



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

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

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

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

- 5.1. CASE 8825 - REMOVED FROM ITEM 8.2 TO CONFIRM FINE AND ADDED TO ITEM 9.9 TO ABATE FINE
- 5.2. CASE 8826 - REMOVED FROM ITEM 8.3 TO CONFIRM FINE AND ADDED TO ITEM 10.3 TO EXTEND TIME
- 5.3. CASE 8885 - REMOVED FROM ITEM 8.4 TO CONFIRM FINE AND ADDED TO ITEM 10.4 TO EXTEND TIME
- 5.4. CASE 10159 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.5. CASE 10353 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.6. CASE 10404 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 5.7. CASE 10545 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

- 5.8. CASE 11019 - DETAILS MODIFIED
- 5.9. CASE 9976 - ADDED TO AGENDA TO EXTEND TIME

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEFFREY LOUIS

- 7.1. **CASE 10159** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898-3922 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40(a) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
- 7.2. **CASE 10353** - 3799 HALLANDALE HOLDINGS - 3799 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 7.3. **CASE 10404** - BNUMO INC - 4492 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-28 - DISPLAY; 15-40(a) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
- 7.4. **CASE 10519** - STEVENS, DA'QUAN - 3944 SW 48 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 7.5. **CASE 10622** - MACHANETO, GIORGIO - 3911 SW 52 AVE, #6-1, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

- 7.6. **CASE 10736** - NHP SH FLORIDA LLC - 5100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 7.7. **CASE 10765** - EDWARDS, MARGARET MC GOWAN - 3816 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 7.8. **CASE 10812** - ANZAK INVESTMENTS I LLC - 3615 SW 52 AVE, Unit B-103, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 7.9. **CASE 11019** - NHP SH FLORIDA LLC - 5100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT FIRST OFFENSE**

8. HEARING TO CONFIRM FINE - CODE OFFICER JEFFREY LOUIS

- 8.1. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 8.2. **CASE 8825** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #B17-B18, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
- 8.3. **CASE 8826** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #B19-B22, 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; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
- 8.4. **CASE 8885** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #E15, 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 - **FIRST OFFENSE**

9. HEARING TO ABATE FINE - CODE OFFICER JEFFREY LOUIS

- 9.1. **CASE 5049** - 2400 SW30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 5-2 - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES(a) - **FIRST OFFENSE**
- 9.2. **CASE 5533** - 2400 SW30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 28-301(a)(1) - MINIMUM REQUIREMENTS; 28-307(a) - MARKING OF SPACES - **FIRST OFFENSE**
- 9.3. **CASE 5622** - 2400 SW30 LLC - 2400 SW 30 AVE, BAY C, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE**
- 9.4. **CASE 5637** - 2400 SW30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 28-301(a)(1) - MINIMUM REQUIREMENTS; 28-307(a) - MARKING OF SPACES - **REPEAT OFFENSE**
- 9.5. **CASE 5638** - 2400 SW30 LLC - 2400 SW 30 AVE, BAY A, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 28-301(a)(1) - MINIMUM REQUIREMENTS; 28-307(a) - MARKING OF SPACES - **REPEAT OFFENSE**
- 9.6. **CASE 5701** - 2400 SW30 LLC - 2400 SW 30 AVE, BAY B, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED - **REPEAT OFFENSE**
- 9.7. **CASE 5702** - 2400 SW30 LLC - 2400 SW 30 AVE, BAY A, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

- 9.8. **CASE 6297** - 2400 SW30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
- 9.9. **CASE 8825** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #B17-B18, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

10. HEARING TO EXTEND TIME - CODE OFFICER JEFFREY LOUIS

- 10.1. **CASE 7154** - SAWS INC - 2690 S PARK RD, Unit 10, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 15-22 - APPLICATION; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
- 10.2. **CASE 8305** - WHIGHAM, EARTHA M - 3911 SW 52 AVE, #1-3, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(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**
- 10.3. **CASE 8826** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #B19-B22, 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; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
- 10.4. **CASE 8885** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN, #E15, 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 - **FIRST OFFENSE**
- 10.5. **CASE 9789** - PEMBROKE PARK WAREHOUSES HOLDING - 33121 SW 21 ST, #675, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

- 10.6. **CASE 9794** - ANGERVIL, JEAN E & JOELLE L - 3911 SW 52 AVE, BLDG 2 UNIT 8, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 10.7. **CASE 10366** - DCT/CE LLC - 2400 COMMERCE CENTER WAY, #300, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 10.8. **CASE 10545** - BD RC PEMBROKE PARK LP - 3301 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 21-19(b)(c)(d) - PROHIBITED SIGNS - **FIRST OFFENSE**
- 10.9. **CASE 9976** - DARREN RUDNICK - 2311 SW 30 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; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 27-33 - MAINTENANCE; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

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.