 A.M. ON THE 08 DAY OF MAY 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 [4 physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

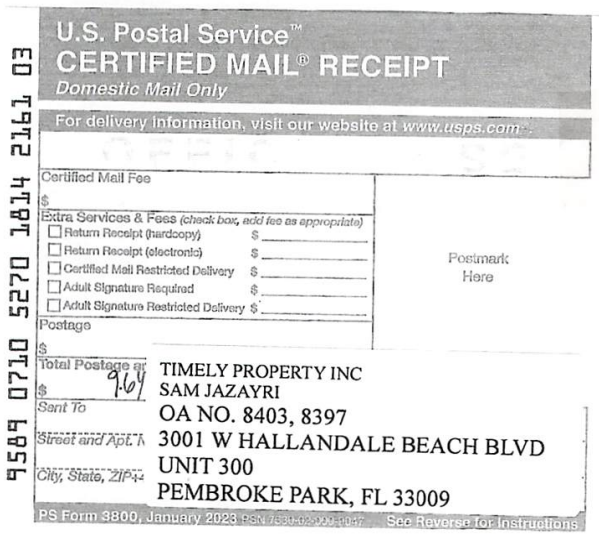
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


SUITE 312
05/08/2025 10:02


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
TIMELY PROPERTY INC
6397
04/11/2025
3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
TIMELY PROPERTY INC
514236640010
3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
TIMELY PROPERTY INC PLAT 162-27 S
PARCEL A
3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely corrected.
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,
Josaline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 219
1 of 1
05/08/2025 10:02



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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

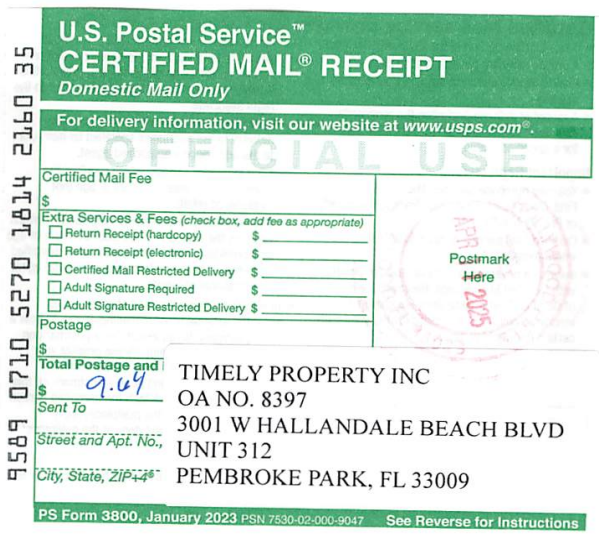
Sent To
TIMELY PROPERTY INC
SAM JAZAYRI
OA NO. 8403, 8397

Street and Apt. No.,
3001 W HALLANDALE BEACH BLVD
UNIT 300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2161 03



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Sent To
TIMELY PROPERTY INC
OA NO. 8397

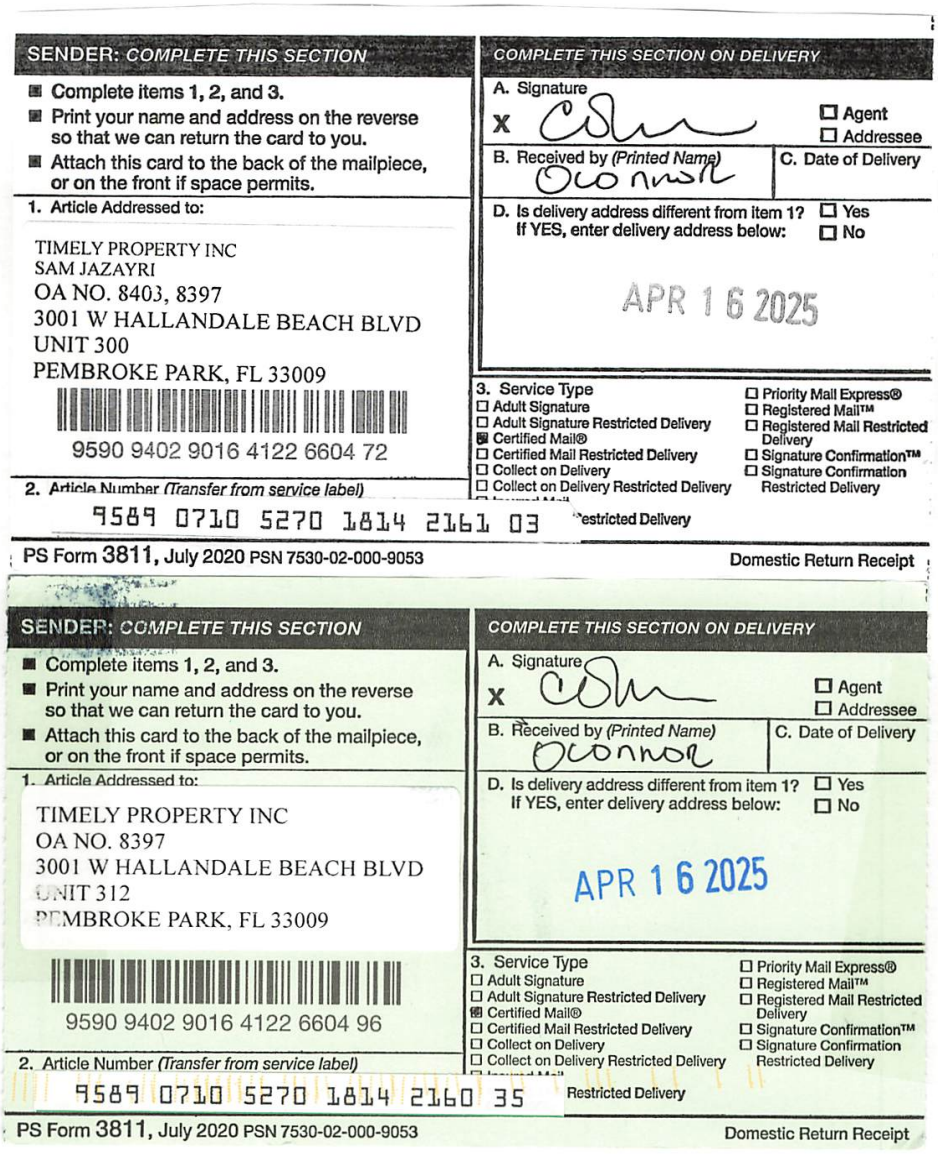
Street and Apt. No.,
3001 W HALLANDALE BEACH BLVD
UNIT 312

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
APR 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2160 35



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
SAM JAZAYRI
OA NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6604 72

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2161 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) O'Connor

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 16 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

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:

TIMELY PROPERTY INC
OA NO. 8397
3001 W HALLANDALE BEACH BLVD
UNIT 312
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6604 96

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2160 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) O'Connor

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 16 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 8397
TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#312
PEMBROKE PARK, FL 33009

Bill To:

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#312
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, 15-28, and 15-40.		
1	Final Order 08/21/2024 Admin Fee	$ 100.00	$ 100.00
160	Day(s) of Per Diem from (09/20/2024 - 02/27/2025)	$ 250.00	$ 40,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 6,000
	$6,000.00 + $100.00		$ 6,100
		Balance	$ 40,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TIMELY PROPERTY INC	8397	04/11/2025
3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
TIMELY PROPERTY INC	514228640010	
3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

May HRG

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 3/27/25 Phone #: 954 981 1154

Case # 8397 E-mail: leslie@jazayigroup.net

Address of Violation: 3001 W HALLANDALE BCH BLVD ; STE 312 ; PEMBROKE PARK FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Leslie Poblete (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8397 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 4/16/2025 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 3/19/2025 imposing the fine of $ 40.100.00 for violation(s)of the Town's Code of Ordinances: 15-17, 15-175, 15-28, 15-40

Brief summary for request: SEE ATTACHED

LESLIE POBLETE
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, _____ and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on March 27 2025

Notary Public State of Florida: Cecile OConnor My Commission expires: 4/22/2026

NOTARY PUBLIC STATE OF FLORIDA
CECILE OCONNOR
Commission # HH 210953
Expires April 22, 2026

Town of Pembroke Park

Code Enforcement

Case 8397

Address: 3001 W Hallandale Beach Blvd, Ste 312, Pembroke Park Fl 33009

Dear Sir/Maam:

We are asking you to consider the abatement of the fine. I don't know who is the person named Marcelo Melnitzkey listed on the violation. Attached is the name of that person on Sunbiz. I don't see an address of his office as listed as 3001 W Hallandale Beach Blvd. The suite 312 has been vacant for quite a long time. These are very small offices and we have so much vacancy on this building.

I was very glad that Ms. J Ramirez was so accommodating to come and check the office space. I thought that this cleared the issue and I assumed that I did not have to attend the hearing then.

We are asking for your kind consideration on this matter.

Sincerely,

Leslie Poblete

Property Manager



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®

USPS WEST HOLLYWOOD HILLS
MAR 19 2025
HOLLYWOOD FL 33023

Postmark Here

TIMELY PROPERTY INC
SAM JAZAYRI
SOCL NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1923 39



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

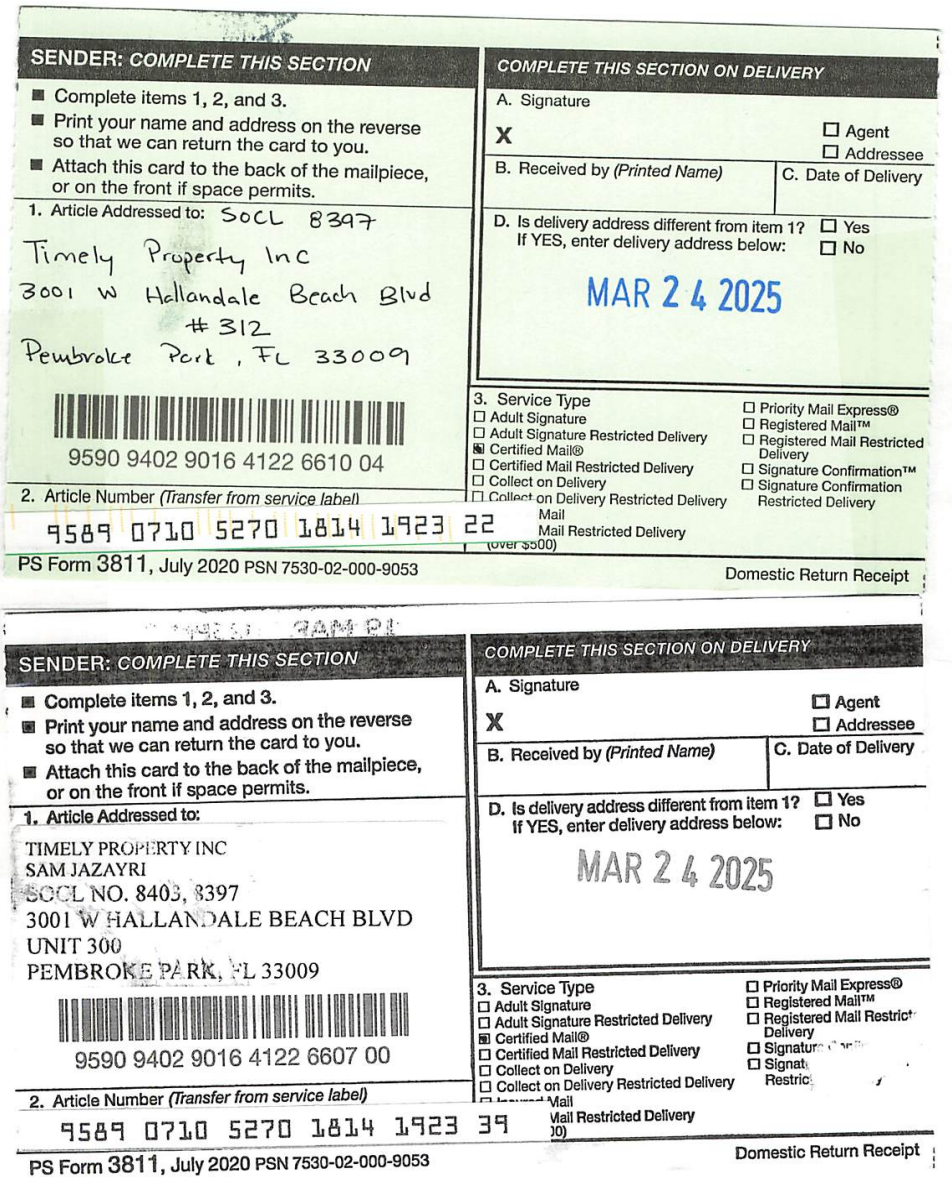
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 9.64
Sent To
Timely Property Inc SOCL 8397
Street and Apt. No., or PO Box No.
3001 W Hallandale Beach Blvd #312
City, State, ZIP+4®
Pembroke Park, FL 33009

USPS WEST HOLLYWOOD HILLS
MAR 19 2025
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1923 22



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: SOCL 8397

Timely Property Inc
3001 W Hallandale Beach Blvd
#312
Pembroke Park, FL 33009

9590 9402 9016 4122 6610 04

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1923 22

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

MAR 2 4 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
☐ Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
SAM JAZAYRI
SOCL NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6607 00

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1923 39

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

MAR 2 4 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
☐ 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.

TIMELY PROPERTY INC,
Respondent(s)

Cynthia Garavilla. The Town Clerk of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number Case No.: 8397 The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of March 25.

SEAL

Dated at Pembroke Park, Broward County, Florida, on this 20 day of March 2025

By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 21th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD, 312, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

1. The Special Magistrate entered a Final Order on August 21th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175, 15-28, and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 21th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 21th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$40,100.00** (FORTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

TIMELY PROPERTY INC,
Respondent(s)

I, Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number Case No.: 8397 The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of March 25.

Dated at Pembroke Park, Broward County, Florida, on this 24 day of March, 2025

By:
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 21th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD, 312, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

1. The Special Magistrate entered a Final Order on August 21th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175, 15-28, and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 21th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 21th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$40,100.00** (FORTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of March 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 19th, 2025.

Notary Public, state of Florida

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order 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 order on this 19th day of March, 2025.

Aimara Fontalva
Code Compliance Clerk
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: March 18, 2025
INVOICE NO.: 001
FOR:

Case No.: 8403

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#313
PEMBROKE PARK, FL 33009

Bill To:

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#313
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, 15-28, and 15-40.		
1	Final Order 08/21/2024 Admin Fee	$ 100.00	$ 100.00
160	Day(s) of Per Diem from (09/20/2024 - 02/27/2025)	$ 250.00	$ 40,000.00
		Balance	$ 40,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

Name of Business

CRYSTAL STYLESS

Is Hereby Engaged In The Business Profession or Occupation Of

Beauty Salon/Services/Products

Local Location:

3001 W HALLANDALE BEACH BLVD #312
PEMBROKE PARK, FL 33009

Name Of Business/Mailing Address:

CRYSTAL STYLESS
3001 W HALLANDALE BEACH BLVD #312
PEMBROKE PARK, Florida 33009

This Receipt Must Be Posted In A Conspicuous Place

Local Business Tax Receipt
Oct. 1, 2024 To Sept. 30, 2025
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
Pembroke Park Florida 33023

Receipt No.
2025-39150816

Account No.
39150816

Fee $ $31.50

Del. Penalty $

1/2 year

Date Paid

NOTICE: In the event the business for which this receipt was issued changes hands, said receipt may be transferred within 30 days of such change or will become null and void. All personal tax due on said business must be paid before such transfer will be granted.

Chandler Williamson
Town Manager

On Mon, Mar 3, 2025 at 8:58 AM Leslie Poblete <leslie@jazayrigroup.net> wrote:

Outlook

Office 312

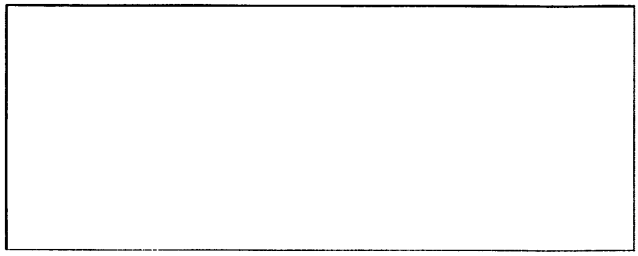
From Marcelo Melnitzky <marcelo.melnitzky.re@gmail.com>
Date Mon 6/19/2023 2:05 PM
To Leslie Poblete <leslie@jazayrigroup.net>

Hello Leslie,

I will vacate the office at the end of June.
I will be moving out during this week.

Thank you very much for everything.
It has been a pleasure working with you.

Best regards



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 8397

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3001 W HALLANDALE BEACH BLVD, #312, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TIMELY PROPERTY INC AT 11:45 A.M. ON THE 06 DAY OF MARCH 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

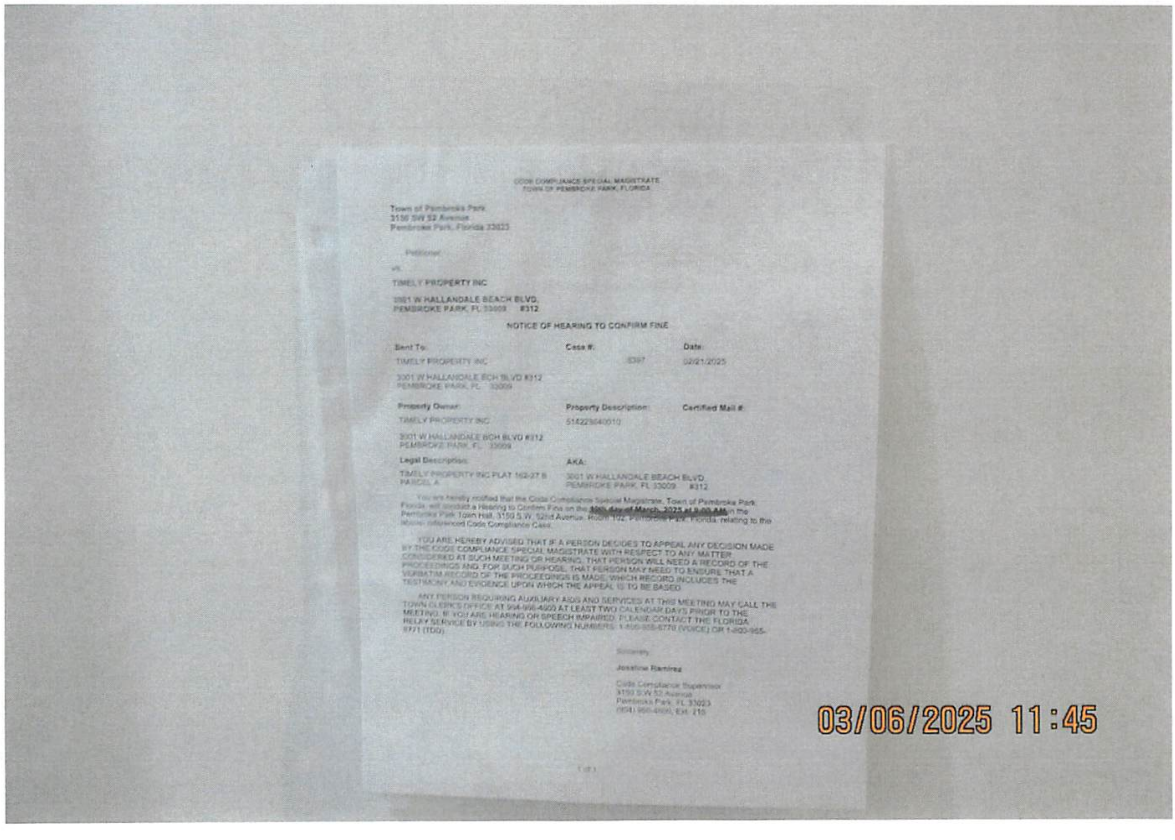
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of March 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


SUITE 312
03/06/2025 11:45


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner
vs.
TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #312
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009
02/21/2025
Property Owner:
Property Description:
Certified Mail #
TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009
514223040010
Legal Description:
AKA:
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A
3001 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #312
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 26th day of March, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 122, 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,
Jonatina Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, EXT. 215
03/06/2025 11:45

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009	8397	02/21/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009	514228640010	

Legal Description:	**AKA:**
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312

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 March, 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

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

Respondent(s)

Case #:

8397

On 2/21/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

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: 2/21/2025
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: 2/21/2025
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: 2/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 2/21/2025

Notes/Means of Correction:

Marcelo Melnitzky
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

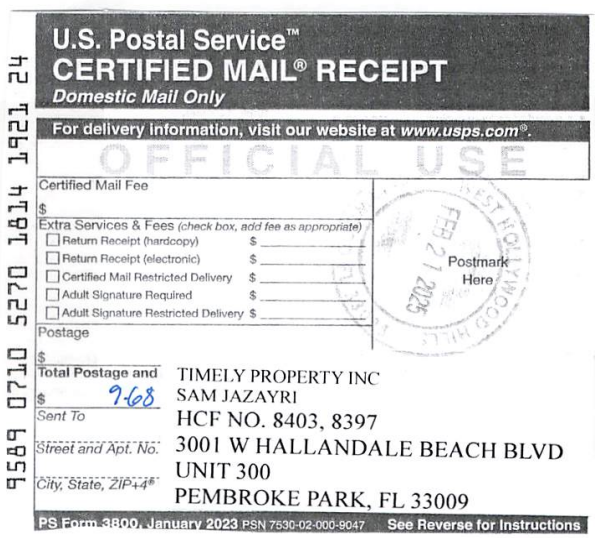
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires
Bonded through



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.68

Sent To
TIMELY PROPERTY INC
SAM JAZAYRI

Street and Apt. No.
HCF NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
FEB 21 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1921 24



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Postage
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Total Postage a
$ 9.68

Sent To
TIMELY PROPERTY INC
HCF NO. 8397

Street and Apt. I
3001 W HALLANDALE BEACH BLVD
UNIT 312

City, State, ZIP+
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1921 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:

TIMELY PROPERTY INC
SAM JAZAYRI
HCF NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6508 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1921 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Amir

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
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
HCF NO. 8397
3001 W HALLANDALE BEACH BLVD
UNIT 312
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6518 14

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1921 00

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

FEB 2 8 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TIMELY PROPERTY INC Respondent(s)	Case No.: 8397

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD #312, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

LEGAL DESCRIPTION: TIMELY PROPERTY INC PLAT 162-27 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) 15-17; 15-175; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-175; 15-28 and 15-40 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of August 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

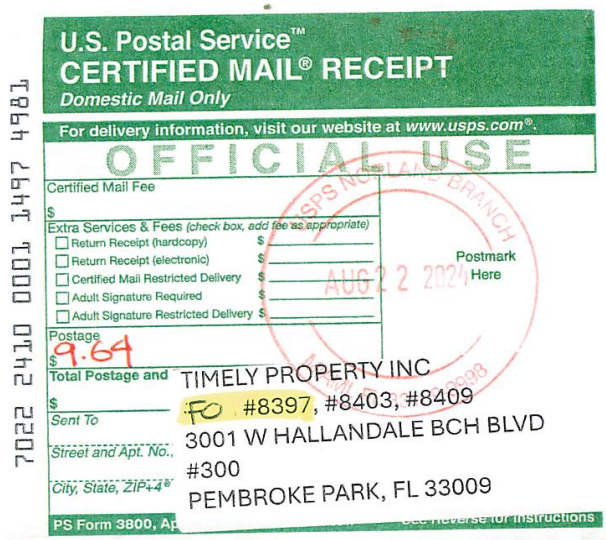
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To — TIMELY PROPERTY INC

Street and Apt. No., — FO #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300

City, State, ZIP+4® — PEMBROKE PARK, FL 33009

Postmark Here

USPS NORLAND BRANCH
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MIAMI, FL 33169-9998

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7022 2410 0001 1497 4981



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage ai
$

Sent To — TIMELY PROPERTY INC
JAZAYRI, SAM

Street and Apt. N — FO #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD

City, State, ZIP+ — PEMBROKE PARK, FL 33009

Postmark Here

USPS NORLAND BRA...
AUG 22 202...
MIAMI, FL 33169-9998

PS Form 3800, ...

7022 2410 0001 1497 4974



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- ☐ Adult Signature Restricted Delivery $

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Total Postage and
$

Sent To — TIMELY PROPERTY INC

Street and Apt. No. — FO #8397
3001 W HALLANDALE BCH BLVD
#312

City, State, ZIP+4® — PEMBROKE PARK, FL 33009

Postmark Here

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AUG 22 2024
MIAMI, FL 33169-9998

PS Form 3800, Apr...

7022 2410 0001 1497 4998

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 8397

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3001 W HALLANDALE BCH BLVD, #312, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 9:55 A.M. ON THE 07 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.

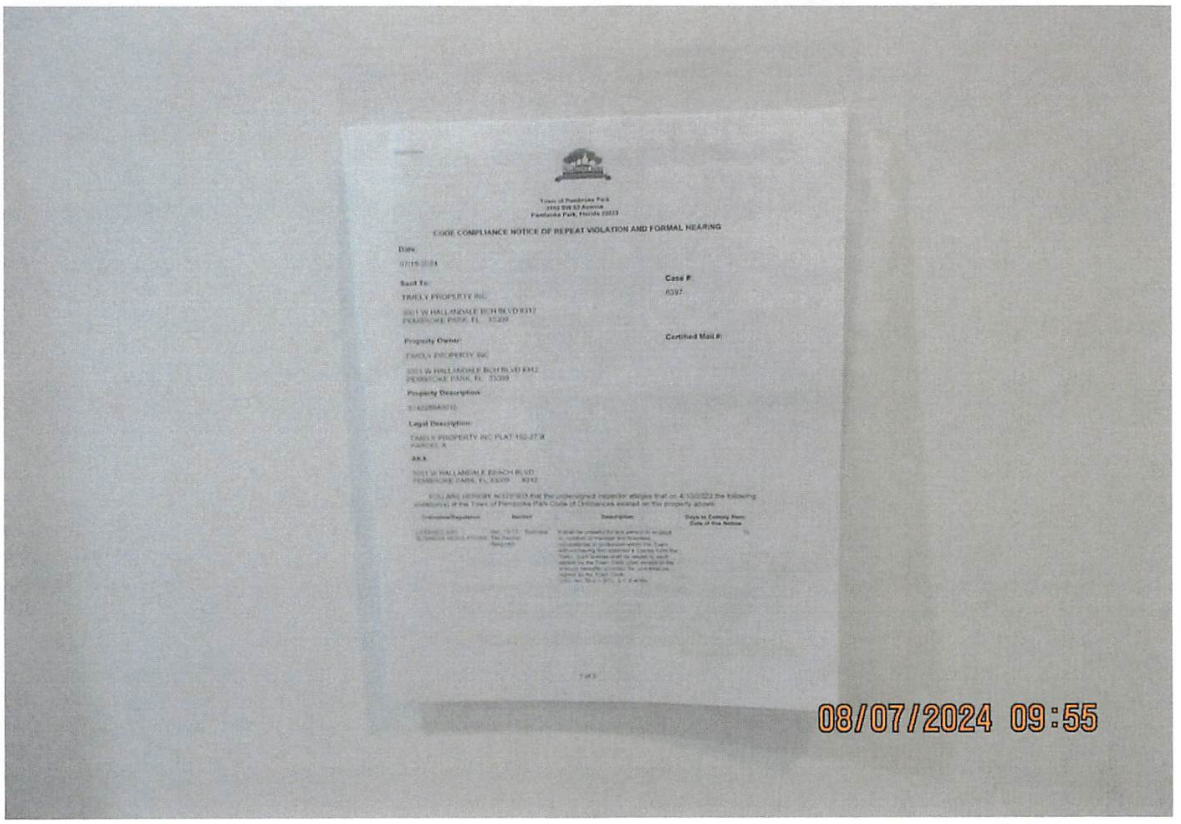
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7 day of Aug, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Town of Pembroke Park
3992 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
Sent To:
TIMELY PROPERTY INC
Case #:
Certified Mail #:
Property Owner:
Property Description:
Legal Description:
08/07/2024 09:55


ITE 312
08/07/2024 09:55

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 55

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
JAZAYRI, SAM
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 85

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

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3001 W HALLANDALE BCH BLVD
#312
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 93

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 54

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
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009

Case #:

8397

Property Owner:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Marcelo Melnitzky
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

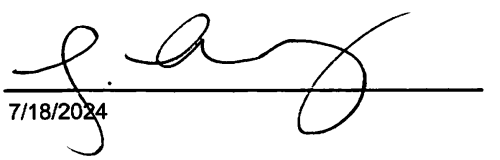
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



7/18/2024



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Postage
$ 9.92

Total Postage and Fees
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Sent To
JAZAYRI, SAM

Street and Apt. No.
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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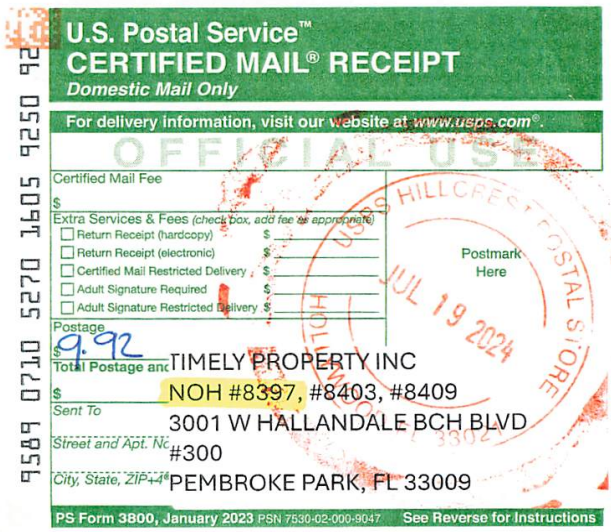
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
JUL 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9250 85



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Postage
$ 9.92

Total Postage and Fees
$

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
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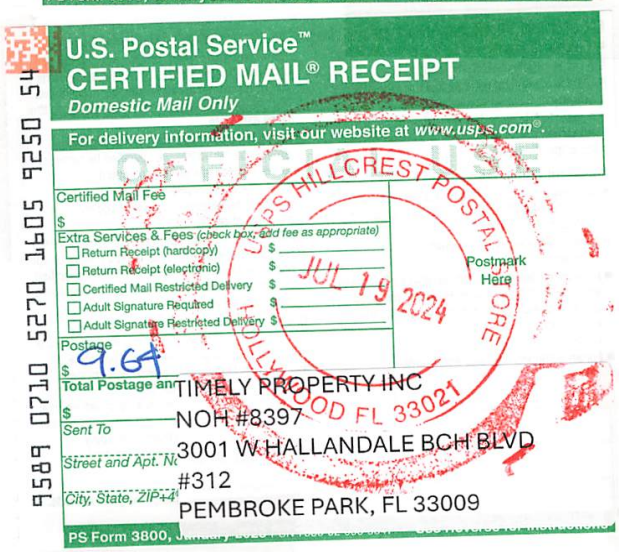
JUL 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9250 92



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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 Fees
$

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8397
3001 W HALLANDALE BCH BLVD
#312

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
JUL 19 2024

PS Form 3800,

9589 0710 5270 1605 9250 54

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

Respondent(s)

Case #:

8397

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

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: 8/21/2024
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: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11 -14)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/21/2024

Notes/Means of Correction:

Marcelo Melnitzky
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	8397	04/10/2023

Property Owner:	Property Description:	Certified Mail #:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	514228640010	

Legal Description:	AKA:
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Notes/Means of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	TIMELY PROPERTY INC
Mailing Address	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK FL 33009

ID #	5142 28 64 0010
Millage	0613
Use	18-07

Abbr Legal Description	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$289,560	$1,838,490	$2,128,050	$2,128,050	
2022	$289,560	$1,838,490	$2,128,050	$2,128,050	$44,945.26
2021	$289,560	$1,735,390	$2,024,950	$2,024,950	$43,545.74

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,128,050	$2,128,050	$2,128,050	$2,128,050
Portability	0	0	0	0
Assessed/SOH	$2,128,050	$2,128,050	$2,128,050	$2,128,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,128,050	$2,128,050	$2,128,050	$2,128,050

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$11.00	26,324	SF
Adj. Bldg. S.F. (Card, Sketch)		22836
Eff./Act. Year Built: 2000/1999		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

Document Number	P93000008037
FEI/EIN Number	65-0386147
Date Filed	01/27/1993
State	FL
Status	ACTIVE

Principal Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Mailing Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Registered Agent Name & Address

JAZAYRI, SAM
3001 W HALLANDALE BEACH BLVD.
STE. 300
HALLANDALE, FL 33009

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

JAZAYRI, SAM

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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FIRST-CLASS MAIL
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04/11/2023 ZIP 33023
043M30245597

US POSTAGE

NOV.

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Case #:

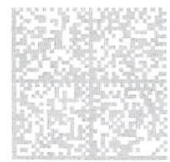
8397

Property Owner:

Property Descri

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Timely Property INC
AOC #5925. NOV #8397
3001 W Hallandale Beach Blvd,
Pembroke Park, Fl 33009

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Tuesday, April 4, 2023 11:21 AM
To: Joseline Ramirez
Subject: Referral for no CU and/or BTR - Marcelo melnitzky



Report

Marcelo melnitzky
3001 W Hallandale Beach Blvd 312
Pembroke Park, FL 33009-5158
Occupancy ID:157624

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313

Folio

514228640010

Legal Description

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Case Status Closed **Case #** 8403

Notes SAR Apartments
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/11/2023		Notice of Violation	Hand
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail
2/21/2025		Affidavit of Non-Compliance	Certified Mail
2/21/2025	3/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/27/2025		Affidavit of Compliance	Regular Mail
3/19/2025	3/19/2025	Supplemental Order/Claim of Lien	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/27/2025

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...	2/27/2025
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)	2/27/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	2/27/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/27/2025	$40,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$40,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$40,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 8403

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3001 W HALLANDALE BEACH BLVD, #313, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TIMELY PROPERTY INC AT 10:02 A.M. ON THE 08 DAY OF MAY 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.

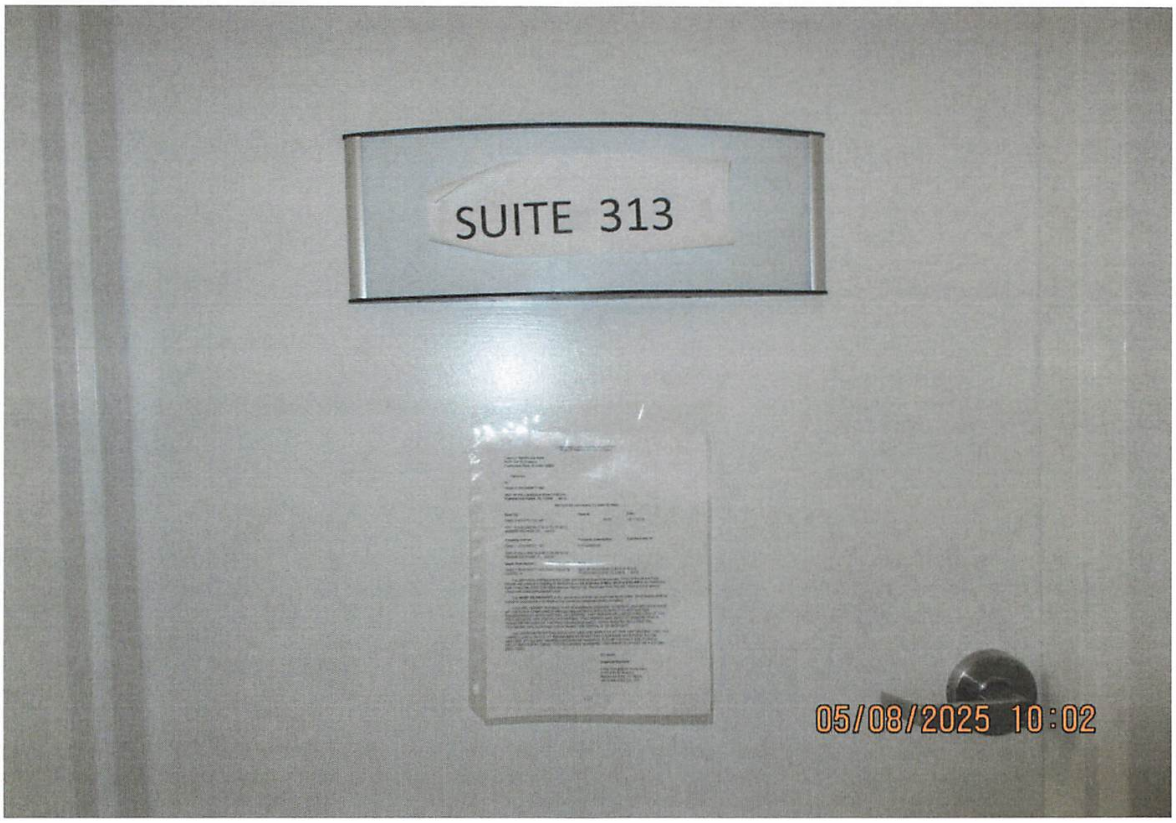
AFFIANT

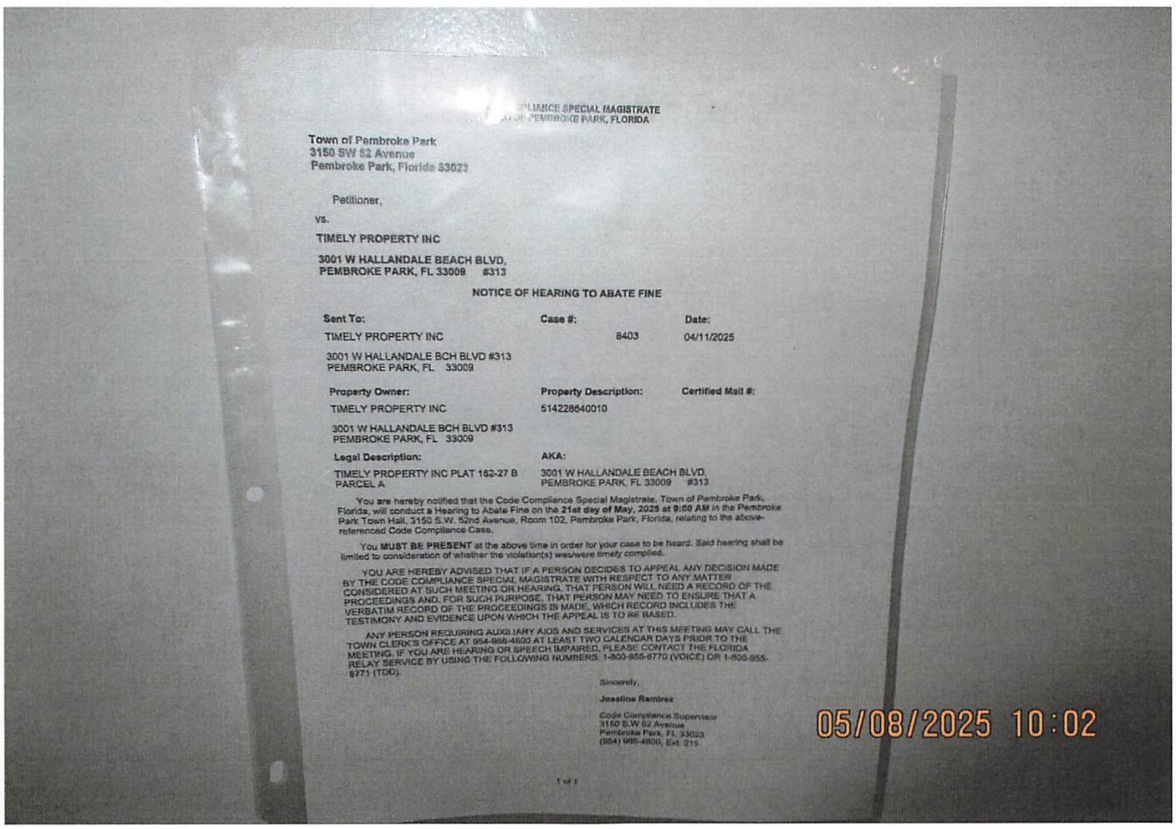
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.


SUITE 313
05/08/2025 10:02


PLIANCE SPECIAL MAGISTRATE
PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
TIMELY PROPERTY INC
8403
04/11/2025
3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009
Property Owner:
Property Description:
Certified Mail #:
TIMELY PROPERTY INC
514228640010
3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009
Legal Description:
AKA:
TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A
3001 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #313
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of May, 2025 at 9:50 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Josseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
05/08/2025 10:02



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$ 9.64

Sent To
TIMELY PROPERTY INC
SAM JAZAYRI
OA NO. 8403, 8397

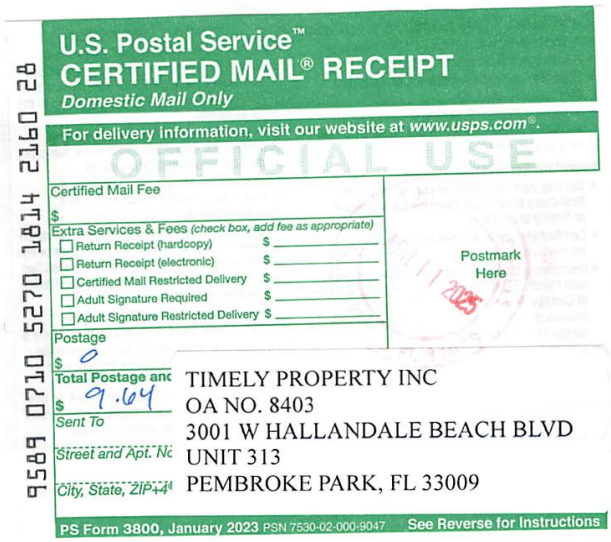
Street and Apt. N
3001 W HALLANDALE BEACH BLVD
UNIT 300

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2161 03



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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
$ 0

Total Postage and
$ 9.64

Sent To
TIMELY PROPERTY INC
OA NO. 8403

Street and Apt. No
3001 W HALLANDALE BEACH BLVD
UNIT 313

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2160 28

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
SAM JAZAYRI
OA NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6604 72

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2161 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) OConnor
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 16 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

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:

TIMELY PROPERTY INC
OA NO. 8403
3001 W HALLANDALE BEACH BLVD
UNIT 313
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6604 89

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2160 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) OConnor
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 16 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 8403
TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#313
PEMBROKE PARK, FL 33009

Bill To:

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#313
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, 15-28, and 15-40.		
1	Final Order 08/21/2024 Admin Fee	$ 100.00	$ 100.00
160	Day(s) of Per Diem from (09/20/2024 - 02/27/2025)	$ 250.00	$ 40,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 6,000
	$6,000.00 + $100.00		$ 6,100
		Balance	$ 40,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TIMELY PROPERTY INC	8403	04/11/2025
3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
TIMELY PROPERTY INC	514228640010	
3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

MAY HRG

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 3/27/25 Phone #: 954 981 1154

Case # 8403 E-mail: Leslie@jazayrigroup.net

Address of Violation: 3001 W HALLANDALE BCH BLVD; STE 313; PEMBROKE PARK FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Leslie Poblete (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8403 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 4/16/2025 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 3/19/2025 imposing the fine of $ 40,100.00 for violation(s)of the Town's Code of Ordinances: 15-17, 15-175, 15-28, 15-40

Brief summary for request: SEE ATTACHED

LESLIE Poblete
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, _____ and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on March 27 2025

Notary Public State of Florida: Cecile O'Connor My Commission expires: 4/22/26

CECILE OCONNOR
Commission # HH 210953
Expires April 22, 2026

Town of Pembroke Park

Code Enforcement

Case 8403

Address: 3001 W Hallandale Beach Blvd, Ste 300, Pembroke Park Fl 33009

Dear Sir/Maam:

We are asking for you to consider the abatement of the fine. We have called and spoke with Ms. Joseline Ramirez. She was very kind enough to come in sometime this month to look at the space,. As I called her about it prior to the hearing. It's vacant. The tenant was about to get the Business Tax License sometime in Sept 2024. See email between Nazly Cardona and the previous controller of the business named SAR Apartment Capital LLC. She even told me to let the Town of Pembroke Park inspectors inside the office for the inspection. Unfortunately, the controller quit and the company informed us that they are leaving as they are having financial difficulties. Another email was sent to Jramirez@tppfl.gov to show proof on the email that the tenant moved out.

Since I spoke to her before the hearing, I thought we had it all squared away and I just assumed that I didn't need to attend the hearing. Please I am sorry about the misunderstanding . There is no tenant on this space even to this day.

We are asking for your kind consideration considering the current economic climate.

Sincerely,

Leslie Poblete

Property Manager

Subject: Office Vacated – SAR Apartment Capital

September 1st 2024

To Whom It May Concern,

This is to confirm that SAR Apartment Capital has vacated the office on September 1st 2024 located at:

3001 W Hallandale Beach Blvd Suite 313
Pembroke Park, FL 33009

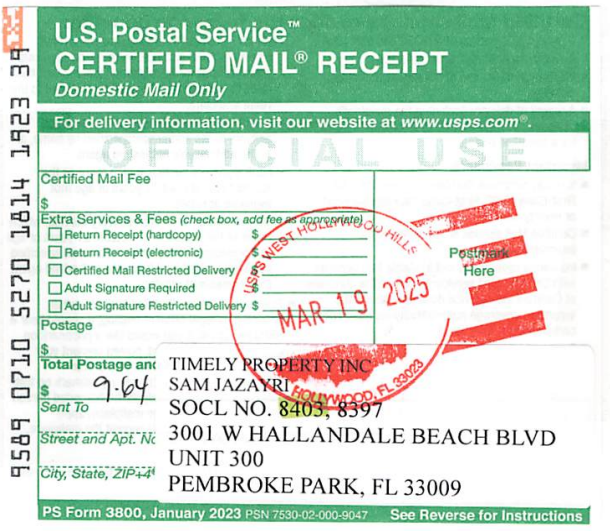
Please let us know if any further documentation is required.

Best regards,

Abiel Ballesteros

September 1st 2024

Managing Member
SAR Apartment Capital
786-355-6646



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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
$ 9.64

Sent To

Street and Apt. No

City, State, ZIP+4®

USPS WEST HOLLYWOOD HILLS MAR 19 2025 HOLLYWOOD, FL 33023

Postmark Here

TIMELY PROPERTY INC
SAM JAZAYRI
SOCL NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1923 34



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.64

Sent To

Street and Apt. No

City, State, ZIP+4®

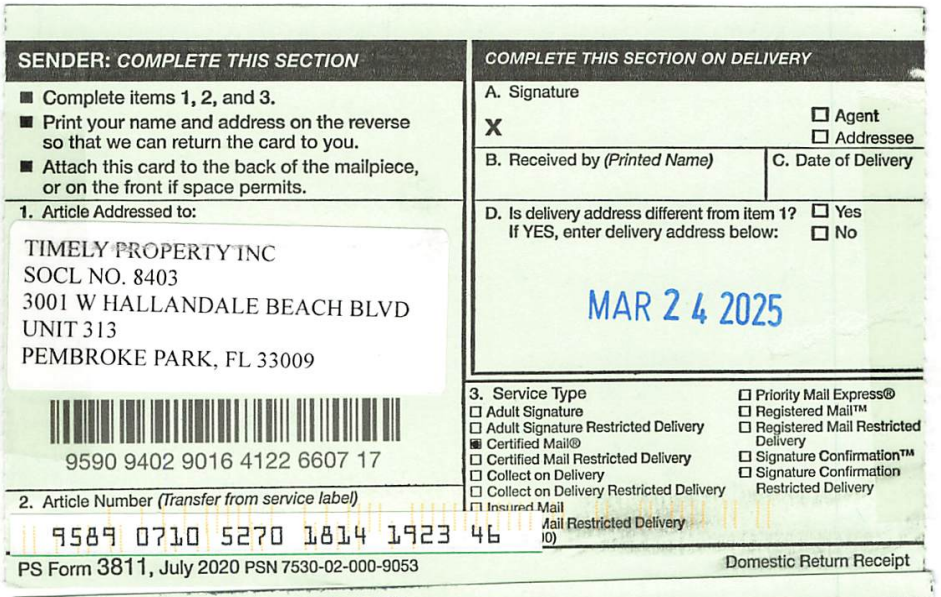
USPS WEST HOLLYWOOD HILLS MAR 19 2025 HOLLYWOOD, FL 33023

Postmark Here

TIMELY PROPERTY INC
SOCL NO. 8403
3001 W HALLANDALE BEACH BLVD
UNIT 313
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1923 46



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
SOCL NO. 8403
3001 W HALLANDALE BEACH BLVD
UNIT 313
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6607 17

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1923 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

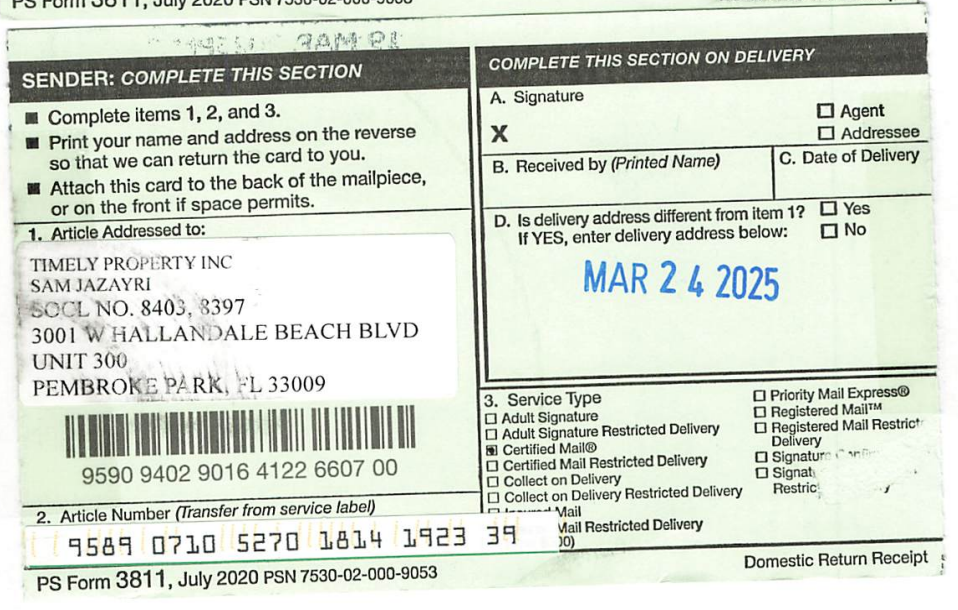
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAR 2 4 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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
SAM JAZAYRI
SOCL NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6607 00

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1923 39

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

MAR 2 4 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

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.

TIMELY PROPERTY INC,
Respondent(s)

Cynthia Garcia-Lima
The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number
Case No.: 8403
The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of March 25
Dated at Pembroke Park, Broward County, Florida, on this 20 day of March 25
By
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 21th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD, 313, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

1. The Special Magistrate entered a Final Order on August 21th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175, 15-28, and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 21th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 21th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$40,100.00** (FORTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

TIMELY PROPERTY INC,
Respondent(s)

Cynthia Gracia-Cino
_____. The Town Clerk. of the Town of Pembroke Park. Broward County. Florida. do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number
Case No.: 8403
The Special Magistrate of the Town of Pembroke Park. Broward County. Florida. adopted this on the 19 day of March 25
Dated at Pembroke Park. Broward County. Florida on this 20 day of March 25.
By: _____
Town Clerk

TOWN OF PEMBROKE PARK DECEMBER 10 A.D. 1957 SEAL BROWARD COUNTY FLORIDA

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

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FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD, 313, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

1. The Special Magistrate entered a Final Order on August 21th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175, 15-28, and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 21th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 21th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$40,100.00** (FORTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of March 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 19th, 2025.

Notary Public, state of Florida

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No Y

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 March, 2025.

Aimara Fontalva
Code Compliance Clerk
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: March 18, 2025
INVOICE NO.: 001
FOR:

Case No.: 8397

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#312
PEMBROKE PARK, FL 33009

Bill To:

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD
#312
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, 15-28, and 15-40.		
1	Final Order 08/21/2024 Admin Fee	$ 100.00	$ 100.00
160	Day(s) of Per Diem from (09/20/2024 - 02/27/2025)	$ 250.00	$ 40,000.00
		Balance	$ 40,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

Joseline Ramirez

From: Leslie Poblete <leslie@jazayrigroup.net>
Sent: Thursday, March 6, 2025 4:10 PM
To: Joseline Ramirez
Subject: Fw: Fw: Fw: Fw: Suite 313 Hallandale Office Case 8403

From: Leslie Poblete <leslie@jazayrigroup.net>
Sent: Thursday, March 6, 2025 4:04 PM
To: Jramirez@tppfl.gvo <Jramirez@tppfl.gvo>
Subject: Fw: Fw: Fw: Fw: Suite 313 Hallandale Office Case 8403

Hi Ms. Ramirez,

Below is the email conversation that show they left Sept of 2024. Please go to the oldest email. Thank You for taking the time to look into this matter.

Best Regards,
Leslie
Timely Property Inc.
(954) 981-1154

From: Abiel Ballesteros <abiel@abielballesteros.com>
Sent: Monday, October 14, 2024 1:44 PM
To: Leslie Poblete <leslie@jazayrigroup.net>
Subject: Re: Fw: Fw: Suite 313 Hallandale Office

Whatever you think is the best . Please keep the proceeds to pay our office rent balance .

Thank you,

Abiel Ballesteros
Real Estate Investor & Principal Broker
Office. 305-901-5331 Mobile. 786-355-6646
https://uniteddreamrealestate.com
Managing 180 million in multi family assets.

On Mon, Oct 14, 2024 at 1:39 PM Leslie Poblete <leslie@jazayrigroup.net> wrote:

Abiel,

How much do you want for the furniture? Someone is interested in it. Also take care of the Town of Pembroke Park issue.

Regards,
Leslie

From: Leslie Poblete <leslie@jazayrigroup.net>
Sent: Monday, October 7, 2024 2:04 PM
To: Abiel Ballesteros <abiel@abielballesteros.com>
Subject: Fw: Fw: Suite 313 Hallandale Office

I need a response on this.

Regards,
Leslie

From: Leslie Poblete <leslie@jazayrigroup.net>
Sent: Friday, October 4, 2024 10:27 AM
To: Abiel Ballesteros <abiel@abielballesteros.com>
Subject: Re: Fw: Suite 313 Hallandale Office

Abiel,

Did you also call Town of Pembroke Park that SAR left ? I dont want any issues with fees and penalties. How much are you planning to sell it for? There are two desks in there.

Regards,
Leslie

From: Abiel Ballesteros <abiel@abielballesteros.com>
Sent: Friday, October 4, 2024 10:17 AM
To: Leslie Poblete <leslie@jazayrigroup.net>
Subject: Re: Fw: Suite 313 Hallandale Office

Hi yes let's sell them

Thank you,

Abiel Ballesteros
Real Estate Investor & Principal Broker

Office. 305-901-5331 Mobile. 786-355-6646

https://uniteddreamrealestate.com

Managing 180 million in multi family assets.

On Fri, Oct 4, 2024 at 10:15 AM Leslie Poblete <leslie@jazayrigroup.net> wrote:
Any update on the office rent? Also Id like to talk to you about the furniture in your office. Do you want to sell them?

Regards,
Leslie

From: Abiel Ballesteros <abiel@abielballesteros.com>
Sent: Thursday, September 19, 2024 6:44 PM
To: Leslie Poblete <leslie@jazayrigroup.net>
Subject: Re: Suite 313 Hallandale Office

The office is a SAR apartment . I will allocate some of the SAR to pay this . As you can see we are getting hit from every corner for payments . We are doing are best to get out of this .

Thank you,

Abiel Ballesteros
Real Estate Investor & Principal Broker

Office. 305-901-5331 Mobile. 786-355-6646

https://uniteddreamrealestate.com

Managing 180 million in multi family assets.

O

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 8403

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3001 W HALLANDALE BEACH BLVD, #313, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TIMELY PROPERTY INC AT 11:45 A.M. ON THE 06 DAY OF MARCH 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

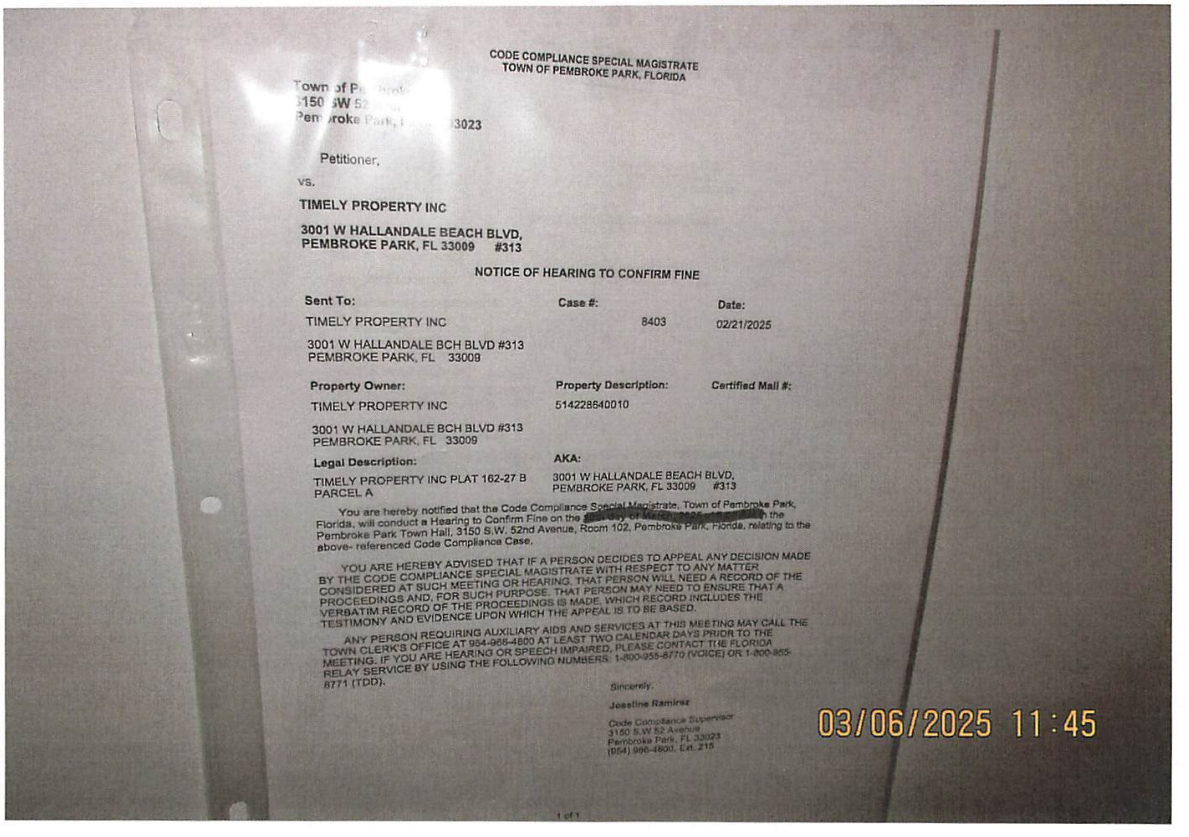
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of March 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009	8403	02/21/2025

Property Owner:	Property Description:	Certified Mail #:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009	514228540010	

Legal Description:	AKA:
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the [redacted] 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,

Jeseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

03/06/2025 11:45

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.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
TIMELY PROPERTY INC	8403	02/21/2025
3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
TIMELY PROPERTY INC	514228640010	
3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313

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 March, 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

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

Respondent(s)

Case #:

8403

On 2/21/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

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: 2/21/2025
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: 2/21/2025
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: 2/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 2/21/2025

Notes/Means of Correction:

SAR Apartments
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2025

NOTARY PUBLIC, STATE OF FLORIDA

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

9589 0710 5270 1814 1921 17

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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

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

TIMELY PROPERTY INC
HCF NO. 8403
3001 W HALLANDALE BEACH BLVD
UNIT 313
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 1921 24

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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and
$ 9.68

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

TIMELY PROPERTY INC
SAM JAZAYRI
HCF NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
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:

TIMELY PROPERTY INC
SAM JAZAYRI
HCF NO. 8403, 8397
3001 W HALLANDALE BEACH BLVD
UNIT 300
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6508 62

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1921 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Amir

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
)0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
HCF NO. 8403
3001 W HALLANDALE BEACH BLVD
UNIT 313
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6508 55

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 1921 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed* ... Delivery

D ... item 1? ☐ Yes
...ress below: ☐ No

MAR 03 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
)0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TIMELY PROPERTY INC
Respondent(s)

Case No.: 8403

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BLVD #313, PEMBROKE PARK, FL 33009

PROPERTY OWNER: WAREHOUSE 1800 LLC

FOLIO NO.: 5142 28 64 0010

LEGAL DESCRIPTION: TIMELY PROPERTY INC PLAT 162-27 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) 15-17; 15-175; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-175; 15-28 and 15-40 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of August 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

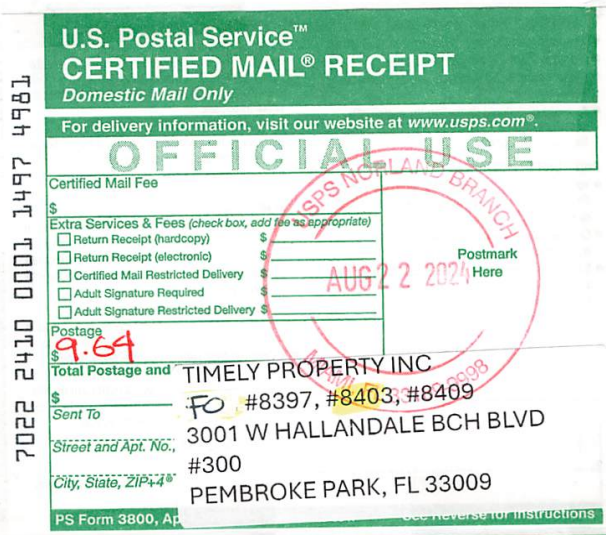
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
TIMELY PROPERTY INC
FO #8397, #8403, #8409

Street and Apt. No.,
3001 W HALLANDALE BCH BLVD
#300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here
AUG 2 2 2024

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MIAMI, FL 33169-9998

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage a
$

Sent To
TIMELY PROPERTY INC
JAZAYRI, SAM
FO #8397, #8403, #8409

Street and Apt. N
3001 W HALLANDALE BCH BLVD

City, State, ZIP+
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here
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MIAMI, FL 33169-9998

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Sent To
TIMELY PROPERTY INC
FO #8403

Street and Apt.
3001 W HALLANDALE BCH BLVD
#313

City, State, ZIP
PEMBROKE PARK, FL 33009

PS Form 3800

Postmark Here
AUG 2 2 2024

USPS NORLAND BRANCH
MIAMI, FL 33169-9998

9589 0710 5270 1605 9258 01

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
TIMELY PROPERTY INC		CASE NO. 8403
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3001 W HALLANDALE BCH BLVD, #313 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 9:55 A.M. ON THE 07 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

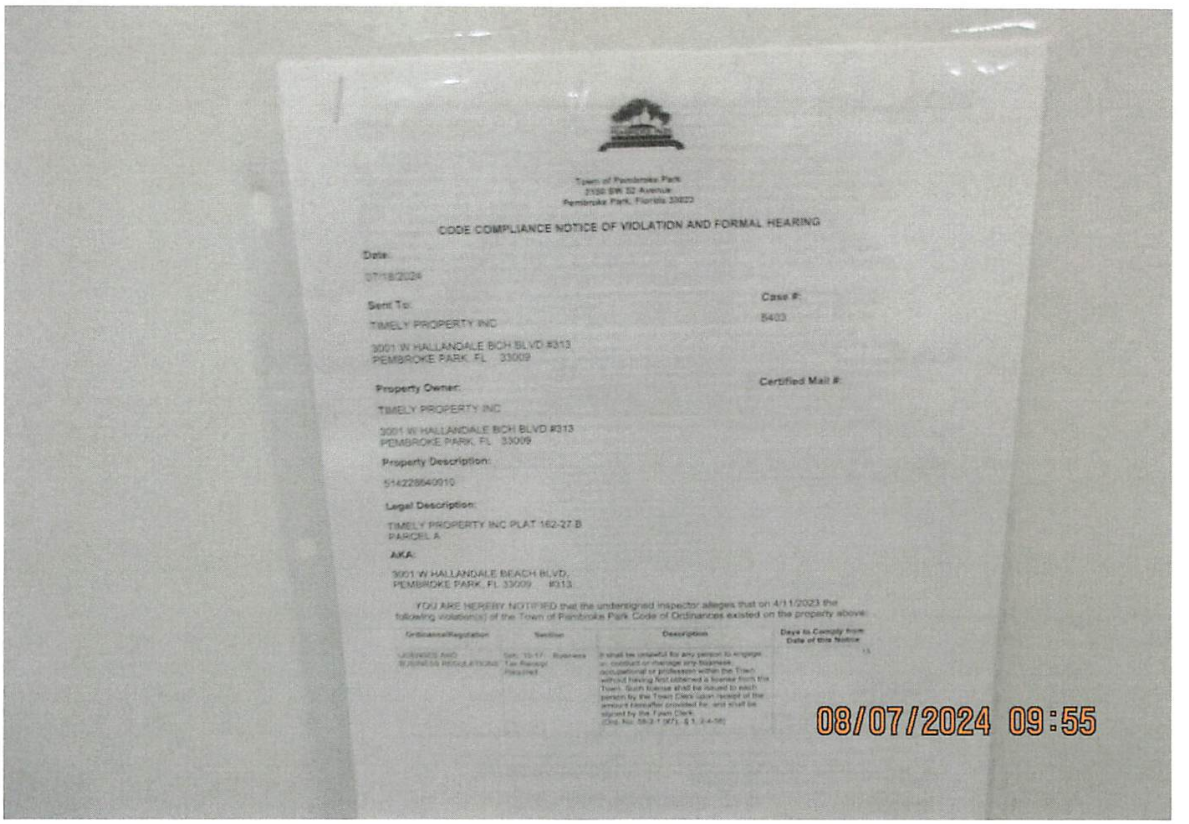
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7 day of Aug, 2024, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona

Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
2150 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/18/2024

Case #:
8403

Sent To:
TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Property Description:
514228540010

Legal Description:
TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:
3001 W HALLANDALE BEACH BLVD;
PEMBROKE PARK, FL 33009 #313

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 58-3-1 (97), § 1, 3-4-58)	15

08/07/2024 09:55



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 55

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
JAZAYRI, SAM
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMELY PROPERTY INC
NOH #8403
3001 W HALLANDALE BCH BLVD
#313
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8712 86

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9250 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Case #:

8403

Property Owner:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

SAR Apartments
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

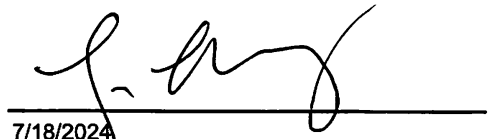
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



7/18/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

Respondent(s)

Case #:

8403

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

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: 7/18/2024
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: 7/18/2024
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 7/18/2024

Notes/Means of Correction:

SAR Apartments
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	8403	04/11/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	514228640010	
Legal Description:	**AKA:**	
TIMELY PROPERTY INC PLAT 162-27 B PARCEL A	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
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Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage and Fees
$

Sent To
TIMELY PROPERTY INC

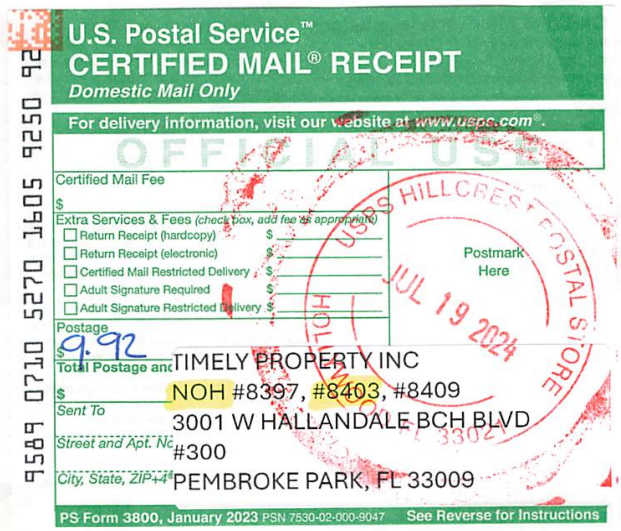
Street and Apt. No.
JAZAYRI, SAM
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9250 85



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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 Fees
$

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8397, #8403, #8409
3001 W HALLANDALE BCH BLVD
#300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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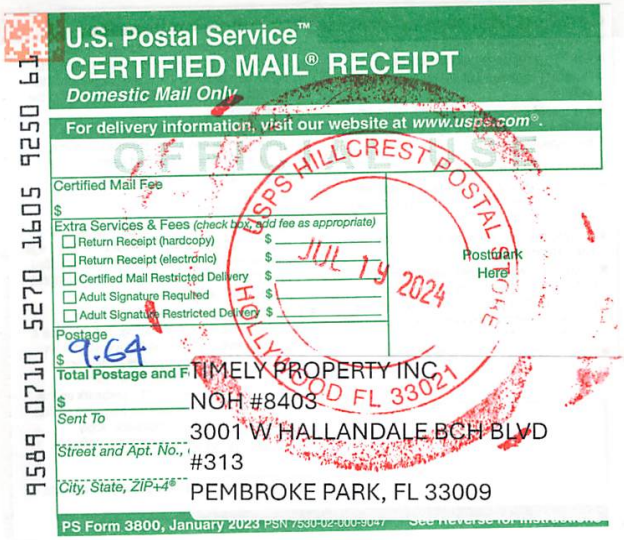
HOLLYWOOD FL 33021
JUL 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9250 92



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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 Fees
$

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8403
3001 W HALLANDALE BCH BLVD
#313

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9250 61



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	TIMELY PROPERTY INC
Mailing Address	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK FL 33009

ID #	5142 28 64 0010
Millage	0613
Use	18-07

Abbr Legal Description	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$289,560	$1,838,490	$2,128,050	$2,128,050	
2022	$289,560	$1,838,490	$2,128,050	$2,128,050	$44,945.26
2021	$289,560	$1,735,390	$2,024,950	$2,024,950	$43,545.74

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,128,050	$2,128,050	$2,128,050	$2,128,050
Portability	0	0	0	0
Assessed/SOH	$2,128,050	$2,128,050	$2,128,050	$2,128,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,128,050	$2,128,050	$2,128,050	$2,128,050

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$11.00	26,324	SF
Adj. Bldg. S.F. (Card, Sketch)		22836
Eff./Act. Year Built: 2000/1999		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

Document Number	P93000008037
FEI/EIN Number	65-0386147
Date Filed	01/27/1993
State	FL
Status	ACTIVE

Principal Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Mailing Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Registered Agent Name & Address

JAZAYRI, SAM
3001 W HALLANDALE BEACH BLVD.
STE. 300
HALLANDALE, FL 33009

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

JAZAYRI, SAM

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
IMI
$000.60 9
04/11/2023 ZIP 33023
043M30245597
US POSTAGE

NOV.

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Case #:

8403

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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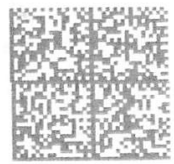
04/11/2023 ZIP 33023
043M30245597
US POSTAGE

Timely Property INC
NOV #8404; #8403
3001 W Hallandale Beach Blvd,
Pembroke Park, Fl 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





quadient
FIRST-CLASS MAIL
IMI
$000.60 0
04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Timely Property INC
NOV #8403
3001 W Hallandale Beach Blvd, #313
Pembroke Park, Fl 33009.

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Thursday, March 30, 2023 11:43 AM
To: Joseline Ramirez
Subject: Referral for no CU and/or BTR - SAR Apartments



Report

SAR Apartments
3001 W Hallandale Beach Blvd 313
Pembroke Park, FL 33009-5158
Occupancy ID:157625

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5925
vs.	)	
TIMELY PROPERTY INC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

LEGAL DESCRIPTION: TIMELY PROPERTY INC PLAT 162-27 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; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(b) **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	5401 SW 25 CT PEMBROKE PARK, FL 33023	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status Closed **Case #** 9501

Notes
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/5/2024		Notice of Violation	Certified Mail
4/5/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
4/25/2024		Affidavit of Non-Compliance	Regular Mail
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail
6/18/2024	6/18/2024	Amended Final Order	Certified Mail Hand
7/22/2024	8/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
7/22/2024		Affidavit of Non-Compliance	Certified Mail
8/22/2024	8/21/2024	2nd Amended Final Order	Certified Mail Hand
12/3/2024	11/20/2024	Notice of Formal Hearing - Notice w/ NOV	Hand
2/11/2025		Affidavit of Non-Compliance	Regular Mail
4/25/2025		Affidavit of Compliance	Regular Mail
5/19/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Email

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
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.	4/25/2024
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)	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)	4/25/2025
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...	4/25/2025
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.	4/25/2025
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)	4/25/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/25/2024	$0.00
Individual Violation		Individual Violation	4/25/2025	$108,500.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	**$108,800.00**

Payments

Date	Payment Type Name	Amount
5/2/2024	Credit	$100.00
8/22/2024	Credit	$200.00
	Total Payments	**$300.00**
	Fees Outstanding	**$108,500.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
FOR:

Case No. 9501
YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33023

Bill To:

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-41, 12-46, 15-17, 15-175, 15-40(b), and 22-29.		
1	Final Order 04/17/2024 Admin Fee *PAID ON 05/02/2024*	$ 100.00	$ -
1	Amended Final Order 06/18/2024 Admin Fee *PAID ON 08/22/2024*	$ 100.00	$ -
1	Amended Final Order 08/21/2024 Admin Fee *PAID ON 08/22/2024*	$ 100.00	$ -
217	Day(s) of Per Diem from (09/20/2024 - 04/25/2025)	$ 500.00	$ 108,500.00
	Recommend to Abate Per Diem Fine by 85%		$ 16,275
		Balance	$ 108,500.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC	9501	05/19/2025
5401 SW 25 CT PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC	514230100770	
5401 SW 25 CT PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/19/25 Phone #: 954-990-7552

Case # 9501 E-mail: bpkawal@gmail.com

Address of Violation: 5401 SW 25 Ct. Pembroke Park, Florida 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Brian P. Kawal Esq (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the May 21 2025 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/5/24 imposing the fine of $ 108,500.00 for violation(s)of the Town's Code of Ordinances: 13-41, 13-46, 15-17, 15-175, 15-410, 22-29

Brief summary for request: My client agrees to a reduction to $16,275.00

Brian P. Kawal Esq For Yesyan 5401
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Brian P. Kawal and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 19, 2025.

Notary Public State of Florida: Bryan Ramirez My Commission expires: 09/10/2027

BRYAN RAMIREZ
MY COMMISSION # HH 433791
EXPIRES: September 10, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 9501

On 2/11/2025 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	5401 SW 25 CT PEMBROKE PARK, FL 33023
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
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.	4/25/2024
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)	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: 2/11/2025
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: 2/11/2025
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: 2/11/2025
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)	4/25/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

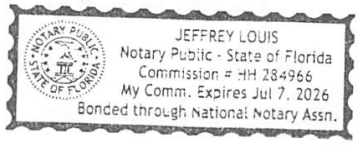
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

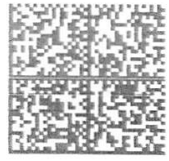
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/11/2025

NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499





Sent To:

YESYM 5401 LLC

5401 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:

9501

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





ANC
9501

Roger Mimoun
Yesym 5401 LLC
19355 Turnberry Way
27E
Aventura, FL 33180

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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02/11/2025 Z
043M302455

ANC
9501

Yesym 5401 LLC
PO Box 2914
Hallandale Beach, FL 33008

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

roger mimoun
5401 SW 25th Court
Pembroke Park, FL 33023

Site Address:

5401 SW 25 CT, PEMBROKE PARK, FL 33023

Date 8/22/2024 5:39:28 PM
Invoice # 26906
For Code Enforcement Case# 9501

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$200.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	9/20/2024	4/25/2024	$500.00	0	$0.00
Admin Fixed	4/17/2024		$100.00	0	$100.00
Admin Fixed	6/18/2024		$100.00	0	$100.00
Admin Fixed	8/22/2024		$100.00	0	$100.00
Total					$300.00

Payments

Date	Type	Amount
5/2/2024	Credit	$100.00
8/22/2024	Credit	$200.00
Total		$300.00

Balance **($100.00)**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YESYM 5401 LLC Respondent(s)	Case No.: 9501

2ND AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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) 12-41; 12-46; 15-17; 15-175; 15-40(b) 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.

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) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st of August 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a 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 Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To YESYM 5401 LLC
ATO #9501

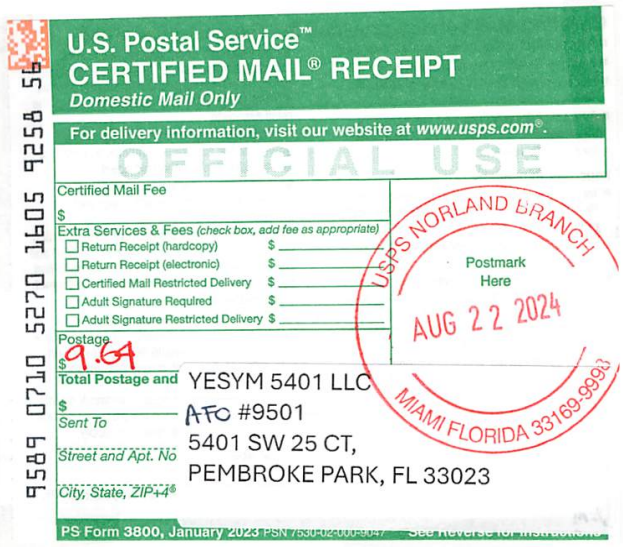
Street and Apt. No. PO BOX 2914

City, State, ZIP+4® HALLANDALE BEACH FL 33008

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS NORLAND BRANCH
Postmark Here
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 49



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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
$ 9.64

Total Postage and Fees
$

Sent To YESYM 5401 LLC
ATO #9501

Street and Apt. No. 5401 SW 25 CT,

City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS NORLAND BRANCH
Postmark Here
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 56



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Sent To MIMOUN, ROGER
ATO #9501

Street and Apt. No., 19355 TURNBERRY WAY #27E

City, State, ZIP+4® AVENTURA, FL 33180

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS NORLAND BRA
Postmark Here
AUG 22 2024
MIAMI

9589 0710 5270 1605 9258 32

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
AFO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8708 07

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9258 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
0)

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:

MIMOUN, ROGER
AFO #9501
19355 TURNBERRY WAY #27E
AVENTURA, FL 33180

9590 9402 8582 3244 8708 21

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9258 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ROGER MIMOUN ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ROGER MIMOUN C. Date of Delivery 8/31/24

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
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
0)

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.)

)

YESYM 5401 LLC CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 9:06 A.M. ON THE 07 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

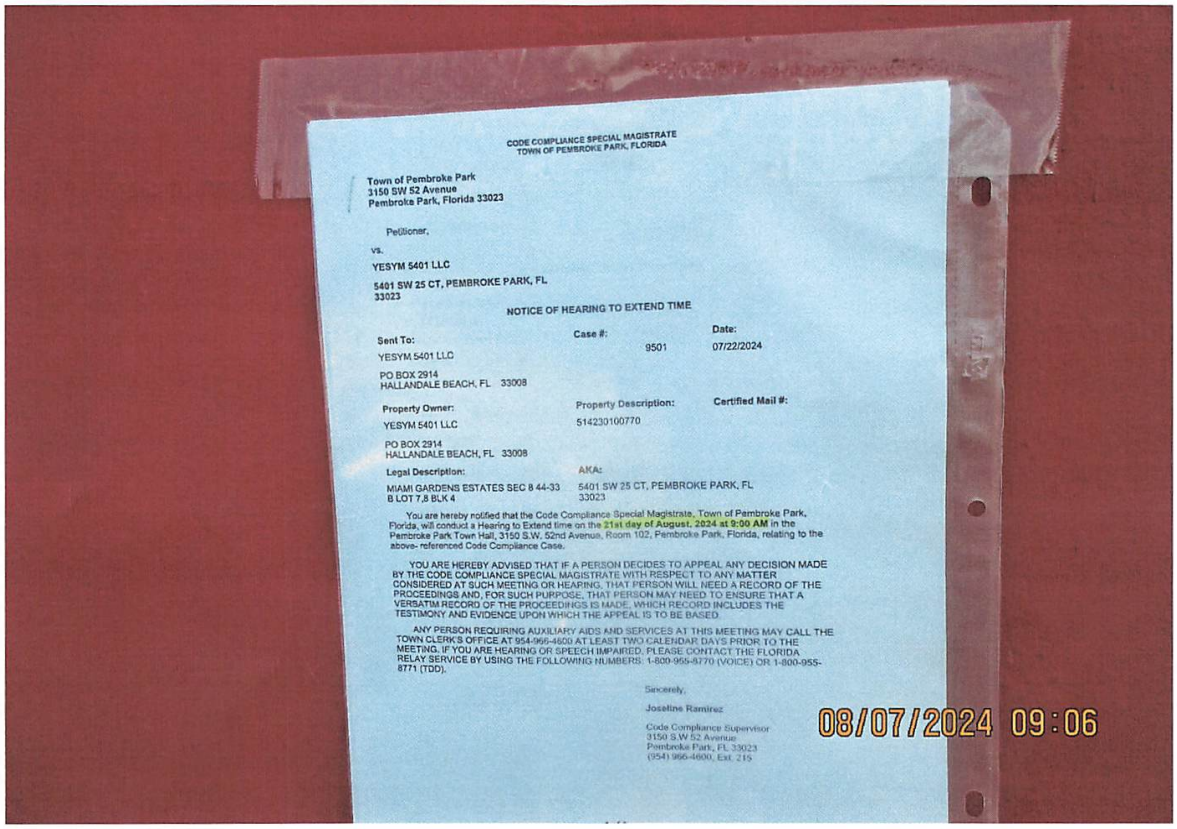
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 7 day of Aug, 2024, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


TL 06251
RAM
4500
08/07/2024 09:06


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO EXTEND TIME
Sent To:
YESYM 5401 LLC
PO BOX 2914
HALLANDALE BEACH, FL 33008
Case #:
9501
Date:
07/22/2024
Property Owner:
YESYM 5401 LLC
PO BOX 2914
HALLANDALE BEACH, FL 33008
Property Description:
514230100770
Certified Mail #:
Legal Description:
MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4
AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of August, 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
08/07/2024 09:06

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC	9501	07/22/2024
PO BOX 2914 HALLANDALE BEACH, FL 33008		

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC	514230100770	
PO BOX 2914 HALLANDALE BEACH, FL 33008		

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of August, 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.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

9501

On 7/22/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
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.	4/25/2024
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)	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: 7/22/2024
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: 7/22/2024
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: 7/22/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

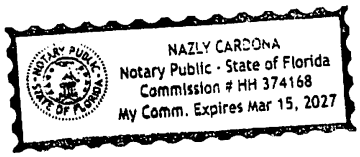
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2024

NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/19/24 Phone: 786-556-7754

Email: YOROMI555@GMAIL.COM

Property Address: 5401 SW 25TH CT

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ROGER MIMOUN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 8/21/24 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 4/17/24 ; 8/18/24 imposing the fine of $ 500 per day for violation(s)of the Town's Code of Ordinances: 15-17 ; 15-175 ; 15-40(6) ; 22-29

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.

ROGER MIMOUN
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Roger Mimoun, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of July, 2024.

Marycari Paz
Notary

My Commission expires Feb 17, 2026.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008

9590 9402 8582 3244 8658 27

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9254 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Rocky Mimoun

C. Date of Delivery 07-26-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

HALLANDALE BEACH FL
JUL 26 2024
USPS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY #27E
AVENTURA, FL 33180

9590 9402 8582 3244 8658 10

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9255 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Roger Mim

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Roger Mimoun

C. Date of Delivery 7-27-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8658 34

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9254 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 7-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Rec



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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
$ 9.64.

Total Postage and
$

Sent To YESYM 5401 LLC
HET #9501

Street and Apt. No. 5401 SW 25 CT,

City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800,

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9254 81



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64.

Total Postage and
$

Sent To MIMOUN, ROGER
HET #9501

Street and Apt. No. 19355 TURNBERRY WAY #27E

City, State, ZIP+4 AVENTURA, FL 33180

PS Form 3800, Ja

USPS HILLCREST POSTAL STORE
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9255 04



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
$

Sent To YESYM 5401 LLC
HET #9501

Street and Apt. No. PO BOX 2914

City, State, ZIP+4 HALLANDALE BEACH FL 33008

PS Form 3800, Ja

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9254 98

TOWN OF PEMBROK

3150 S.W. 52ND AVENUE • PEMBROKE PARK

Finance Department

9589 0710 5270 1605 9282 60

MIAMI FL 330

CORRECTION

$008.69

04/05/2024 ZIP 33023

043M30245597

US POSTAGE

YESYM 5401 LLC
NOH #9501 HCF #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

BC
W.S

NIXIE 331 CE 1 2205/18/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ *2006-06882-05-43

NIXIE
330023-413801


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 a
$ 8.69
Sent To
YESYM 5401 LLC
Street and Apt. N
AFO #9501
City, State, ZIP+
5401 SW 25 CT,
PEMBROKE PARK, FL 33023
PS Form 3800, January 2023
Postmark Here
JUN 21 2024
9589 0710 5270 1605 9273 86


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 $
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Total Postage and F
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Sent To
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Street and Apt. No.,
AFO #9501
City, State, ZIP+4®
PO BOX 2914
HALLANDALE BEACH FL 33008
PS Form 3800, Ja
Postmark Here
JUN 21 2024
9589 0710 5270 1605 9274 09


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
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Sent To
MIMOUN, ROGER
Street and Apt. No
AFO #9501
City, State, ZIP+4
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180
PS Form 3800,
Postmark Here
JUN 21 2024
9589 0710 5270 1605 9273 93



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YESYM 5401 LLC
AFO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8718 66

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9273 86

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
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☐ Mail Restricted Delivery
☐ Priority Mail Express®
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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9590 9402 8582 3244 8718 42

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9273 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Receptionist ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Receptionist C. Date of Delivery 6-24-24

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
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YESYM 5401 LLC Respondent(s)	)	Case No.: 9501

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 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

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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) 12-41; 12-46; 15-17; 15-175; 15-40(b) 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.

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) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th of June 2024.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a 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 Amended Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of June, 2024.

Nazly Dayana A

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

9501

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
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.	4/25/2024
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)	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: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 6/17/2024
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: 6/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

YESYM 5401 LLC

AONC #9501.

5401 SW 25 CT,

Pembroke Park, Fl 33023.

quadient

FIRST-CLASS MAIL

IMI

$000.64 0

06/20/2024 ZIP 33023

043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

quadient

FIRST-CLASS MAIL

IMI

$000.64 0

06/20/2024 ZIP 33023

043M30245597

US POSTAGE

Mimoun, Roger. AONC

Sent To:

YESYM 5401 LLC

PO BOX 2914
HALLANDALE BEACH, FL 33008

Case #:

9501

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

Respondent(s)

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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YESYM 5401 LLC CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25TH CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:29 A.M. ON THE 05 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.

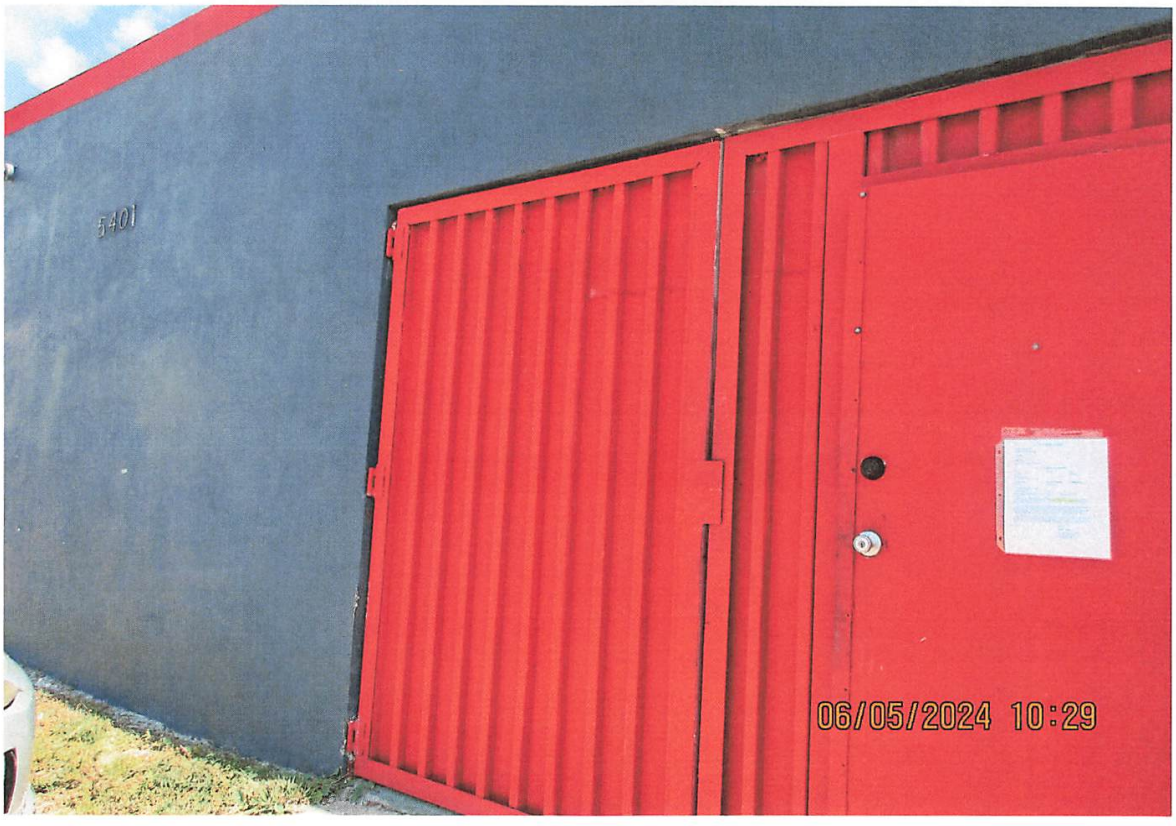
AFFIANT

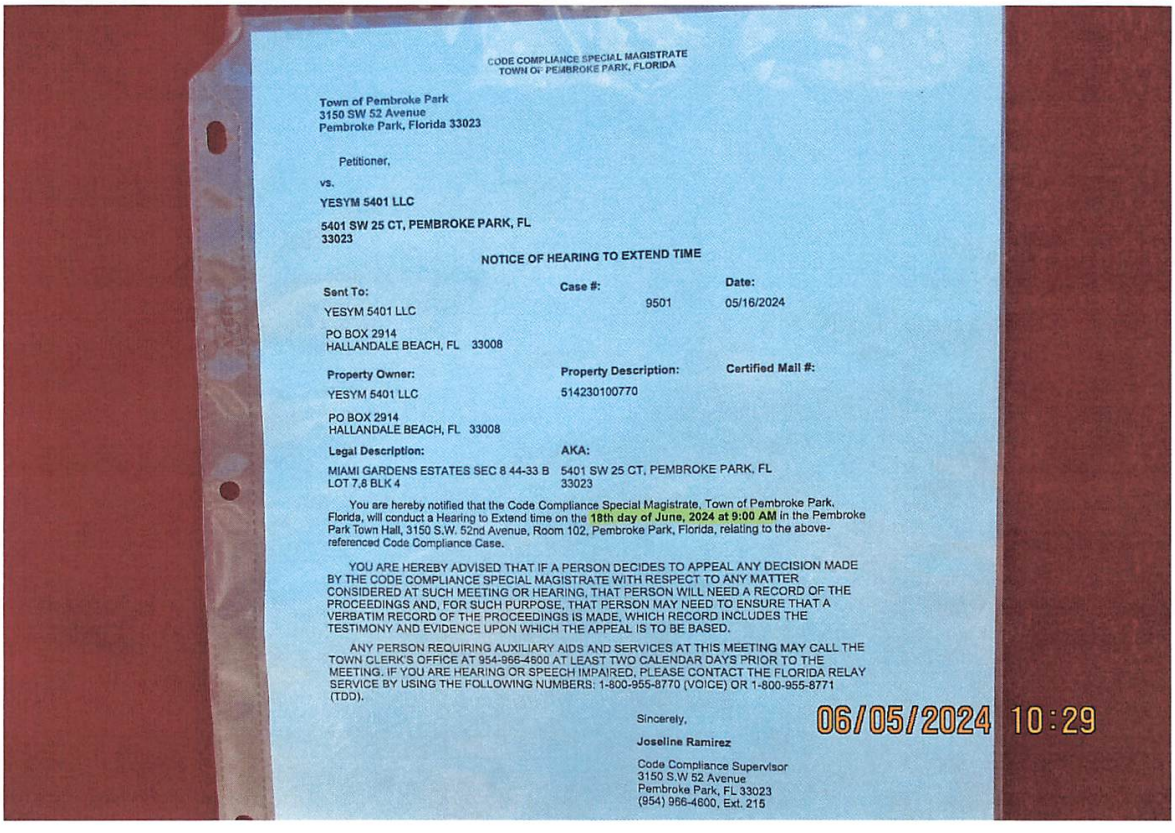
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 5 day of June, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC	9501	05/16/2024
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC	514230100770	
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Legal Description:	**AKA:**	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 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).

06/05/2024 10:29

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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC	9501	05/16/2024
PO BOX 2914 HALLANDALE BEACH, FL 33008		

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC	514230100770	
PO BOX 2914 HALLANDALE BEACH, FL 33008		

Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215


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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008
USPS HILLCREST POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021
Postmark Here
PS Form 3800,


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage a
$
Sent To
Street and Apt. I
City, State, ZIP+
MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180
USPS HILLCREST POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021
Postmark Here
PS Form 3800,


9589 0710 5270 1605 9266 31
U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
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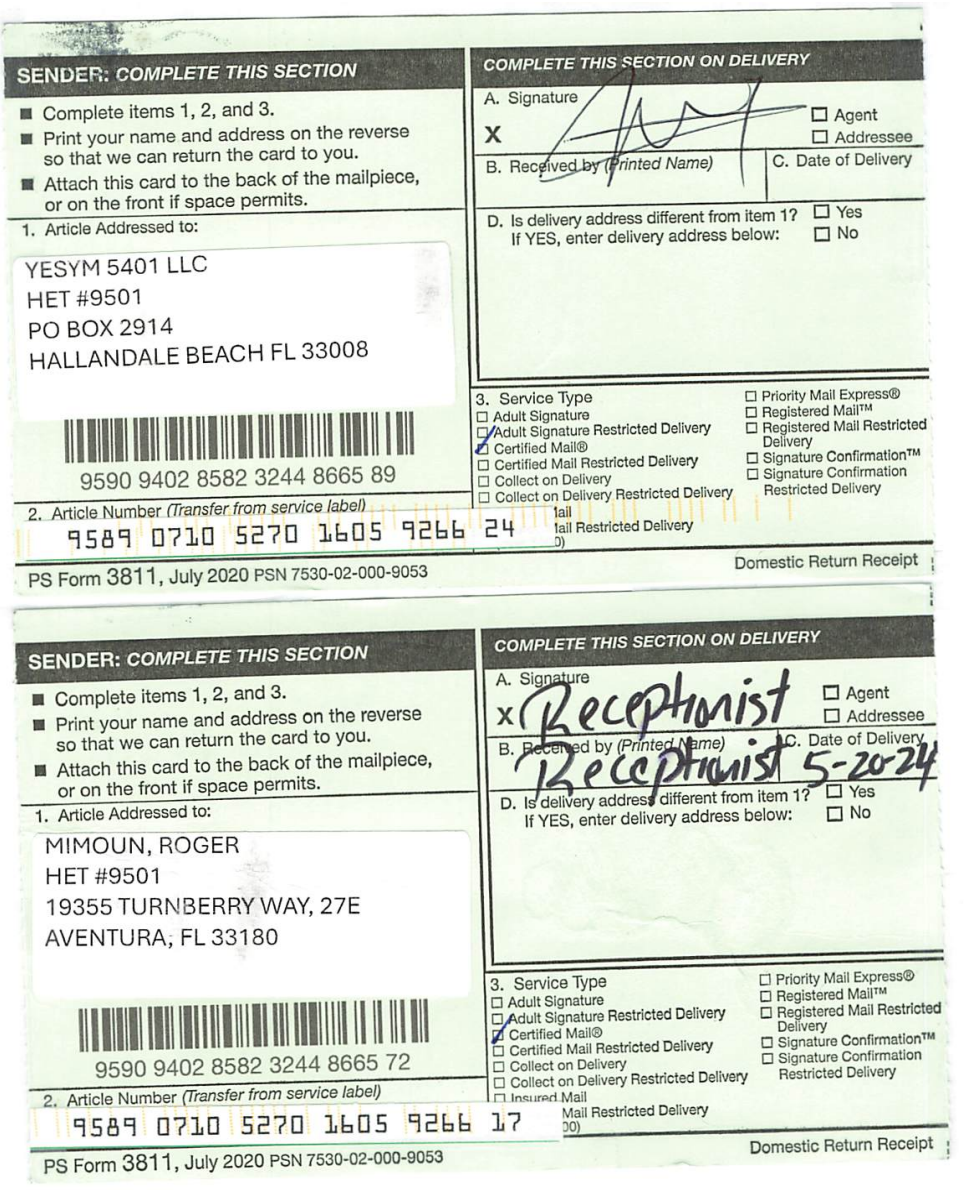
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023
MAY 17 2024
Postmark Here
PS Form 3800, Ja



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008

9590 9402 8582 3244 8665 89

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9266 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ 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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1. Article Addressed to:

MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180

9590 9402 8582 3244 8665 72

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9266 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Receptionist ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Receptionist C. Date of Delivery 5-2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ 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™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	PO BOX 2914 HALLANDALE BEACH FL 33008	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$91,040	$481,820	$572,860	$572,010	
2023	$91,040	$458,380	$549,420	$520,010	$11,420.13
2022	$91,040	$381,700	$472,740	$472,740	$9,984.47

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$572,860	$572,860	$572,860	$572,860
Portability	0	0	0	0
Assessed/SOH	$572,010	$572,860	$572,010	$572,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$572,010	$572,860	$572,010	$572,010

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
12/16/2016	WD-D	$100,000	114165586
8/10/2011	WD-Q	$150,000	48116 / 1904
5/11/2011	DR*-T		47942 / 90
11/4/2006	QC*	$100	43395 / 1471

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4110
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: May 16 2024 Phone: 7869420930

Email: Vixamar@gmail.com

Property Address: 5401 SW 25 CT 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Witney Vixamar (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/18/2024 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 4/17/24 imposing the fine of $ 500 per day for violation(s)of the Town's Code of Ordinances:

12-41; 12-46; 15-17; 15-175; 15-90(6) and 22-29

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.

Witney Vixamar
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Witney Vixamar, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of May, 2024.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33009

Site Address:

5401 SW 25 CT, PEMBROKE PARK, FL 33023

Date	5/2/2024 4:51:35 PM
Invoice #	26872
For	Code Enforcement Case# 9501

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

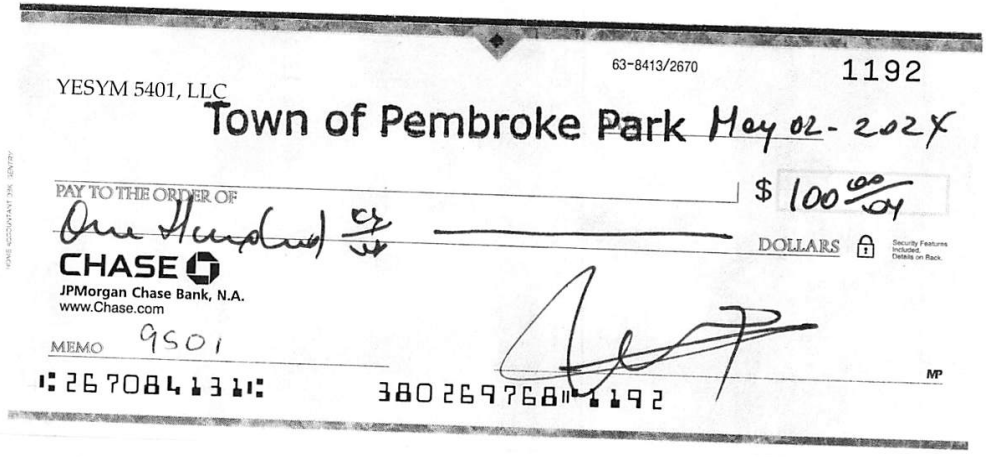
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/17/2024		$500.00	0	$0.00
Admin Fixed	4/17/2024		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
5/2/2024	Credit	$100.00
Total		$100.00

Balance **$0.00**



63-8413/2670 1192

YESYM 5401, LLC

Town of Pembroke Park May 02 - 2024

PAY TO THE ORDER OF $ 100 00/04

One Hundred 00/04 DOLLARS

Security Features Included. Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 9501

⑆267084131⑆ 380269768⑈1192

MP

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YESYM 5401 LLC Respondent(s)	)	Case No.: 9501

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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) 12-41; 12-46; 15-17; 15-175; 15-40(b) 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.

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) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29p **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th of April 2024.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.

Nazly Cardona CA

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



U.S. Postal Service™
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OFFICIAL USE

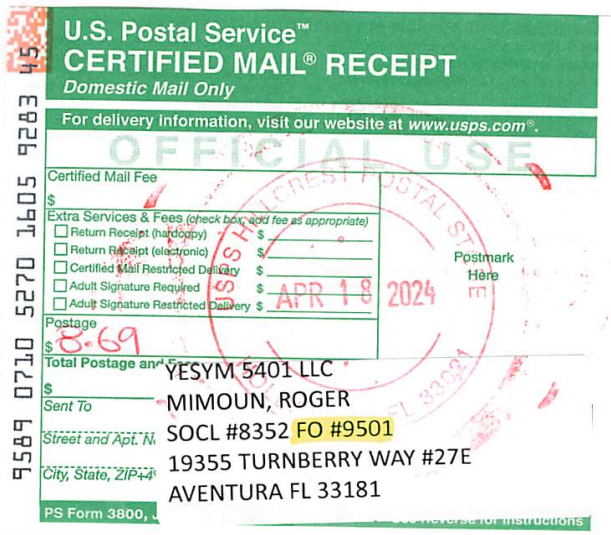
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

YESYM 5401 LLC
SOCL #8352 FO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

Postmark Here
APR 1 8 2024
HOLLYWOOD FL 33021

PS Form 3800, Ja

9589 0710 5270 1605 9283 52



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OFFICIAL USE

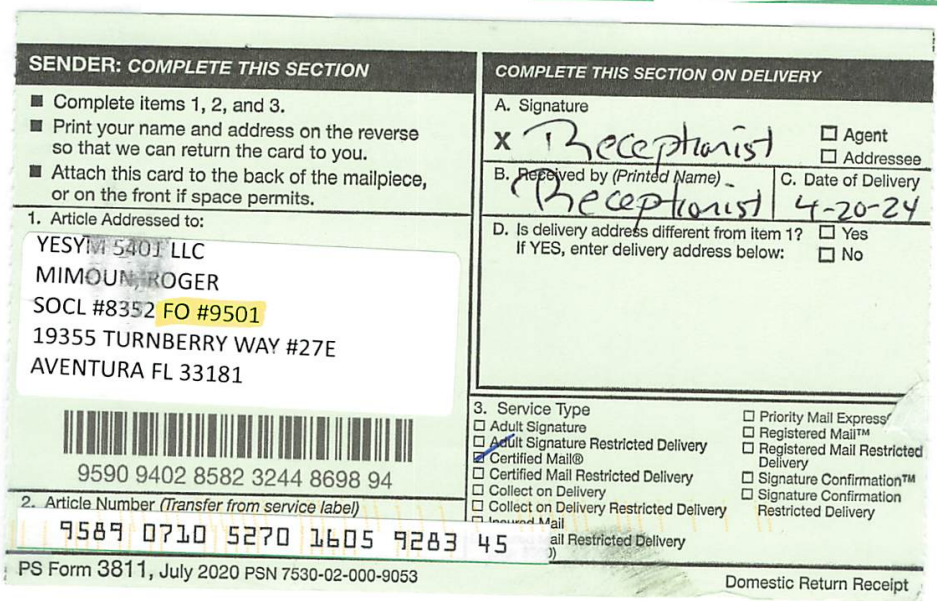
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4

YESYM 5401 LLC
MIMOUN, ROGER
SOCL #8352 FO #9501
19355 TURNBERRY WAY #27E
AVENTURA FL 33181

Postmark Here
APR 18 2024
HOLLYWOOD FL 33021

PS Form 3800,

9589 0710 5270 1605 9283 45



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
MIMOUN, ROGER
SOCL #8352 FO #9501
19355 TURNBERRY WAY #27E
AVENTURA FL 33181

9590 9402 8582 3244 8698 94

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9283 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Receptionist ☐ Agent ☐ Addressee

B. Received by (Printed Name) Receptionist
C. Date of Delivery 4-20-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YESYM 5401 LLC CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 12:50 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

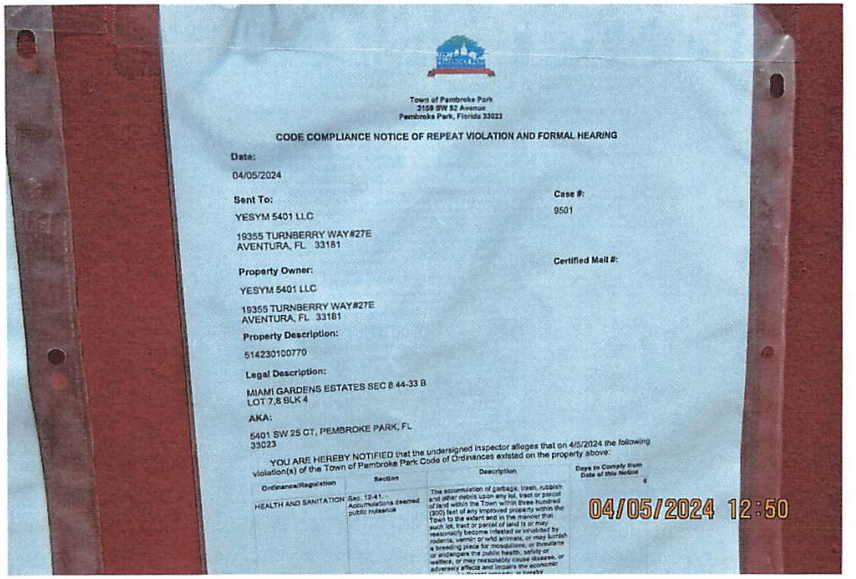
_____ DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 8 day of April, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
04/05/2024

Case #:
9501

Sent To:
YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Owner:
YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Property Description:
514230100770

Legal Description:
MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

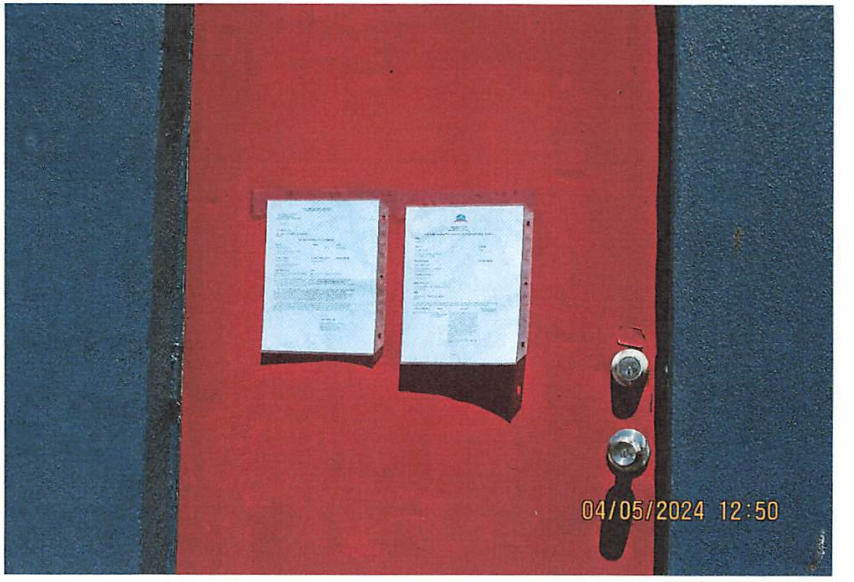
AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2024 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. 12-41. 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	6

04/05/2024 12:50





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/05/2024

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

9501

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

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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)	9
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)	9
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...	9
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.	9
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)	9

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer



4/5/2024



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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2024* Exemptions and Taxable Values by Taxing Authority

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Assessed/SOH	$529,330	$529,330	$529,330	$529,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$529,330	$529,330	$529,330	$529,330

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
12/16/2016	WD-D	$100,000	114165586
8/10/2011	WD-Q	$150,000	48116 / 1904
5/11/2011	DR*-T		47942 / 90
11/4/2006	QC*	$100	43395 / 1471

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4110
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								



Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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

Street and Apt. No

City, State, ZIP+4®

Postmark Here

YESYM 5401 LLC
NOH #9501 HCF #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9282 60



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Postage
$ 8.69

Total Postage and
$

Sent To

Street and Apt. No

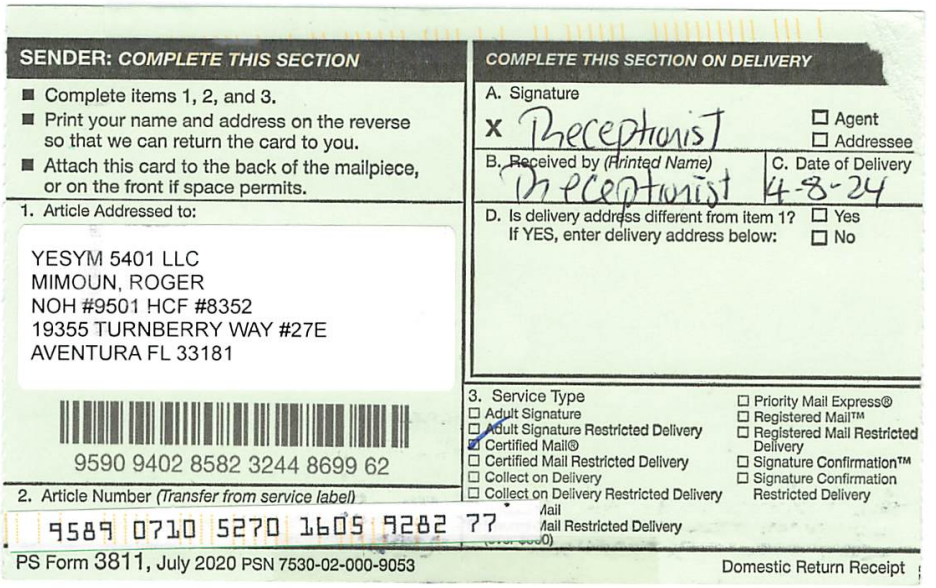
City, State, ZIP+4®

Postmark Here

YESYM 5401 LLC
MIMOUN, ROGER
NOH #9501 HCF #8352
19355 TURNBERRY WAY #27E
AVENTURA FL 33181

PS Form 3800, Ja...

9589 0710 5270 1605 9282 77



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
MIMOUN, ROGER
NOH #9501 HCF #8352
19355 TURNBERRY WAY #27E
AVENTURA FL 33181

9590 9402 8582 3244 8699 62

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9282 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Receptionist ☐ Agent ☐ Addressee

B. Received by (Printed Name) Receptionist
C. Date of Delivery 4-8-24

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

...Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



TOWN OF PEMBR

3150 S.W. 52ND AVENUE • PEMBROKE

Finance Department

MIAMI FL 330

9589 0710 5270 1605 9283 52

quadient
CORRECTION
IMI
$008.69 9
04/18/2024 ZIP 33023
043M30245597

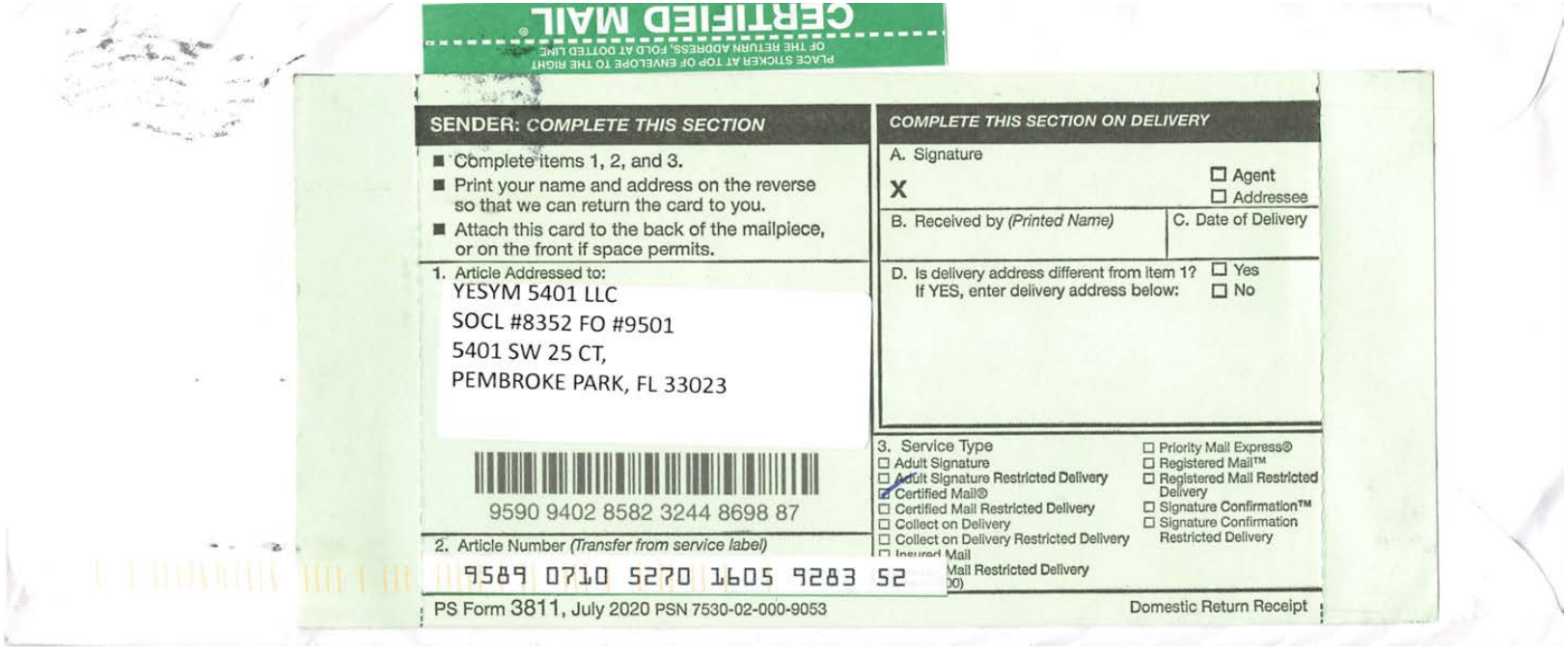
US POSTAGE

YESYM 5401 LLC
SOCL #8352 FO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

VAC

BL
4.20

33023-999955


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:
YESYM 5401 LLC
SOCL #8352 FO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023
9590 9402 8582 3244 8698 87
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9283 52
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

33023-413801


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:

YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8672 41

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9266 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

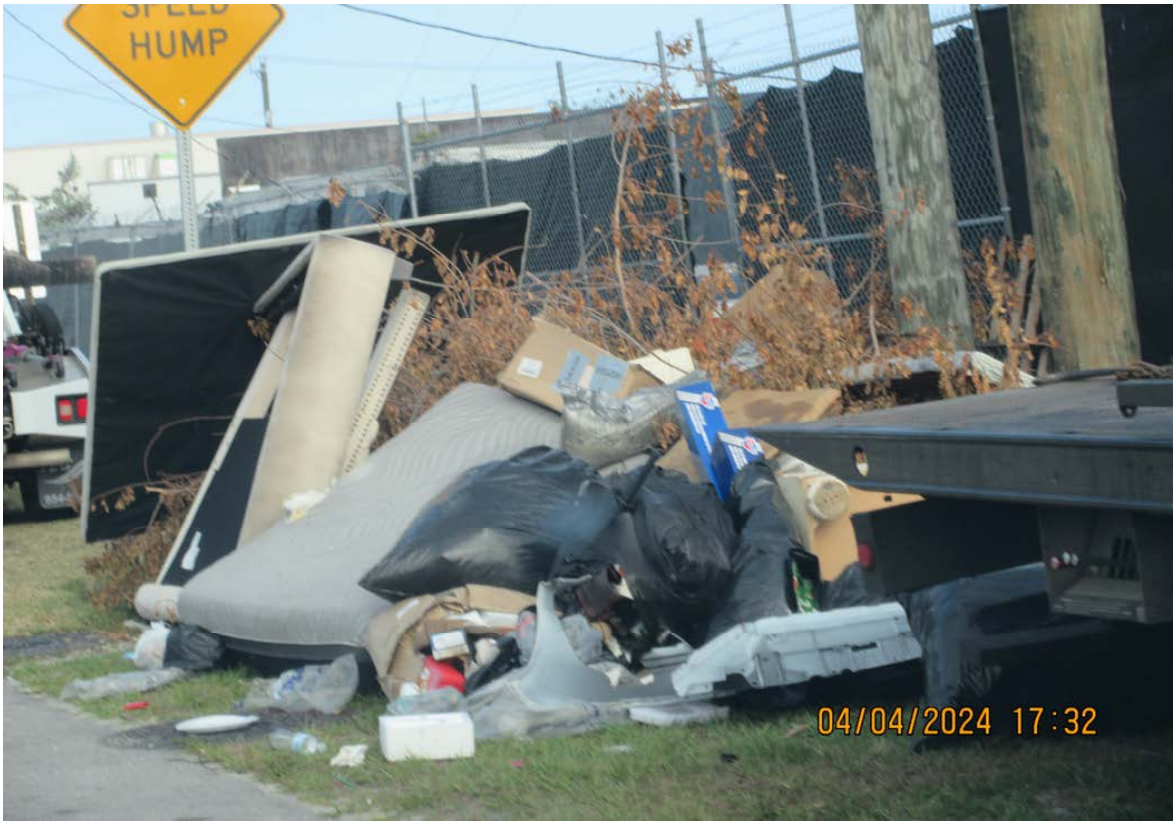
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


04/04/2024 17:30


5401
04/04/2024 17:30


SPEED
HUMP
04/04/2024 17:32


HUMP
04/04/2024 17:32


TLC
954-979-9422
04/04/2024 17:32


954-979-9422
04/04/2024 17:32


PJ'S
954-325-6238
2402 SW 57TH TERRACE WEST PARK, FL 33023
TI 00086
04/04/2024 17:32


RAM
4500
HEAVY DUTY
BIG BOI
Towing
786-942-0930
04/04/2024 17:32


04/04/2024 17:32


04/04/2024 17:32


04/25/2024 16:53


04/25/2024 16:53


04/25/2024 16:54


04/25/2024 16:54


04/25/2024 16:54

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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 LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

Case Status Closed **Case #** 9484

Notes

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: 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

Date Issue	Hearing Date	Document Type	Delivery
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
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/19/2025	2/19/2025	Supplemental Order/Claim of Lien	Certified Mail
4/7/2025		Affidavit of Compliance	Regular Mail
5/19/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

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)	4/7/2025
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...	4/7/2025
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.	4/7/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	1/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/7/2025	$49,350.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$49,550.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$49,550.00**

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/18/25

Phone #: 3057289464

Case # 9484

2540 (J.N) ~~2538~~ SW 30 Ave.

E-mail: Tmgagroup@gmail.com

Address of Violation: ~~2540 SW 30 Ave~~ (J.N)

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Camille Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9484 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/18/25 imposing the fine of $ 64,250.00 for violation(s)of the Town's Code of Ordinances: 15-17 ; 15-175; 15-40 (6) ; 21-19

Brief summary for request: They were trying to get a BTR and in process for a while. They left without notice and without payment. Please help us. . . .

Camille Barshishat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Camille Barshishat and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/19/25.

Notary Public State of Florida: Nazly Cardona My Commission expires: Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 20, 2025
INVOICE NO.: 435
FOR:

Case No. 9484
MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
PEMBROKE PARK, FL 33009

Bill To:

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17, 15-175, 15-40(b), and 21-29.		
1	Final Order 05/15/2024 Admin Fee	$ 100.00	$ 100.00
1	Amended Final Order 09/18/2024 Admin Fee	$ 100.00	$ 100.00
141	Day(s) of Per Diem from (11/17/2024 - 04/07/2025)	$ 350.00	$ 49,350.00
	Recommend to Abate Per Diem Fine by 85%		$ 7,403
	$7,403.00 + $100.00 +$100.00		$ 7,603
		Balance	$ 49,550.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	05/19/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	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 LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE • PEMBROKE PARK, FLORIDA 33023 • (954) 966-4600 EXT. 214 • (954) 966-5186 FAX

ACCOUNT CANCELLATION REQUEST FORM

Account Holder:

This request is used to close your customer account. Please be aware that your account can be listed as inactive, but not closed if there are any outstanding fees. Therefore please confirm with the Business Tax / Billing Division that your account is current.

Business Name / DBA / Name EQ Modern Furniture

Business Address 2540 SW 30th Ave

Bldg _____ Unit / Bay _____ Zip 33009

Account Number: 974249

This is to certify that I am the owner, partner or corporate officer of the above business.

Signature _____ Date 4/7/25
(Owner, Partner or Corporate Officer)

Print Camille Bershtat Title Manager
(Owner, Partner or Corporate Officer)

MAIL OR BRING IN COMPLETED FORM TO:

TOWN OF PEMBROKE PARK

BUSINESS TAX / BILLING DIVISION

3150 SW 52 AVENUE

PEMBROKE PARK, FL 33023

I, Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien of Special Magistrate Case Number 9404

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of Feb 2025

Dated at Pembroke Park, Broward County, Florida, on this 25 day of February 2025

By: _____
Town Clerk

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEAT BAR HOLDINGS LLC,
Respondent(s),

Case No.: 9404

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 18th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

1. The Special Magistrate entered an Amended Final Order on September 18th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175 and 15-40(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 18th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$350.00** (THREE HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on September 18th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,100.00** (THIRTY-THREE THOUSAND AND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEAT BAR HOLDINGS LLC,
Respondent(s),

Case No.: 9484

I, Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien of Special Magistrate Case Number 9484.
The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of Feb 2025.
Dated at Pembroke Park, Broward County, Florida, on this 25 day of February 2025.
By: _____
Town Clerk

TOWN OF PEMBROKE PARK DECEMBER 30 A.D. 1957 SEAL BROWARD COUNTY FLORIDA

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 18th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

1. The Special Magistrate entered an Amended Final Order on September 18th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, 15-175 and 15-40(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 18th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$350.00** (THREE HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on September 18th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,100.00** (THIRTY-THREE THOUSAND AND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of February 2025.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 19th of February, 2025.

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 12: 24 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.

Jean Gustin

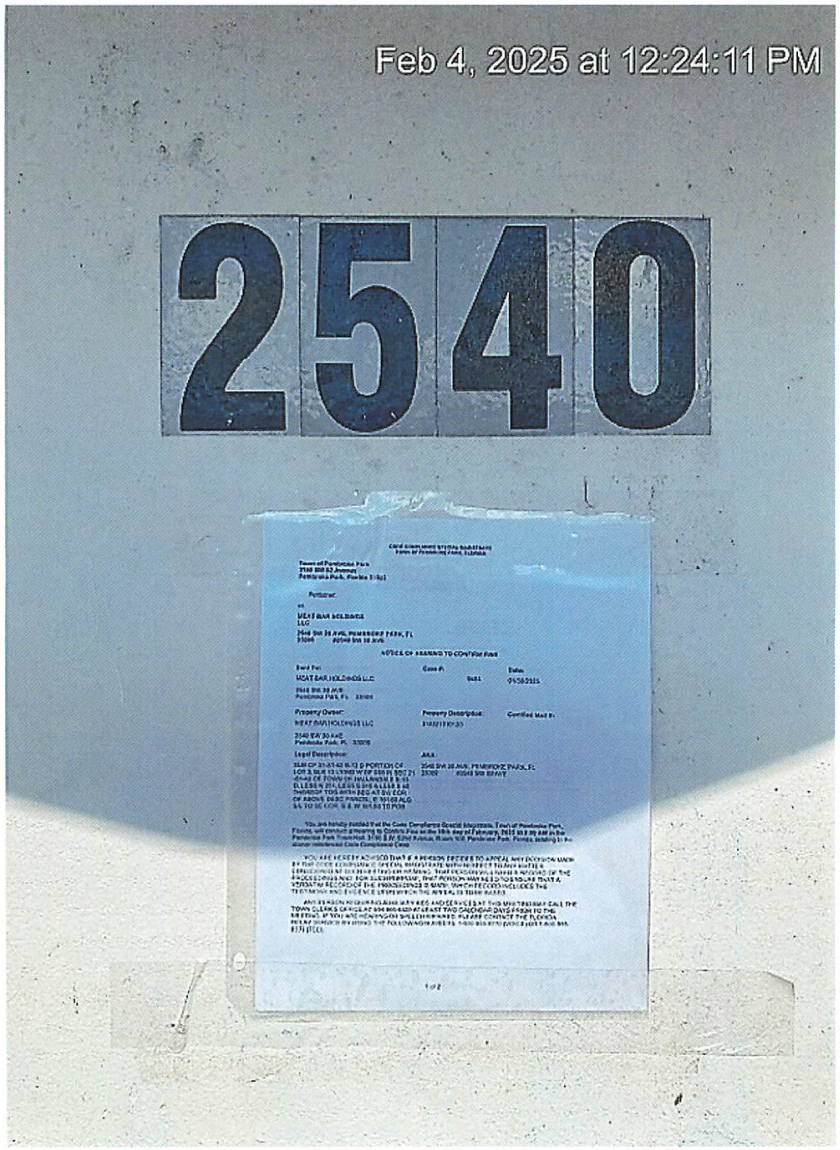
AFFIANT

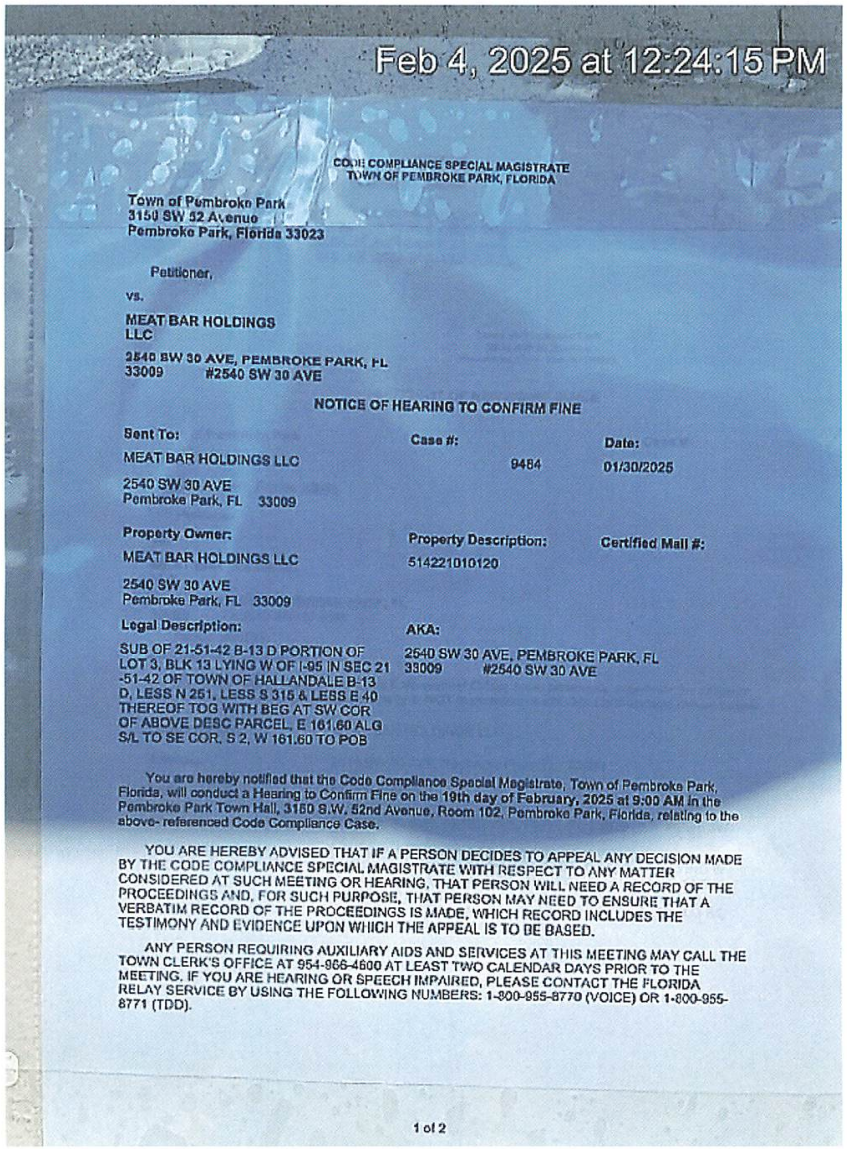
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	01/30/2025

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	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 #2540 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 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).

1 of 2

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 #2540 SW 30 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

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 #2540 SW 30 AVE

Respondent(s)

Case #:

9484

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:	MEAT BAR HOLDINGS LLC
Address:	2540 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/19/2025
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: 2/19/2025
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: 2/19/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	1/30/2025

Notes/Means of Correction:

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. The banner sign has been removed. Corrected.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. BTR Process #974249 / Permit # 24367552-0 incomplete. Not Corrected.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections. BTR Process #974249 / Permit # 24367552-0 incomplete. Obtain BTR, display in unit and call for re-inspection.
4. Display Business License within unit. The Business License, Not Displayed. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

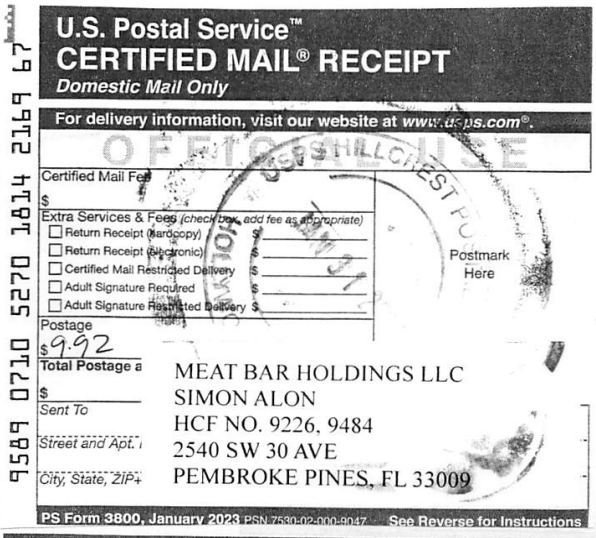
COUNTY OF BROWARD

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 528810
My Comm. Expires Apr 2, 2028
Bonded through National Notary Assn.



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage a
$

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Street and Apt. I

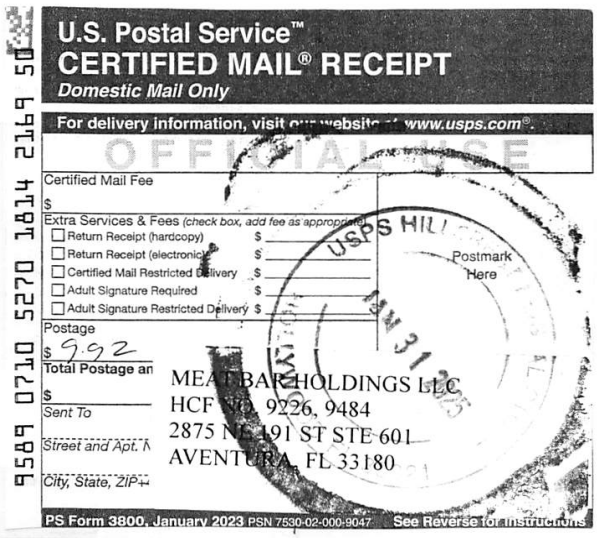
City, State, ZIP+

Postmark Here

MEAT BAR HOLDINGS LLC
SIMON ALON
HCF NO. 9226, 9484
2540 SW 30 AVE
PEMBROKE PINES, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2169 67



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

MEAT BAR HOLDINGS LLC
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2169 50

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

9590 9402 9016 4122 6502 82

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2169 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
02/04/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 06 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

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. MEAT BAR HOLDINGS LLC Respondent(s)	Case No.: 9484

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: 2540 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) 15-17; 15-175; 15-40(b) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-175; 15-40(b) and 21-19 **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 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 CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage and
$
Sent To MEAT BAR HOLDINGS LLC
Street and Apt. No. AFO #9484, #9226
City, State, ZIP+4® 2875 NE 191 ST STE 601 AVENTURA FL 33180
PS Form 3800, Ja
Postmark Here
SEP 19 2024
9589 0710 5270 1605 9738 26



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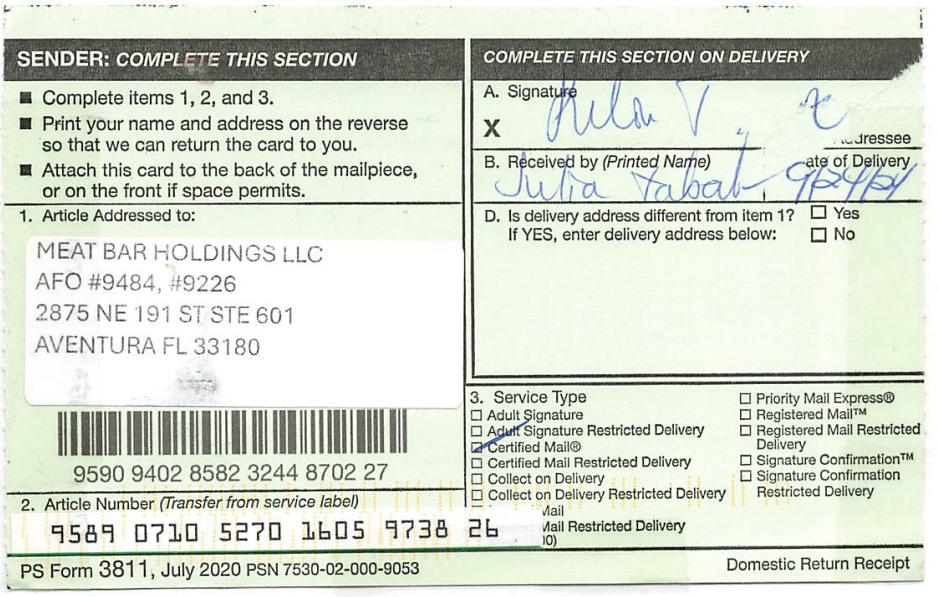
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage and
$
Sent To MEAT BAR HOLDINGS LLC
ALON, SIMON
Street and Apt. No. AFO #9484, #9226
City, State, ZIP+4® 2540 SW 30 AVE, PEMBROKE PARK, FL 33009
PS Form 3800, Ja
Postmark Here
SEP 19 2024
9589 0710 5270 1605 9738 33



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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 #9484, #9226
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 8582 3244 8702 27

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9738 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by *(Printed Name)* Julia Tabak — Date of Delivery 9/24/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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 #** 9484 **Date Next Inspection** 9/18/2024

Notes

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: 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

Date Issue	Hearing Date	Document Type	Delivery
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
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/18/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$29,500.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 11:35A.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.

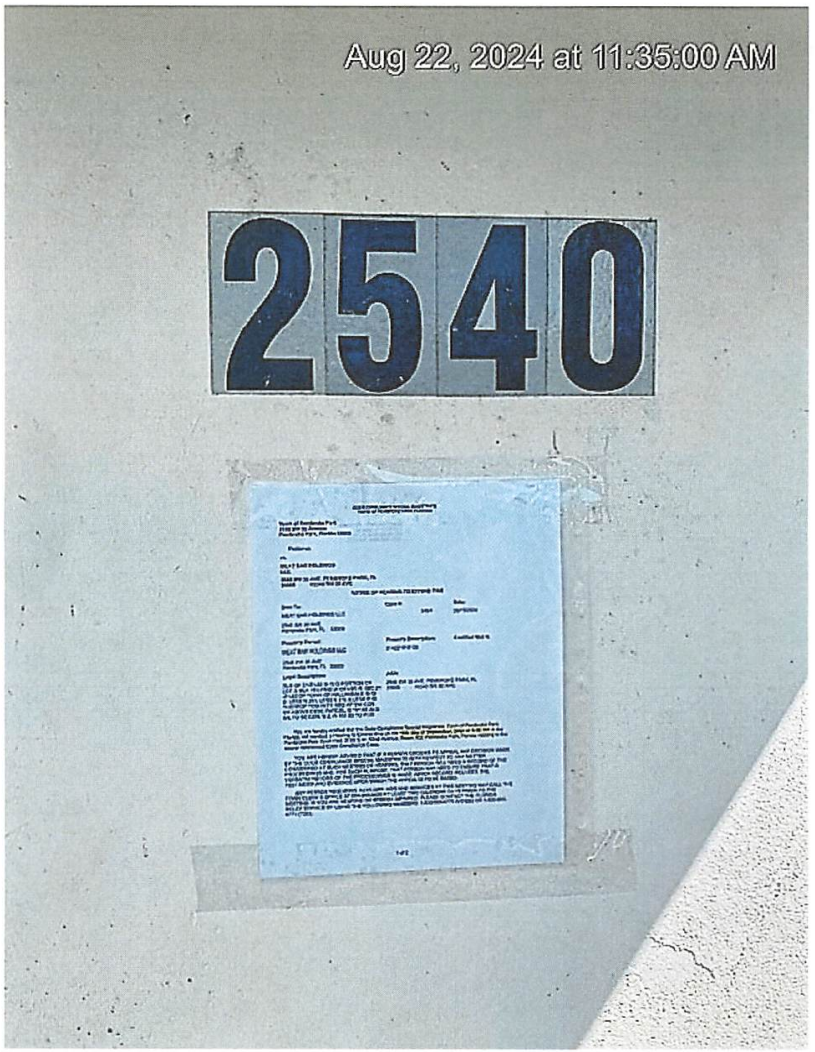
AFFIANT

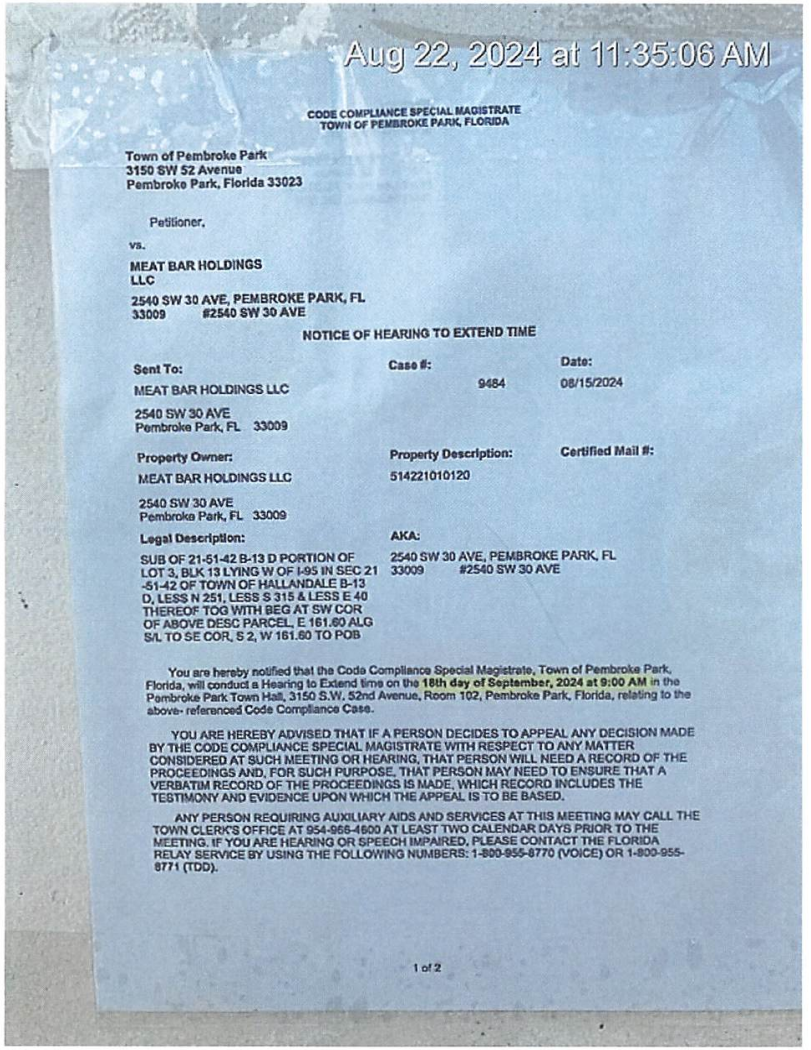
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 22 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	08/15/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

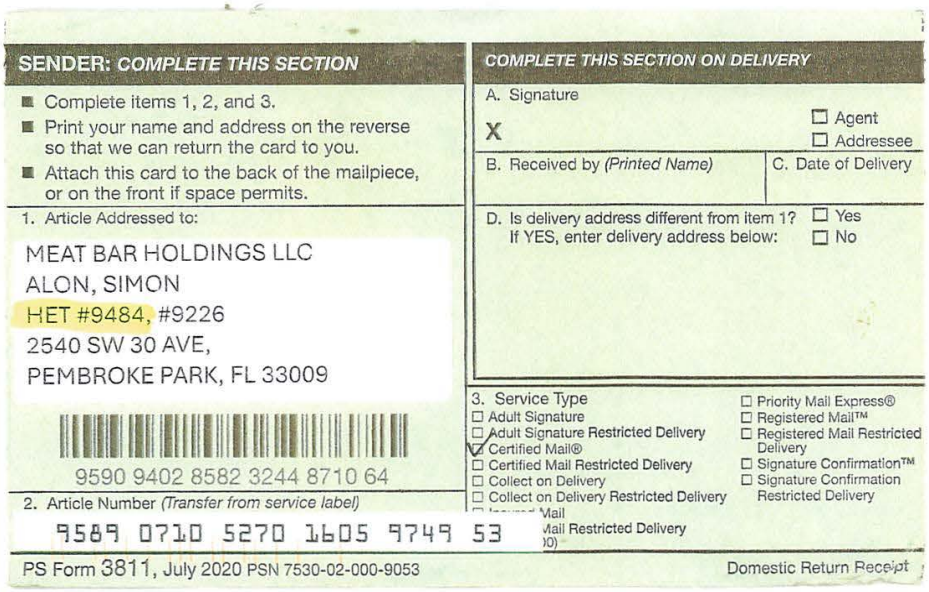
Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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 **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).

1 of 2



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HET #9484, #9226
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8710 64

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9749 53

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 Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
MEAT BAR HOLDINGS LLC

Street and Apt. No.
HET #9484, #9226
2875 NE 191 ST STE 601

City, State, ZIP+4
AVENTURA FL 33180

Postmark Here
AUG 16 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9749 46



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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
$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON

Street and Apt. No.
HET #9484, #9226
2540 SW 30 AVE,

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
AUG 16 2024

PS Form 3800, See Reverse for Instructions

9589 0710 5270 1605 9749 53

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 #2540 SW 30 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	08/15/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	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 #2540 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 **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.

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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: 8/8/24 Phone: 305-728-9464

Email: TMGA GROUP @gmail.com

Property Address: 2546 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 # 9484 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/18/24 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 5/15/24 imposing the fine of $ 350.00 per day for violation(s)of the Town's Code of Ordinances:

15-17 ; 15-175 ; 15-40(b) ; 21-19

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)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Camile Barshishat, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 08 day of August, 2024.

Nazly Cardona CA.
Notary

My Commission expires Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEAT BAR HOLDINGS LLC Respondent(s)	)	Case No.: 9484

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: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO #: 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

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) 15-17; 15-175; 15-40(b) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-175; 15-40(b) and 21-19 **WITHIN 30 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 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 16 day of May., 2024.

Nazly Cardona CA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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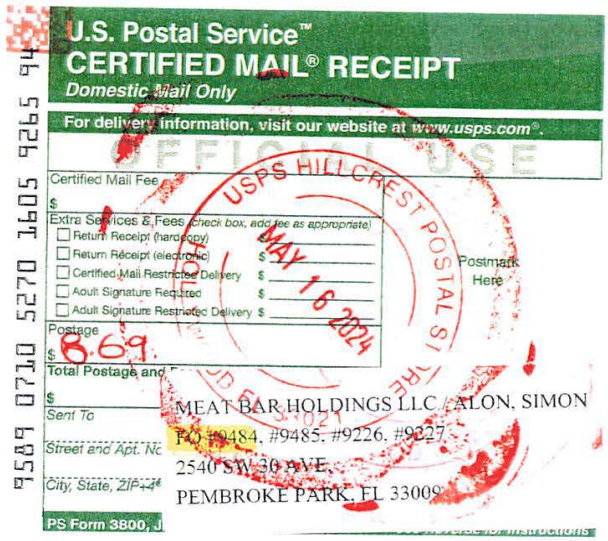
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800,
USPS HILLCREST POSTAL STATION HOLLYWOOD FL 33021
MAY 16 2024
Postmark Here
9589 0710 5270 1605 9265 87



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STATION HOLLYWOOD FL 33021
MAY 16 2024
Postmark Here
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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9485
2538 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STATION HOLLYWOOD FL 33021
MAY 16 2024
Postmark Here
9589 0710 5270 1605 9265 56

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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 #** 9484 **Date Next Inspection** 4/25/2024

Notes

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: 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

Date Issue	Hearing Date	Document Type	Delivery
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
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

Case Overview

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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/25/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:19 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.

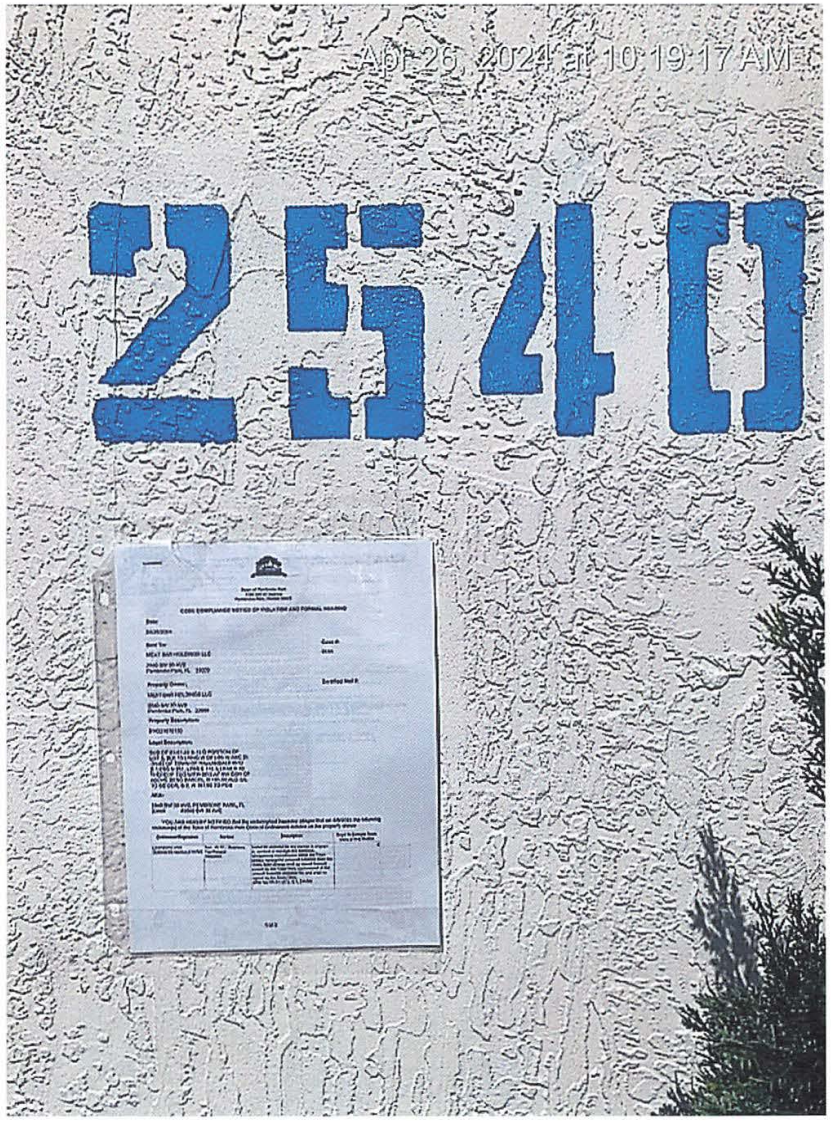
( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

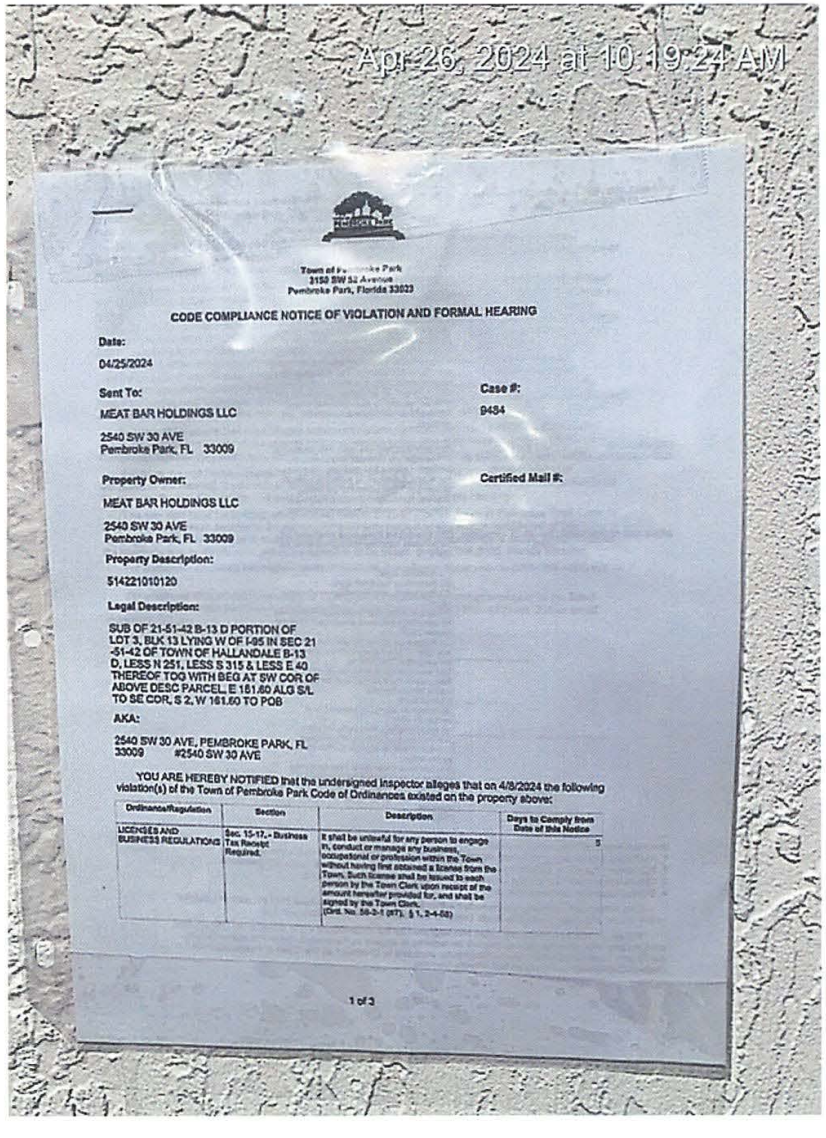
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin
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 10:19:17 AM
2540


Apr 26, 2024 at 10:19:24 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
2540 SW 30 AVE
Pembroke Park, FL 33009
Case #:
9484
Property Owner:
MEAT BAR HOLDINGS LLC
2540 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 #2540 SW 30 AVE
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
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. 58-3-1 (RT), § 1, 2-4-58)
5
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

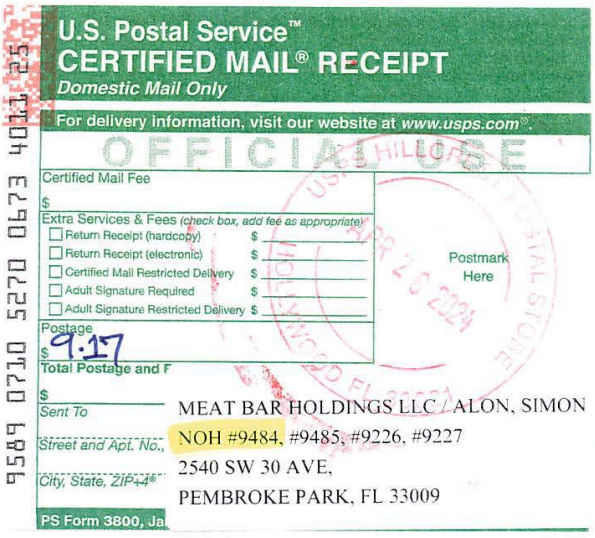
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Julia Tabak
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, Ja
Postmark Here
APR 26 2024
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
$
Extra Services & Fees (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
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800, Janu
See Reverse for Instructions
Postmark Here
APR 26 2024
9589 0710 5270 0673 4011 32

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

2540 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9484

Property Owner:

MEAT BAR HOLDINGS LLC

2540 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 #2540 SW 30 AVE

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
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)	5

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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Business Name: EQ Modern Furniture

1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: 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

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

Respondent(s)

Case #:

9484

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:	2540 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 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
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
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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/25/2024

Notes/Means of Correction:

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. The prohibited banner sign remains mounted on the building. Not Corrected.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. The Business Tax Receipt (BTR), has not been obtained. Not Corrected.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections. No Business Tax Receipt License or Certificate of Use with inspections has been scheduled. Not Corrected.
4. Display Business License within unit. The Business License, Not Displayed. 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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 60 AVENTURA, FL 33180	9484	04/08/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 60 AVENTURA, FL 33180	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 #2540 SW 30 AVE

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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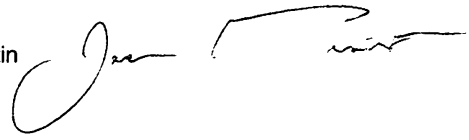
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin 



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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

Date	Type	Price	Book/Page or CIN
10/7/2022	WD*-E	$3,000,000	118638317
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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	17,191	SF
Adj. Bldg. S.F. (Card, Sketch)		11764
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

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 CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOV #9484

2540 SW 30 AVE
PEMBROKE PARK, FL 33009

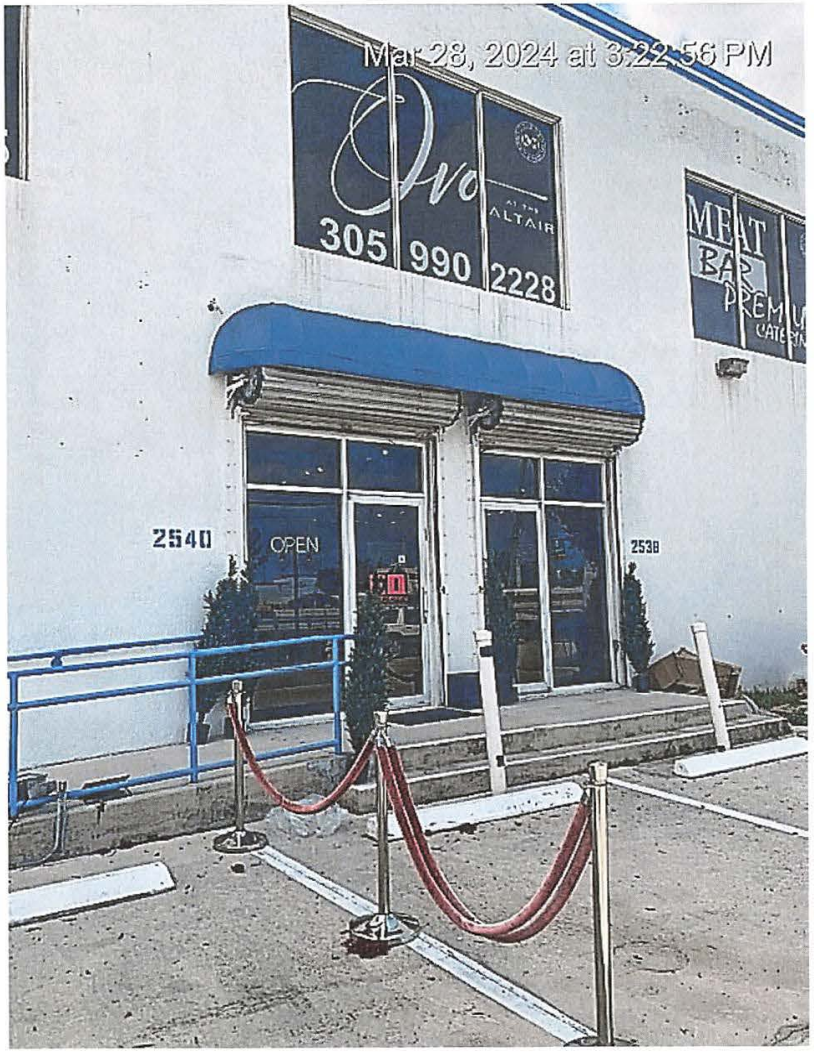
quadient
FIRST-CLASS MAIL
IMI
$000.64 9
04/10/2024 ZIP 33023
043M30245597
US POSTAGE

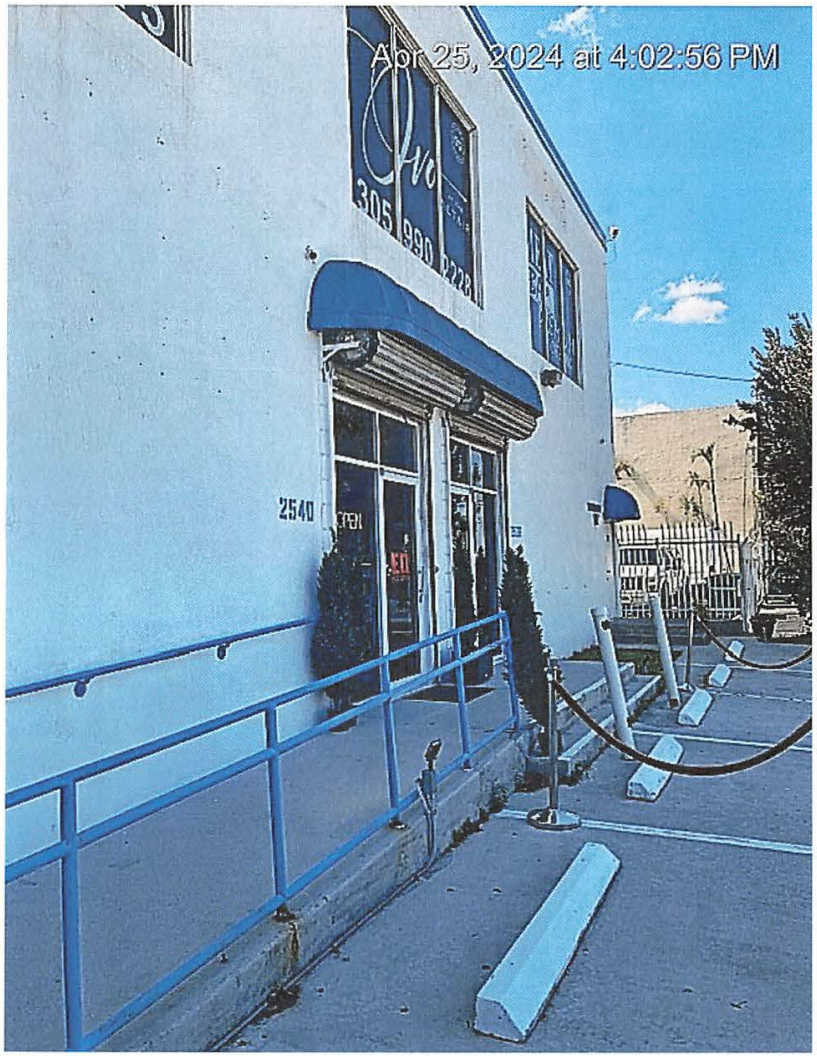
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MEAT BAR HOLDINGS LLC
NOV #9484.
2875 NE 191 St, Ste 601
Aventura, FL 33180.

quadient
FIRST-CLASS MAIL
IMI
$000.64 9
04/10/2024 ZIP 33023
043M30245597
US POSTAGE


Mar 28, 2024 at 3:22:39 PM
MEAT
785 216 7275
Ovo
305 990 2228
MEAT BAR PREMIUM
ED FURNITURE
SMART & MODERN FURNITURE
FROM EUROPE
TABLES SECTIONALS
2540
2538


Mar 28, 2024 at 3:22:56 PM
Ovo
305 990 2228
MEAT BAR
2540
OPEN
2538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Apr 25, 2024 at 4:04:40 PM


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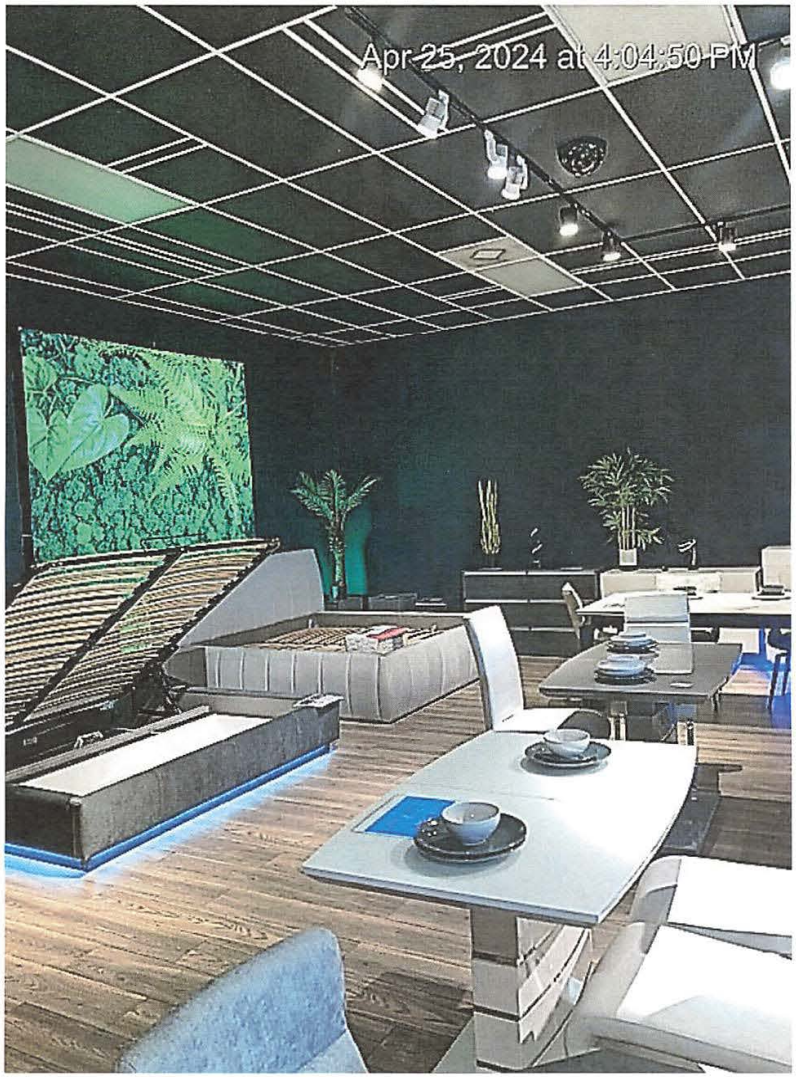
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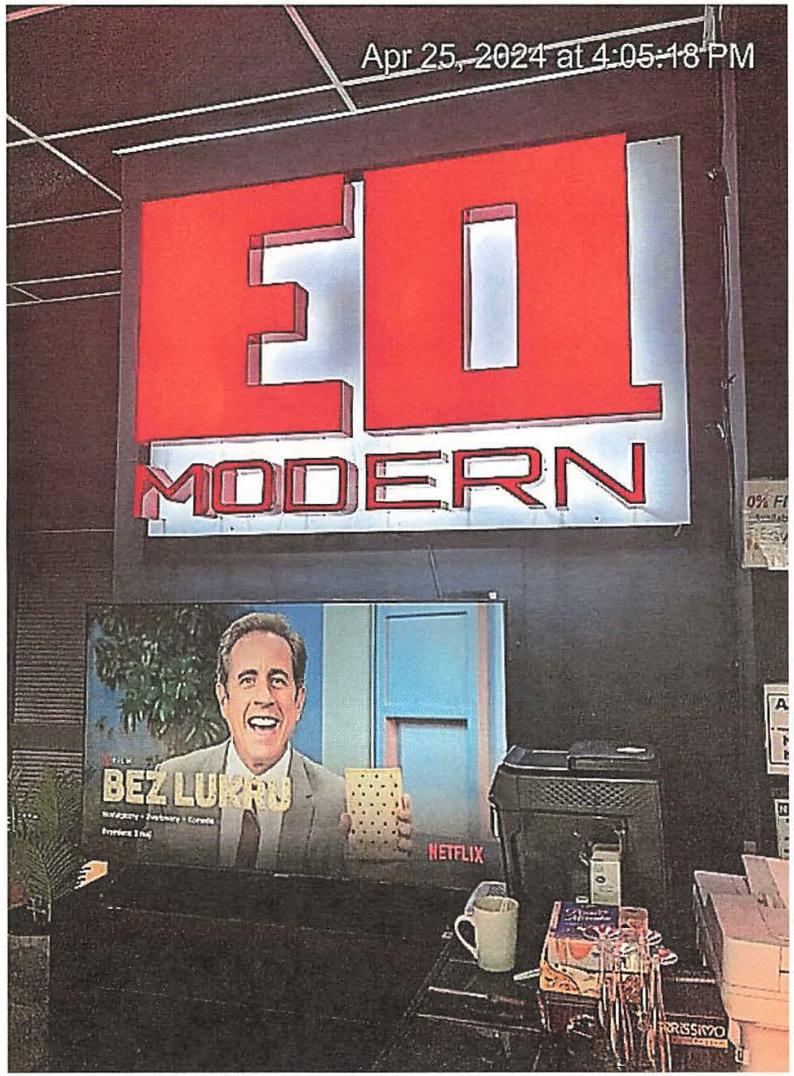
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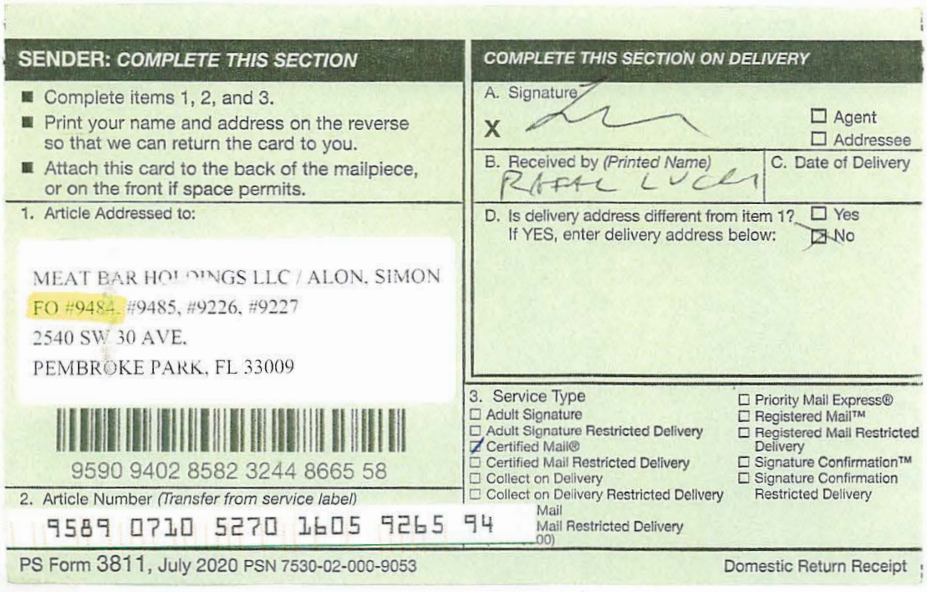


SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* RAFAEL LUCA
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 8582 3244 8665 41

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9265 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)* Julia Tabak
C. Date of Delivery 5/20/24

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
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 9226

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 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

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, May 15, 2024, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	7/14/2024		$250.00
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...			
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 w...			
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 ...			
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...			
BUILDING AND BUILDING REGULATIONS...	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are nec...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jean Gustin**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 123-321-1234 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
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 LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

Case Status Closed **Case #** 9485

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

Date Issue	Hearing Date	Document Type	Delivery
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
5/15/2024	5/15/2024	Final Order	Certified Mail
8/8/2024		Affidavit of Compliance	Regular Mail
3/25/2025	4/16/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/16/2025	4/16/2025	Supplemental Order/Claim of Lien	Certified Mail Hand
5/19/2025	5/21/2025	Notice of Formal Hearing - Abate Fine	Hand

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

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)	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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/8/2024	$19,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$19,350.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 19, 2025
INVOICE NO.: 435
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

QUANITY	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
	Recommend to Abate Per Diem Fine by 85%		$ 2,888
	$2,888.00 + $100.00		$ 2,988
		Balance	$ 19,350.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2538 SW 30 AVE Pembroke Park, FL 33009	9485	05/19/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2538 SW 30 AVE Pembroke Park, FL 33009	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 LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL	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 Abate Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

$ 2,988.-

Date: 5/18/25

Phone #: 3057289464

Case # 9485

E-mail: Tmgagroup@gmail.com

Address of Violation: 2538 SW 30 Ave, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Camille Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9485 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 5/15/25 imposing the fine of $ 19,350 for violation(s)of the Town's Code of Ordinances: 12-48 ; 15-17 ; 15-175

Brief summary for request: Tenant left in the middle of the night without letting us know. Didn't pay rent and left us with everything.

Camille Barshishat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Camille Barshishat and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/19/25.

Notary Public State of Florida: Nazly Cardona My Commission expires: Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEAT BAR HOLDINGS LLC,
Respondent(s)

Case No.: 9485

I, Cynthia Garcia-Lima, the Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 9485

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 16 day of April 2025

Dated at Pembroke Park, Broward County, Florida, on this 16 day of April 2025

By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 16th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 15th, 2024. Based upon the evidence presented, the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2538 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

1. The Special Magistrate entered a Final Order on May 15th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-48, 15-17, 15-175, and 15-40(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 15th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$350.00** (THREE HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 15th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$19,350.00** (NINETEEN THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEAT BAR HOLDINGS LLC,
Respondent(s)

Case No.: 9485

I, Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida. Do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 9485.

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 16 day of April 2025.

Dated at Pembroke Park, Broward County, Florida, on this 16 day of April 2025.

By: _____
Town Clerk

TOWN OF PEMBROKE PARK DECEMBER 19 A.D. 1957 SEAL BROWARD COUNTY, FLORIDA

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 16th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 15th, 2024. Based upon the evidence presented, the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2538 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

1. The Special Magistrate entered a Final Order on May 15th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-48, 15-17, 15-175, and 15-40(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 15th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$350.00** (THREE HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 15th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$19,350.00** (NINETEEN THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of April 2025.

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: April 16th, 2025.

Notary Public, State of Florida

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Certificate of Service
This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X 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 16th day of April, 2025.



Aimara Fontalva
Code Compliance Clerk
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

QUANITY	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

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 [signature] ☐ 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
- ☐ 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

I Mail
I Mail Restricted Delivery
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:
HCF 9485
Meat Bar Holdings LLC
2538 SW 30 Ave
Pembroke Park, FL 33009

9590 9402 9016 4122 6620 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9574

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F
C. Date of Delivery 4/

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 10 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
ail Restricted Delivery
0)

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
$ 9.92

Postmark Here

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
$

Extra Services & Fees (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

Postmark Here

Sent To
Meat Bar Holdings LLC - Simon Alon 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
$

Extra Services & Fees (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

Postmark Here

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.

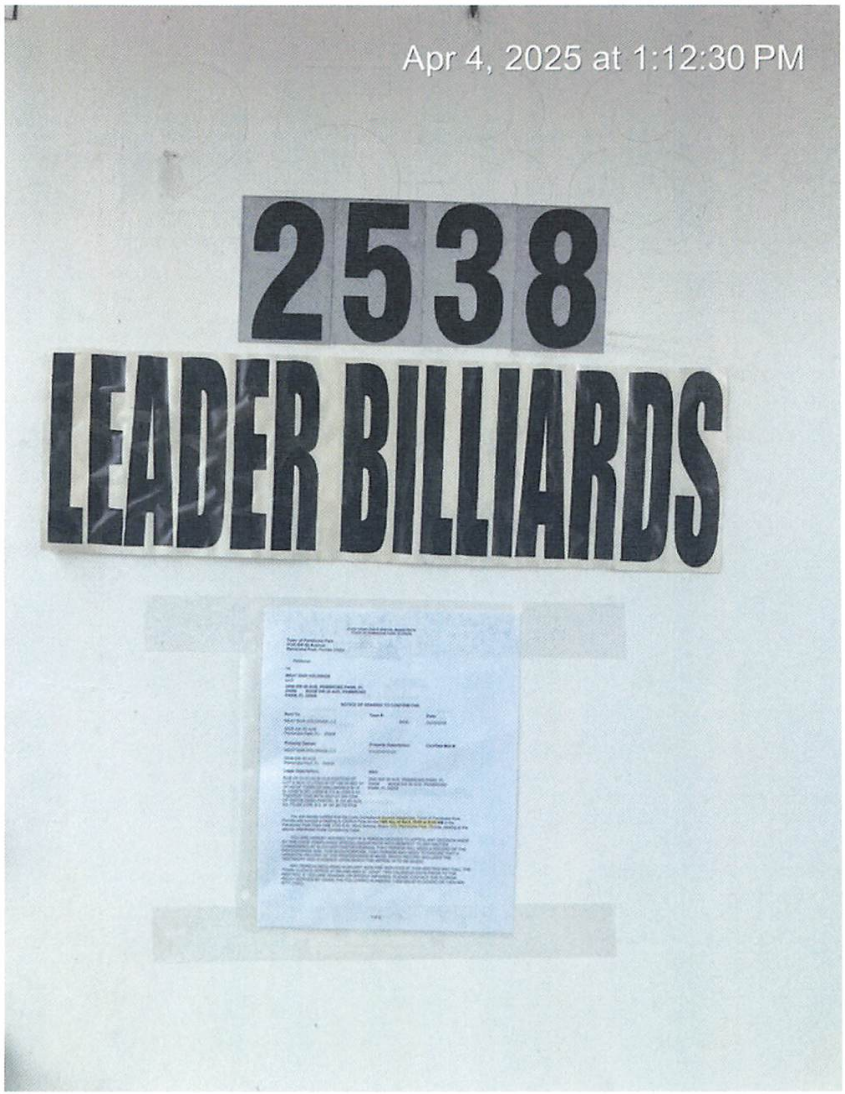
AFFIANT

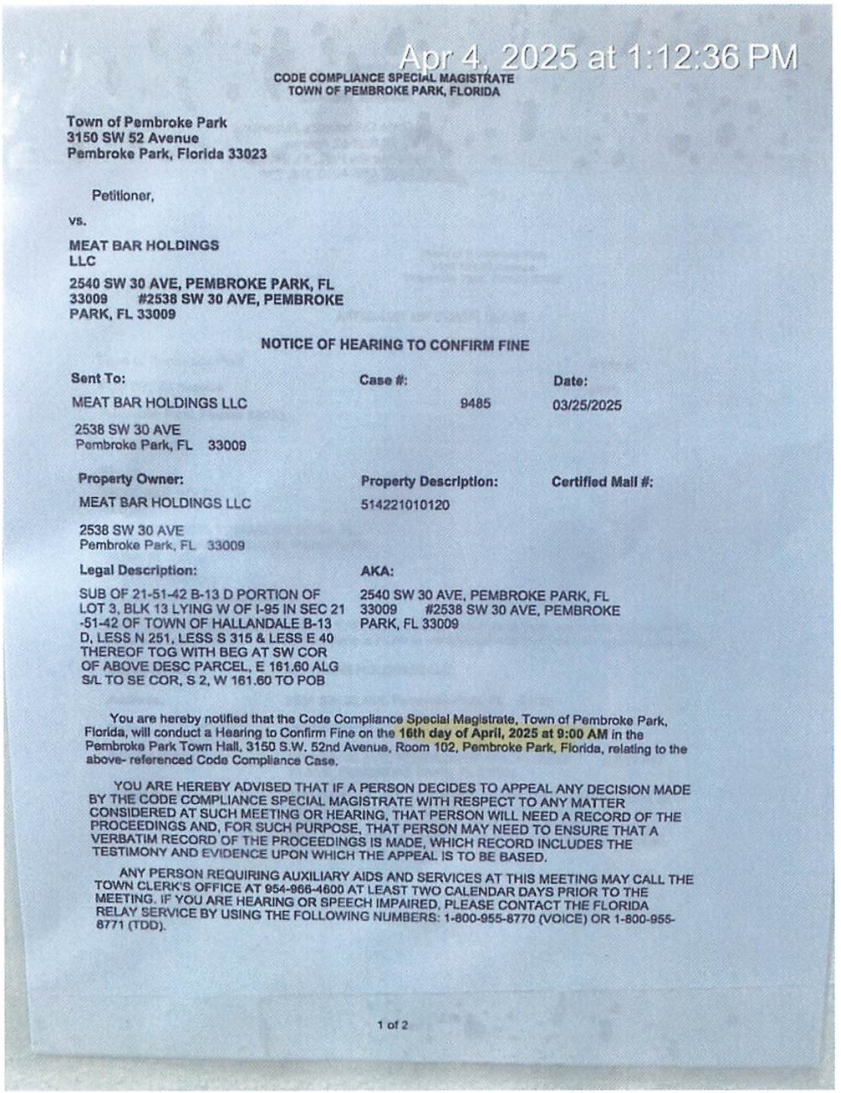
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 4th day of April, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

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 2538 SW 30 AVE Pembroke Park, FL 33009	9485	03/25/2025

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2538 SW 30 AVE Pembroke Park, FL 33009	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 #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).

1 of 2

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 2538 SW 30 AVE Pembroke Park, FL 33009	9485	03/25/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2538 SW 30 AVE Pembroke Park, FL 33009	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 #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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9485

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/Means 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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


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CERTIFIED MAIL® RECEIPT
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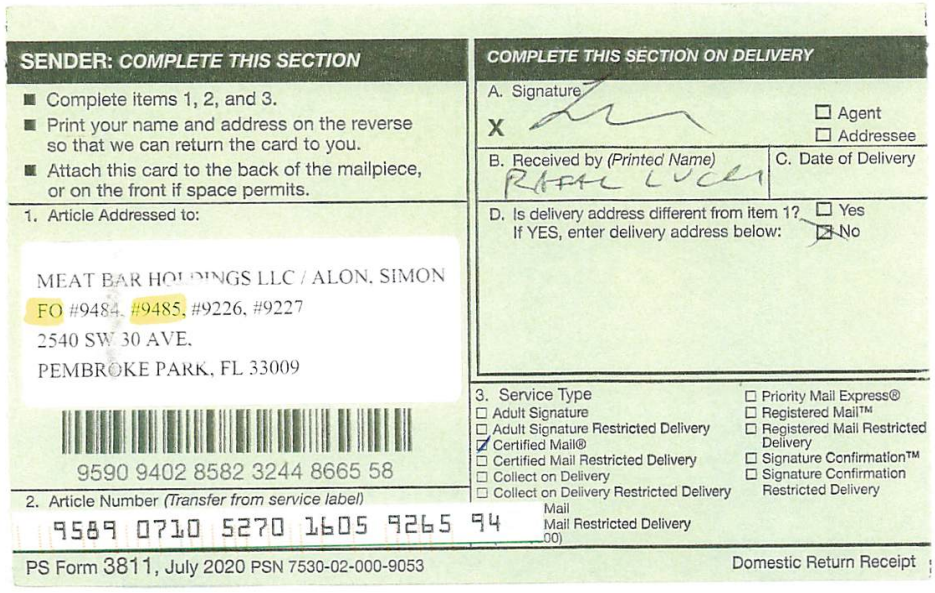
For delivery information, visit our website at www.usps.com®.
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800,
USPS HILLCREST POSTAL STORE
MAY 16 2024
Postmark Here
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
Street and Apt. Nc
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE
PEMBROKE PARK, FL 33009
PS Form 3800, J
USPS HILLCREST POSTAL ST
MAY 16 2024
Postmark Here
9589 0710 5270 1605 9265 94



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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

COMPLETE THIS SECTION ON DELIVERY

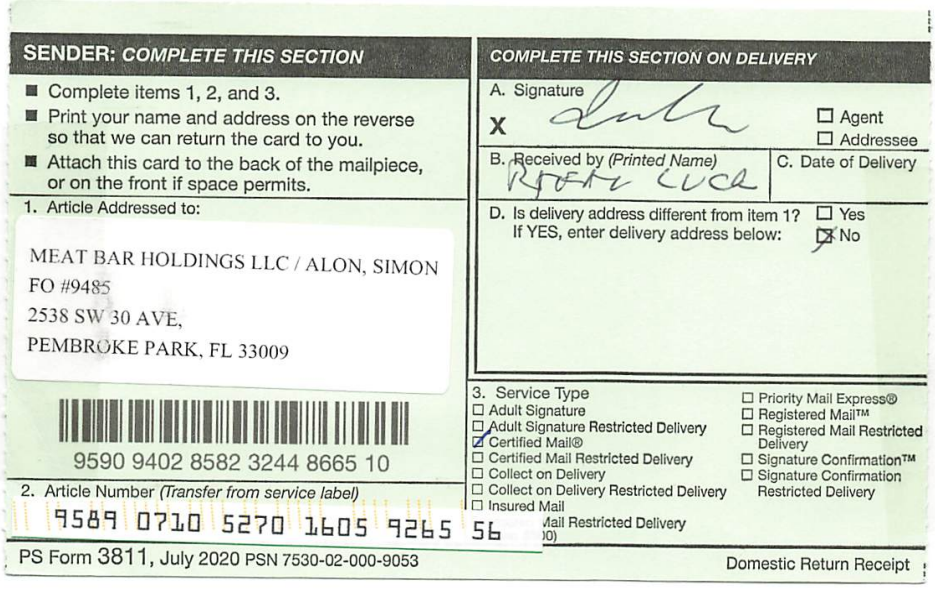
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* RAFAEL LUCA
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* RAFAEL LUCA
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
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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

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

Date Issue	Hearing Date	Document Type	Delivery
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 residenc...	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.

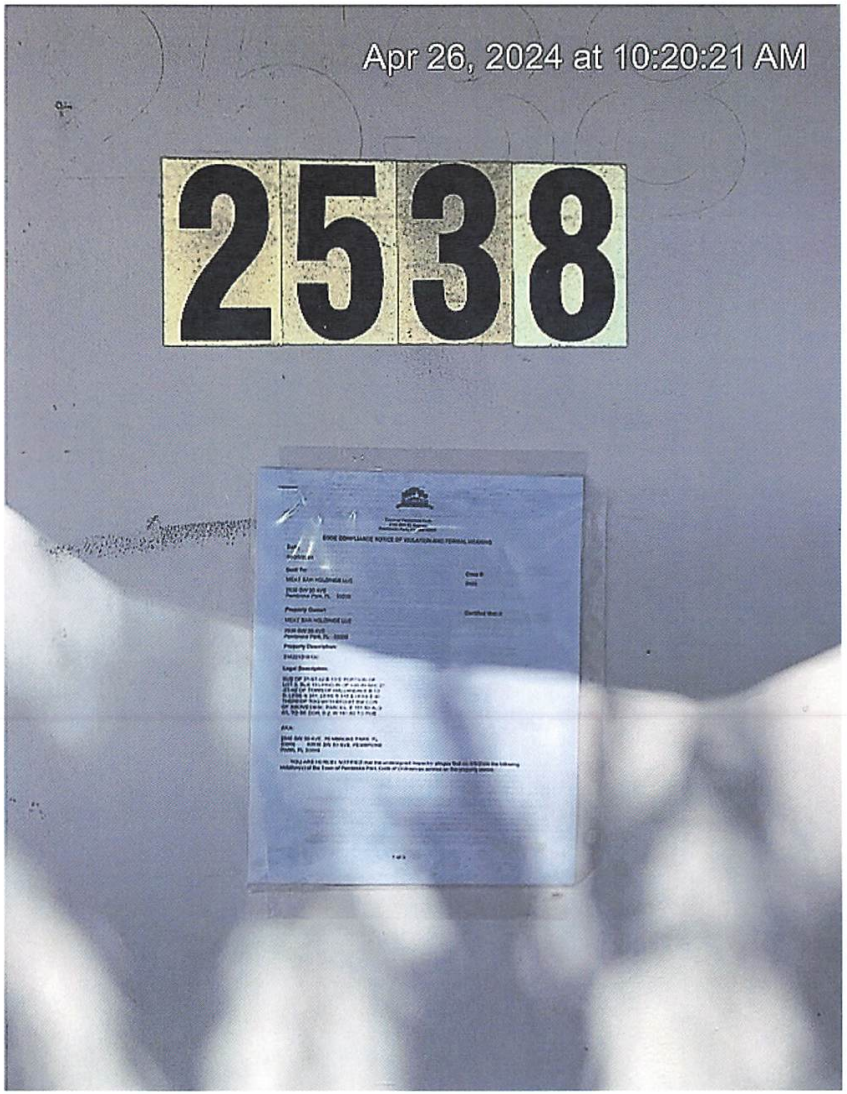
Jean Gustin
AFFIANT

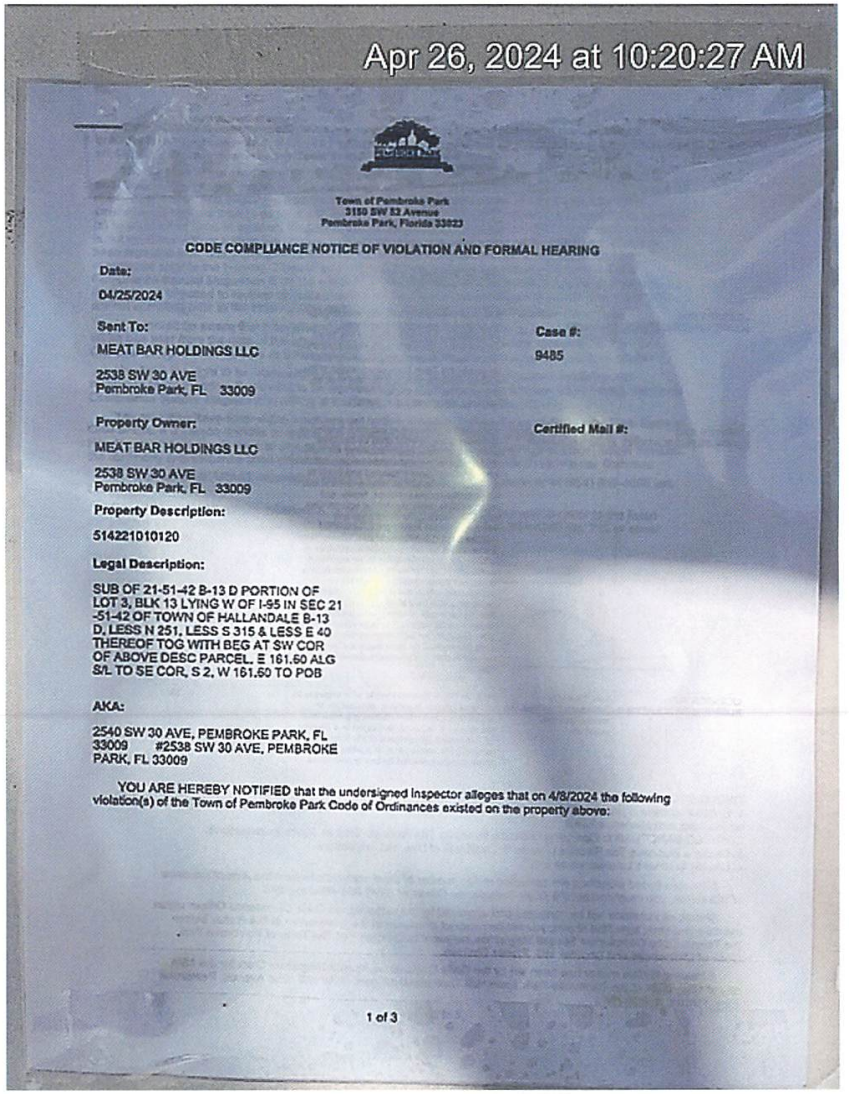
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


Apr 26, 2024 at 10:20:21 AM
2538


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 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:
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

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Julia Tabak

C. Date of Delivery 1/12/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ıl Restricted Delivery

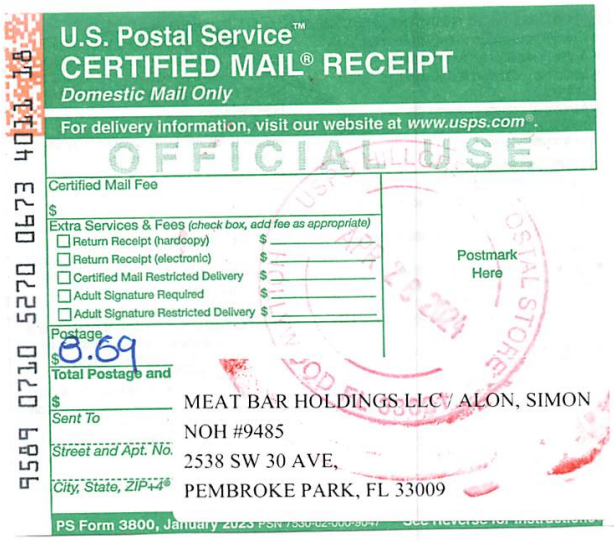
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
APR 26 2024
MEAT BAR HOLDINGS LLC
NOH #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800, Jan
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
$
Extra Services & Fees (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
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
APR 26 2024
MEAT BAR HOLDINGS LLC / ALON, SIMON
NOH #9484, #9485, #9226, #9227
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, Ja
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
$
Extra Services & Fees (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
Street and Apt. No.
City, State, ZIP+4®
Postmark Here
APR 26 2024
MEAT BAR HOLDINGS LLC / ALON, SIMON
NOH #9485
2538 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, January 2023
9589 0710 5270 0673 4011 18

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

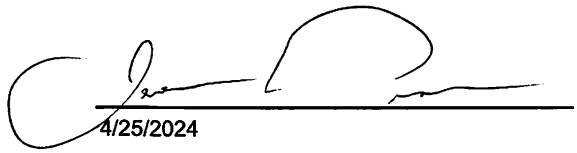
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9485

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
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

Notes/Means 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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


Apr 25, 2024 at 4:06:07 PM
TWOLC SANCTUARY
2538

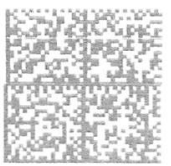

Apr 25, 2024 at 4:06:13 PM
2538

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



THX REAL STATE LLC
ALON, SIMON
NOV #9485



quadient
FIRST-CLASS MAIL
IMI
$000.64 0
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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
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

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Notes/Means of Correction:

TWOLC SANCTUARY
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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 KIAR
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

Date	Type	Price	Book/Page or CIN
10/7/2022	WD*-E	$3,000,000	118638317
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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	17,191	SF
Adj. Bldg. S.F. (Card, Sketch)		11764
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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


Mar 28, 2024 at 3:26:31 PM
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Mar 28, 2024 at 3:26:40 PM
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Mar 28, 2024 at 3:26:53 PM
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